

January thru May 2026 YTD

Bethesda, MD

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Sold Summary

	2026	2025	% Change
Sold Dollar Volume	\$591,583,561	\$503,018,827	17.61%
Avg Sold Price	\$1,409,822	\$1,401,659	0.58%
Median Sold Price	\$1,260,000	\$1,294,990	-2.70%
Units Sold	420	359	16.99%
Avg Days on Market	28	23	21.74%
Avg List Price for Solds	\$1,408,532	\$1,401,166	0.53%
Avg SP to OLP Ratio	99.2%	99.7%	-0.52%
Ratio of Avg SP to Avg OLP	98.8%	98.9%	-0.08%
Attached Avg Sold Price	\$703,854	\$610,660	15.26%
Detached Avg Sold Price	\$1,722,777	\$1,845,307	-6.64%
Attached Units Sold	129	129	0.00%
Detached Units Sold	291	230	26.52%

Financing (Sold)

Assumption	0
Cash	140
Conventional	238
FHA	8
Other	9
Owner	1
VA	21

Days on Market (Sold)

0	35
1 to 10	187
11 to 20	38
21 to 30	36
31 to 60	43
61 to 90	26
91 to 120	25
121 to 180	15
181 to 360	11
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	3	0	0	4
\$150K to \$199,999	0	0	0	0	0	0	2	0	0	11
\$200K to \$299,999	0	1	0	0	0	0	23	0	3	31
\$300K to \$399,999	0	1	0	0	0	0	26	0	2	30
\$400K to \$499,999	0	2	0	0	0	0	6	0	2	7
\$500K to \$599,999	0	1	0	0	0	0	2	0	0	3
\$600K to \$799,999	1	1	0	3	4	1	13	1	1	8
\$800K to \$999,999	2	0	16	4	18	2	9	10	2	1
\$1M to \$2,499,999	2	1	18	7	195	11	8	76	18	3
\$2.5M to \$4,999,999	0	0	0	0	32	0	2	55	0	1
\$5,000,000+	0	0	0	0	3	0	0	10	0	0
Total	5	7	34	14	252	14	94	152	28	100
Avg Sold Price	\$1,001,800	\$568,571	\$1,091,930	\$1,090,915	\$1,822,196	\$1,240,514	\$576,353			
Prev Year - Avg Sold Price	\$1,245,000	\$412,666	\$1,168,460	\$1,108,618	\$1,969,329	\$1,423,626	\$515,327			
Avg Sold % Change	-19.53%	37.78%	-6.55%	-1.60%	-7.47%	-12.86%	11.84%			
Prev Year - # of Solds	4	3	32	9	194	8	109			

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