

January thru August 2026 YTD

Bethesda, MD

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lenorerubino.com**Sold Summary**

	2026	2025	% Change
Sold Dollar Volume	\$1,053,472,440	\$982,984,424	7.17%
Avg Sold Price	\$1,445,520	\$1,430,283	1.07%
Median Sold Price	\$1,300,000	\$1,312,000	-0.91%
Units Sold	724	683	6.00%
Avg Days on Market	32	23	39.13%
Avg List Price for Solds	\$1,455,072	\$1,439,215	1.10%
Avg SP to OLP Ratio	98.0%	98.6%	-0.56%
Ratio of Avg SP to Avg OLP	97.9%	97.9%	0.03%
Attached Avg Sold Price	\$671,854	\$656,455	2.35%
Detached Avg Sold Price	\$1,770,156	\$1,780,975	-0.61%
Attached Units Sold	214	213	0.47%
Detached Units Sold	510	470	8.51%

Financing (Sold)

Assumption	0
Cash	234
Conventional	424
FHA	10
Other	18
Owner	1
VA	31

Days on Market (Sold)

0	53
1 to 10	302
11 to 20	76
21 to 30	58
31 to 60	82
61 to 90	49
91 to 120	37
121 to 180	29
181 to 360	29
361 to 720	9
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	8	0	0	3
\$150K to \$199,999	0	0	0	0	0	0	10	0	0	6
\$200K to \$299,999	0	1	0	0	0	0	34	0	2	41
\$300K to \$399,999	0	0	0	0	0	0	48	0	0	27
\$400K to \$499,999	0	3	0	2	0	0	12	0	0	6
\$500K to \$599,999	0	1	0	0	0	1	4	0	1	9
\$600K to \$799,999	1	1	0	3	5	2	18	1	3	8
\$800K to \$999,999	6	0	23	7	30	3	11	7	2	3
\$1M to \$2,499,999	4	1	39	11	332	16	12	83	14	3
\$2.5M to \$4,999,999	0	0	0	0	63	0	4	37	0	0
\$5,000,000+	0	0	0	0	7	0	0	7	0	0
Total	11	7	62	23	437	22	162	135	22	106
Avg Sold Price	\$995,545	\$574,285	\$1,109,639	\$1,090,117	\$1,883,366	\$1,213,872	\$543,079			
Prev Year - Avg Sold Price	\$1,190,375	\$386,700	\$1,156,686	\$1,133,754	\$1,898,828	\$1,377,835	\$566,209			
Avg Sold % Change	-16.37%	48.51%	-4.07%	-3.85%	-0.81%	-11.90%	-4.09%			
Prev Year - # of Solds	8	5	67	14	395	15	179			

August 2026

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90**↑ 20.9%**from Aug 2025:
67

YTD	2026	2025	+/-
	1,037	1,010	2.7%

5-year Aug average: **77****New Pendings****65****↑ 4.8%**from Jul 2026:
62**↓ -4.4%**from Aug 2025:
68

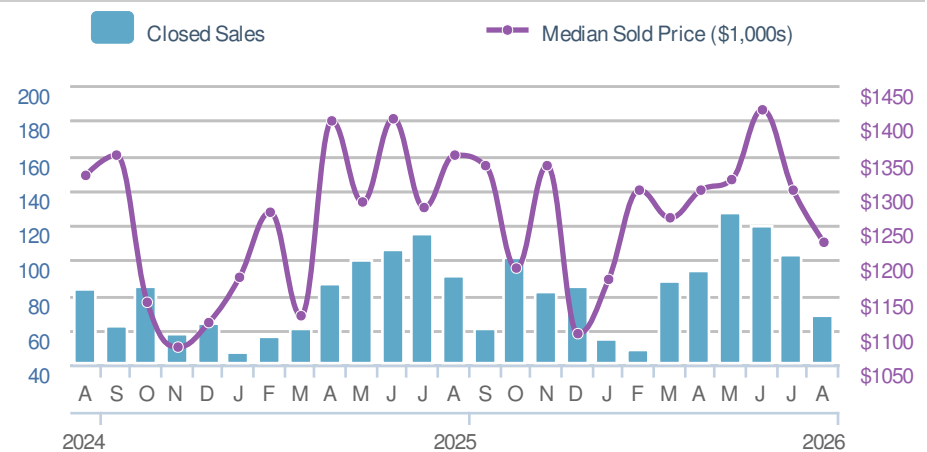
YTD	2026	2025	+/-
	726	707	2.7%

5-year Aug average: **76****Closed Sales****68****↓ -34.0%**from Jul 2026:
103**↓ -24.4%**from Aug 2025:
90

YTD	2026	2025	+/-
	724	683	6.0%

5-year Aug average: **90****Median Sold Price****\$1,225,000****↓ -5.8%**from Jul 2026:
\$1,300,000**↓ -9.3%**from Aug 2025:
\$1,350,000

YTD	2026	2025	+/-
	\$1,300,000	\$1,312,000	-0.9%

5-year Aug average: **\$1,227,500****Active Listings****263**

Jul 2026	Aug 2025
268	197

Avg DOM**38**

Jul 2026	Aug 2025	YTD
47	28	32

Avg Sold to OLP Ratio**95.8%**

Jul 2026	Aug 2025	YTD
95.7%	96.2%	98.0%