

January thru March 2026 YTD

Bethesda, MD

202.262.1261
lenore.rubino@wfp.com
lenorerubino.com

Sold Summary

	2026	2025	% Change
Sold Dollar Volume	\$274,419,900	\$225,816,179	21.52%
Avg Sold Price	\$1,435,650	\$1,358,594	5.67%
Median Sold Price	\$1,237,500	\$1,175,000	5.32%
Units Sold	191	166	15.06%
Avg Days on Market	37	30	23.33%
Avg List Price for Solds	\$1,436,753	\$1,360,338	5.62%
Avg SP to OLP Ratio	98.5%	99.4%	-0.95%
Ratio of Avg SP to Avg OLP	97.8%	98.8%	-1.02%
Attached Avg Sold Price	\$762,049	\$513,067	48.53%
Detached Avg Sold Price	\$1,708,063	\$1,990,514	-14.19%
Attached Units Sold	55	71	-22.54%
Detached Units Sold	136	95	43.16%

Financing (Sold)

Assumption	0
Cash	64
Conventional	106
FHA	2
Other	3
Owner	1
VA	12

Days on Market (Sold)

0	21
1 to 10	64
11 to 20	16
21 to 30	14
31 to 60	20
61 to 90	17
91 to 120	19
121 to 180	7
181 to 360	9
361 to 720	4
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

Price Ranges	Residential						Condo/Coop	Active Listings		
	2 or Less BR		3 BR		4 or More BR		All	Residential		Condo/Coop
	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	2	0	0	5
\$150K to \$199,999	0	0	0	0	0	0	1	0	0	7
\$200K to \$299,999	0	0	0	0	0	0	10	0	0	35
\$300K to \$399,999	0	0	0	0	0	0	10	0	0	30
\$400K to \$499,999	0	0	0	0	0	0	1	0	3	8
\$500K to \$599,999	0	0	0	0	0	0	0	0	0	0
\$600K to \$799,999	1	0	0	3	2	1	3	0	0	10
\$800K to \$999,999	0	1	7	1	9	1	7	5	3	0
\$1M to \$2,499,999	4	0	8	6	90	4	3	55	11	5
\$2.5M to \$4,999,999	0	0	0	0	13	0	1	27	0	1
\$5,000,000+	0	0	0	0	2	0	0	9	0	0
Total	5	1	15	10	116	6	38	96	17	102
Avg Sold Price	\$1,503,800	\$827,000	\$1,064,518	\$1,163,581	\$1,800,084	\$1,203,648	\$584,947			
Prev Year - Avg Sold Price	\$1,316,666	\$205,000	\$1,175,450	\$693,750	\$2,114,565	\$1,327,805	\$474,643			
Avg Sold % Change	14.21%	303.41%	-9.44%	67.72%	-14.87%	-9.35%	23.24%			
Prev Year - # of Solds	3	1	10	2	82	3	65			

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