

January thru April 2026 YTD
Bethesda, MD

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Sold Summary

	2026	2025	% Change
Sold Dollar Volume	\$399,151,267	\$367,346,268	8.66%
Avg Sold Price	\$1,386,930	\$1,426,425	-2.77%
Median Sold Price	\$1,252,500	\$1,300,000	-3.65%
Units Sold	288	257	12.06%
Avg Days on Market	32	26	23.08%
Avg List Price for Solds	\$1,385,941	\$1,429,362	-3.04%
Avg SP to OLP Ratio	98.9%	99.7%	-0.78%
Ratio of Avg SP to Avg OLP	98.6%	98.7%	-0.08%
Attached Avg Sold Price	\$719,875	\$587,387	22.56%
Detached Avg Sold Price	\$1,685,261	\$1,926,720	-12.53%
Attached Units Sold	89	96	-7.29%
Detached Units Sold	199	161	23.60%

Financing (Sold)

Assumption	0
Cash	96
Conventional	164
FHA	5
Other	5
Owner	1
VA	14

Days on Market (Sold)

0	26
1 to 10	117
11 to 20	26
21 to 30	23
31 to 60	30
61 to 90	19
91 to 120	22
121 to 180	11
181 to 360	10
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	8
\$200K to \$299,999	0	1	0	0	0	0	15	0	1	33
\$300K to \$399,999	0	1	0	0	0	0	21	0	2	33
\$400K to \$499,999	0	0	0	0	0	0	2	0	3	7
\$500K to \$599,999	0	1	0	0	0	0	1	0	1	2
\$600K to \$799,999	1	0	0	3	3	1	7	0	0	7
\$800K to \$999,999	2	0	12	3	11	1	8	6	1	0
\$1M to \$2,499,999	0	1	12	6	136	9	3	73	16	4
\$2.5M to \$4,999,999	0	0	0	0	20	0	2	47	0	1
\$5,000,000+	0	0	0	0	2	0	0	13	0	0
Total	3	4	24	12	172	11	62	139	24	101
Avg Sold Price	\$828,000	\$592,500	\$1,081,157	\$1,109,401	\$1,784,507	\$1,247,671	\$559,059			
Prev Year - Avg Sold Price	\$1,245,000	\$267,500	\$1,204,250	\$1,026,280	\$2,071,076	\$1,481,502	\$504,021			
Avg Sold % Change	-33.49%	121.50%	-10.22%	8.10%	-13.84%	-15.78%	10.92%			
Prev Year - # of Solds	4	2	23	5	134	6	83			

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