

**January thru January 2026 YTD**

Bethesda, MD

**Sold Summary**

|                            | 2026         | 2025         | % Change |
|----------------------------|--------------|--------------|----------|
| Sold Dollar Volume         | \$80,434,799 | \$57,863,392 | 39.01%   |
| Avg Sold Price             | \$1,456,818  | \$1,251,265  | 16.43%   |
| Median Sold Price          | \$1,172,500  | \$1,175,000  | -0.21%   |
| Units Sold                 | 54           | 46           | 17.39%   |
| Avg Days on Market         | 51           | 29           | 75.86%   |
| Avg List Price for Solds   | \$1,489,533  | \$1,257,899  | 18.41%   |
| Avg SP to OLP Ratio        | 96.1%        | 98.9%        | -2.87%   |
| Ratio of Avg SP to Avg OLP | 94.5%        | 98.9%        | -4.38%   |
| Attached Avg Sold Price    | \$641,233    | \$495,719    | 29.35%   |
| Detached Avg Sold Price    | \$1,770,505  | \$1,943,849  | -8.92%   |
| Attached Units Sold        | 15           | 22           | -31.82%  |
| Detached Units Sold        | 39           | 24           | 62.50%   |

**Financing (Sold)**

|              |    |
|--------------|----|
| Assumption   | 0  |
| Cash         | 13 |
| Conventional | 33 |
| FHA          | 1  |
| Other        | 1  |
| Owner        | 1  |
| VA           | 2  |

**Days on Market (Sold)**

|            |    |
|------------|----|
| 0          | 1  |
| 1 to 10    | 11 |
| 11 to 20   | 6  |
| 21 to 30   | 8  |
| 31 to 60   | 8  |
| 61 to 90   | 4  |
| 91 to 120  | 7  |
| 121 to 180 | 2  |
| 181 to 360 | 5  |
| 361 to 720 | 2  |
| 721+       | 0  |

## Notes:

- SP = Sold Price
- OLP = Original List Price
- LP = List Price (at time of sale)
- Garage/Parking Spaces are not included in Detached/Attached section totals.

**Sold Detail****Active Detail**

|                            | Residential  |             |             |             |              |             | Condo/Coop | Active Listings |             |            |
|----------------------------|--------------|-------------|-------------|-------------|--------------|-------------|------------|-----------------|-------------|------------|
|                            | 2 or Less BR |             | 3 BR        |             | 4 or More BR |             |            | Residential     |             | Condo/Coop |
| Price Ranges               | Detached     | Attached/TH | Detached    | Attached/TH | Detached     | Attached/TH | Attached   | Detached        | Attached/TH | Attached   |
| < \$50,000                 | 0            | 0           | 0           | 0           | 0            | 0           | 0          | 0               | 0           | 1          |
| \$50K to \$99,999          | 0            | 0           | 0           | 0           | 0            | 0           | 0          | 0               | 0           | 0          |
| \$100K to \$149,999        | 0            | 0           | 0           | 0           | 0            | 0           | 1          | 0               | 0           | 6          |
| \$150K to \$199,999        | 0            | 0           | 0           | 0           | 0            | 0           | 0          | 0               | 0           | 5          |
| \$200K to \$299,999        | 0            | 0           | 0           | 0           | 0            | 0           | 2          | 1               | 1           | 20         |
| \$300K to \$399,999        | 0            | 0           | 0           | 0           | 0            | 0           | 5          | 0               | 0           | 18         |
| \$400K to \$499,999        | 0            | 0           | 0           | 0           | 0            | 0           | 0          | 1               | 0           | 7          |
| \$500K to \$599,999        | 0            | 0           | 0           | 0           | 0            | 0           | 0          | 0               | 0           | 1          |
| \$600K to \$799,999        | 0            | 0           | 0           | 1           | 0            | 1           | 0          | 0               | 0           | 2          |
| \$800K to \$999,999        | 0            | 1           | 4           | 0           | 3            | 0           | 1          | 4               | 0           | 2          |
| \$1M to \$2,499,999        | 1            | 0           | 3           | 2           | 24           | 1           | 0          | 38              | 10          | 3          |
| \$2.5M to \$4,999,999      | 0            | 0           | 0           | 0           | 2            | 0           | 0          | 15              | 0           | 1          |
| \$5,000,000+               | 0            | 0           | 0           | 0           | 2            | 0           | 0          | 6               | 0           | 0          |
| Total                      | 1            | 1           | 7           | 3           | 31           | 2           | 9          | 65              | 11          | 66         |
| Avg Sold Price             | \$1,425,000  | \$827,000   | \$979,000   | \$1,174,166 | \$1,960,377  | \$962,000   | \$371,666  |                 |             |            |
| Prev Year - Avg Sold Price | \$0          | \$0         | \$1,236,666 | \$657,500   | \$2,044,875  | \$0         | \$488,015  |                 |             |            |
| Avg Sold % Change          | 0.00%        | 0.00%       | -20.84%     | 78.58%      | -4.13%       | 0.00%       | -23.84%    |                 |             |            |
| Prev Year - # of Solds     | 0            | 0           | 3           | 1           | 21           | 0           | 21         |                 |             |            |

## January 2026

### Bethesda, MD

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|                        |                    |
|------------------------|--------------------|
| <b>New Listings</b>    | <b>53</b>          |
| ▲ <b>35.9%</b>         | ▼ <b>-14.5%</b>    |
| from Dec 2025: 39      | from Jan 2025: 62  |
| YTD 2026 53            | 2025 62 +/- -14.5% |
| 5-year Jan average: 62 |                    |

|                        |                    |
|------------------------|--------------------|
| <b>New Pendlings</b>   | <b>45</b>          |
| ▼ <b>-19.6%</b>        | ▼ <b>-19.6%</b>    |
| from Dec 2025: 56      | from Jan 2025: 56  |
| YTD 2026 45            | 2025 56 +/- -19.6% |
| 5-year Jan average: 56 |                    |

|                        |                   |
|------------------------|-------------------|
| <b>Closed Sales</b>    | <b>54</b>         |
| ▼ <b>-35.7%</b>        | ▲ <b>17.4%</b>    |
| from Dec 2025: 84      | from Jan 2025: 46 |
| YTD 2026 54            | 2025 46 +/- 17.4% |
| 5-year Jan average: 49 |                   |

|                                 |                            |
|---------------------------------|----------------------------|
| <b>Median Sold Price</b>        | <b>\$1,172,500</b>         |
| ▲ <b>7.1%</b>                   | ▼ <b>-0.2%</b>             |
| from Dec 2025: \$1,094,950      | from Jan 2025: \$1,175,000 |
| YTD 2026 \$1,172,500            | 2025 \$1,175,000 +/- -0.2% |
| 5-year Jan average: \$1,037,000 |                            |



|                        |            |
|------------------------|------------|
| <b>Active Listings</b> | <b>142</b> |
| Min 72                 | 93         |
| Max 142                | 142        |
| 5-year Jan average     |            |

|                    |           |
|--------------------|-----------|
| <b>Avg DOM</b>     | <b>51</b> |
| Min 29             | 44        |
| Max 55             | 51        |
| 5-year Jan average |           |

|                              |              |
|------------------------------|--------------|
| <b>Avg Sold to OLP Ratio</b> | <b>96.1%</b> |
| Min 95.2%                    | 96.1%        |
| Max 99.4%                    | 97.4%        |
| 5-year Jan average           |              |