

**January thru June 2026 YTD**

Bethesda, MD

202.262.1261  
lenore.rubino@wfp.com  
lenorerubino.com**Sold Summary**

|                            | 2026          | 2025          | % Change |
|----------------------------|---------------|---------------|----------|
| Sold Dollar Volume         | \$792,359,856 | \$678,907,116 | 16.71%   |
| Avg Sold Price             | \$1,449,620   | \$1,443,694   | 0.41%    |
| Median Sold Price          | \$1,300,000   | \$1,320,000   | -1.52%   |
| Units Sold                 | 545           | 469           | 16.20%   |
| Avg Days on Market         | 28            | 22            | 27.27%   |
| Avg List Price for Solds   | \$1,453,871   | \$1,447,563   | 0.44%    |
| Avg SP to OLP Ratio        | 98.7%         | 99.2%         | -0.54%   |
| Ratio of Avg SP to Avg OLP | 98.4%         | 98.4%         | -0.02%   |
| Attached Avg Sold Price    | \$684,377     | \$599,868     | 14.09%   |
| Detached Avg Sold Price    | \$1,776,150   | \$1,864,259   | -4.73%   |
| Attached Units Sold        | 163           | 156           | 4.49%    |
| Detached Units Sold        | 382           | 313           | 22.04%   |

**Financing (Sold)**

|              |     |
|--------------|-----|
| Assumption   | 0   |
| Cash         | 179 |
| Conventional | 315 |
| FHA          | 9   |
| Other        | 13  |
| Owner        | 1   |
| VA           | 24  |

**Days on Market (Sold)**

|            |     |
|------------|-----|
| 0          | 41  |
| 1 to 10    | 242 |
| 11 to 20   | 58  |
| 21 to 30   | 43  |
| 31 to 60   | 57  |
| 61 to 90   | 33  |
| 91 to 120  | 26  |
| 121 to 180 | 21  |
| 181 to 360 | 20  |
| 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           | 5          | 0               | 0           | 5          |
| \$150K to \$199,999        | 0            | 0           | 0           | 0           | 0            | 0           | 3          | 0               | 0           | 9          |
| \$200K to \$299,999        | 0            | 1           | 0           | 0           | 0            | 0           | 27         | 0               | 2           | 38         |
| \$300K to \$399,999        | 0            | 1           | 0           | 0           | 0            | 0           | 38         | 0               | 1           | 31         |
| \$400K to \$499,999        | 0            | 2           | 0           | 1           | 0            | 0           | 9          | 0               | 2           | 4          |
| \$500K to \$599,999        | 0            | 1           | 0           | 0           | 0            | 1           | 2          | 0               | 0           | 2          |
| \$600K to \$799,999        | 1            | 1           | 0           | 3           | 4            | 1           | 14         | 1               | 1           | 8          |
| \$800K to \$999,999        | 2            | 0           | 18          | 6           | 21           | 2           | 10         | 7               | 1           | 1          |
| \$1M to \$2,499,999        | 3            | 1           | 29          | 9           | 249          | 13          | 10         | 77              | 14          | 3          |
| \$2.5M to \$4,999,999      | 0            | 0           | 0           | 0           | 50           | 0           | 2          | 48              | 0           | 1          |
| \$5,000,000+               | 0            | 0           | 0           | 0           | 5            | 0           | 0          | 12              | 0           | 0          |
| <b>Total</b>               | <b>6</b>     | <b>7</b>    | <b>47</b>   | <b>19</b>   | <b>329</b>   | <b>17</b>   | <b>120</b> | <b>145</b>      | <b>21</b>   | <b>103</b> |
| Avg Sold Price             | \$1,022,500  | \$568,571   | \$1,126,556 | \$1,103,832 | \$1,882,693  | \$1,232,364 | \$547,088  |                 |             |            |
| Prev Year - Avg Sold Price | \$1,245,000  | \$412,666   | \$1,157,670 | \$1,109,756 | \$1,990,927  | \$1,466,401 | \$500,600  |                 |             |            |
| Avg Sold % Change          | -17.87%      | 37.78%      | -2.69%      | -0.53%      | -5.44%       | -15.96%     | 9.29%      |                 |             |            |
| Prev Year - # of Solds     | 4            | 3           | 44          | 10          | 265          | 10          | 133        |                 |             |            |

**June 2026**

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**111****↓ -8.8%**from Jun 2025:  
**114**

| YTD | 2026       | 2025       | +/-  |
|-----|------------|------------|------|
|     | <b>804</b> | <b>795</b> | 1.1% |

5-year Jun average: **112****New Pendings****101****↓ -12.9%**from May 2026:  
**116****↓ -5.6%**from Jun 2025:  
**107**

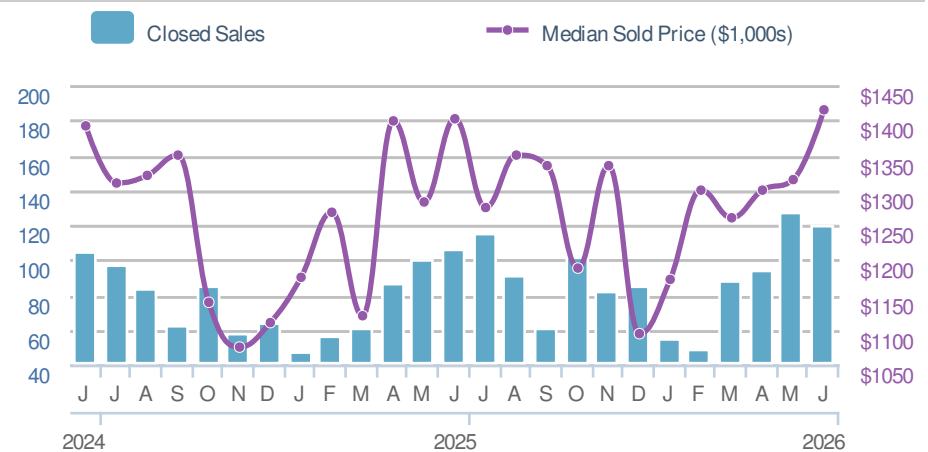
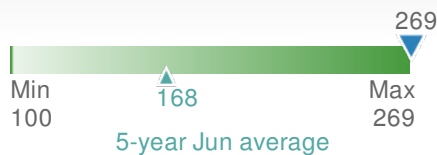
| YTD | 2026       | 2025       | +/-  |
|-----|------------|------------|------|
|     | <b>596</b> | <b>545</b> | 9.4% |

5-year Jun average: **97****Closed Sales****119****↓ -5.6%**from May 2026:  
**126****↑ 12.3%**from Jun 2025:  
**106**

| YTD | 2026       | 2025       | +/-   |
|-----|------------|------------|-------|
|     | <b>545</b> | <b>469</b> | 16.2% |

5-year Jun average: **117****Median Sold Price****\$1,415,000****↑ 7.6%**from May 2026:  
**\$1,315,475****↑ 0.9%**from Jun 2025:  
**\$1,402,500**

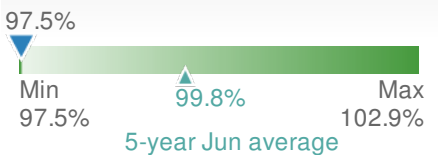
| YTD | 2026               | 2025               | +/-   |
|-----|--------------------|--------------------|-------|
|     | <b>\$1,300,000</b> | <b>\$1,320,000</b> | -1.5% |

5-year Jun average: **\$1,294,125****Active Listings****269**

| May 2026   | Jun 2025   |
|------------|------------|
| <b>280</b> | <b>217</b> |

**Avg DOM****27**

| May 2026  | Jun 2025  | YTD       |
|-----------|-----------|-----------|
| <b>21</b> | <b>20</b> | <b>28</b> |

**Avg Sold to OLP Ratio****97.5%**

| May 2026     | Jun 2025     | YTD          |
|--------------|--------------|--------------|
| <b>99.6%</b> | <b>97.8%</b> | <b>98.7%</b> |