

January thru July 2026 YTD

Bethesda, MD

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lenorerubino.com**Sold Summary**

	2026	2025	% Change
Sold Dollar Volume	\$947,182,152	\$841,451,325	12.57%
Avg Sold Price	\$1,447,754	\$1,427,122	1.45%
Median Sold Price	\$1,300,000	\$1,300,000	0.00%
Units Sold	651	587	10.90%
Avg Days on Market	31	23	34.78%
Avg List Price for Solds	\$1,454,964	\$1,433,477	1.50%
Avg SP to OLP Ratio	98.2%	98.9%	-0.70%
Ratio of Avg SP to Avg OLP	98.2%	98.2%	-0.04%
Attached Avg Sold Price	\$679,840	\$650,156	4.57%
Detached Avg Sold Price	\$1,778,548	\$1,793,210	-0.82%
Attached Units Sold	196	188	4.26%
Detached Units Sold	455	399	14.04%

Financing (Sold)

Assumption	0
Cash	209
Conventional	383
FHA	10
Other	17
Owner	1
VA	27

Days on Market (Sold)

0	45
1 to 10	284
11 to 20	68
21 to 30	49
31 to 60	71
61 to 90	41
91 to 120	32
121 to 180	24
181 to 360	29
361 to 720	8
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	1	0	0	0
\$50K to \$99,999	0	0	0	0	0	0	0	0	0	0
\$100K to \$149,999	0	0	0	0	0	0	6	0	0	5
\$150K to \$199,999	0	0	0	0	0	0	9	0	0	8
\$200K to \$299,999	0	1	0	0	0	0	33	0	2	42
\$300K to \$399,999	0	1	0	0	0	0	40	0	1	29
\$400K to \$499,999	0	3	0	1	0	0	10	0	0	4
\$500K to \$599,999	0	1	0	0	0	1	3	0	0	5
\$600K to \$799,999	1	1	0	3	4	2	18	1	3	10
\$800K to \$999,999	5	0	22	7	24	3	11	9	1	2
\$1M to \$2,499,999	3	1	32	10	300	16	11	82	14	4
\$2.5M to \$4,999,999	0	0	0	0	58	0	3	38	0	0
\$5,000,000+	0	0	0	0	6	0	0	8	0	0
Total	9	8	54	21	392	22	145	138	21	109
Avg Sold Price	\$970,111	\$550,000	\$1,110,085	\$1,108,224	\$1,889,193	\$1,213,872	\$543,936			
Prev Year - Avg Sold Price	\$1,223,600	\$412,666	\$1,131,272	\$1,114,323	\$1,909,006	\$1,372,294	\$569,545			
Avg Sold % Change	-20.72%	33.28%	-1.87%	-0.55%	-1.04%	-11.54%	-4.50%			
Prev Year - # of Solds	5	3	55	11	339	12	162			

July 2026

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104**↑ 3.4%**from Jul 2025:
87

YTD	2026	2025	+/-
	922	919	0.3%

5-year Jul average: **95****New Pendings****62****↓ -38.6%**from Jun 2026:
101**↓ -30.3%**from Jul 2025:
89

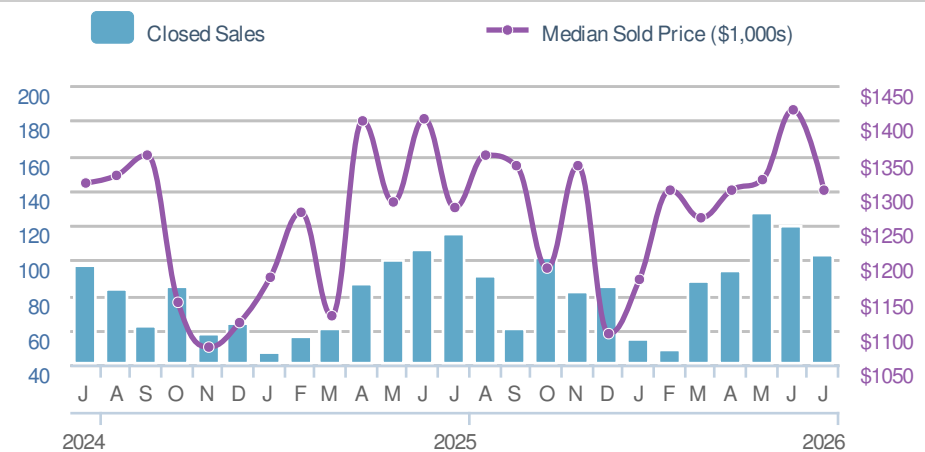
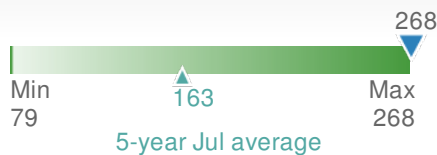
YTD	2026	2025	+/-
	656	637	3.0%

5-year Jul average: **81****Closed Sales****103****↓ -13.4%**from Jun 2026:
119**↓ -10.4%**from Jul 2025:
115

YTD	2026	2025	+/-
	651	587	10.9%

5-year Jul average: **102****Median Sold Price****\$1,300,000****↓ -8.1%**from Jun 2026:
\$1,415,000**↑ 2.0%**from Jul 2025:
\$1,275,000

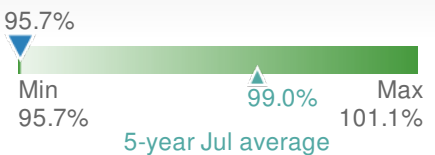
YTD	2026	2025	+/-
	\$1,300,000	\$1,300,000	0.0%

5-year Jul average: **\$1,235,400****Active Listings****268**

Jun 2026	Jul 2025
269	201

Avg DOM**47**

Jun 2026	Jul 2025	YTD
27	24	31

Avg Sold to OLP Ratio**95.7%**

Jun 2026	Jul 2025	YTD
97.5%	97.4%	98.2%