

January thru September 2026 YTD

Bethesda, MD

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	2026	2025	% Change
Sold Dollar Volume	\$1,142,751,049	\$1,078,938,062	5.91%
Avg Sold Price	\$1,429,525	\$1,435,822	-0.44%
Median Sold Price	\$1,280,000	\$1,314,500	-2.62%
Units Sold	793	746	6.30%
Avg Days on Market	33	24	37.50%
Avg List Price for Solds	\$1,441,047	\$1,446,297	-0.36%
Avg SP to OLP Ratio	97.9%	98.4%	-0.47%
Ratio of Avg SP to Avg OLP	97.6%	97.7%	-0.09%
Attached Avg Sold Price	\$667,036	\$655,691	1.73%
Detached Avg Sold Price	\$1,754,542	\$1,794,591	-2.23%
Attached Units Sold	237	235	0.85%
Detached Units Sold	556	511	8.81%

Financing (Sold)

Assumption	0
Cash	258
Conventional	462
FHA	11
Other	19
Owner	2
VA	34

Days on Market (Sold)

0	59
1 to 10	321
11 to 20	83
21 to 30	62
31 to 60	93
61 to 90	56
91 to 120	44
121 to 180	35
181 to 360	31
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	5
\$150K to \$199,999	0	0	0	0	0	0	11	0	0	8
\$200K to \$299,999	0	1	0	0	0	0	41	0	3	47
\$300K to \$399,999	0	0	0	0	0	0	51	0	0	32
\$400K to \$499,999	0	3	0	2	0	0	12	0	0	5
\$500K to \$599,999	0	1	0	0	0	1	6	0	1	8
\$600K to \$799,999	1	1	0	3	5	3	21	0	5	4
\$800K to \$999,999	7	0	26	7	37	4	13	11	4	2
\$1M to \$2,499,999	5	1	42	11	357	18	13	105	18	3
\$2.5M to \$4,999,999	0	0	0	0	68	0	4	42	0	0
\$5,000,000+	0	0	0	0	8	0	0	10	0	0
Total	13	7	68	23	475	26	181	168	31	114
Avg Sold Price	\$992,384	\$574,285	\$1,103,090	\$1,090,117	\$1,868,662	\$1,221,315	\$537,242			
Prev Year - Avg Sold Price	\$1,335,888	\$386,700	\$1,169,989	\$1,117,309	\$1,908,776	\$1,364,814	\$549,797			
Avg Sold % Change	-25.71%	48.51%	-5.72%	-2.43%	-2.10%	-10.51%	-2.28%			
Prev Year - # of Solds	9	5	72	18	430	19	193			

September 2026

Bethesda, MD

New Listings**126****↑55.6%**from Aug 2026:
81**↓-5.3%**from Sep 2025:
133

YTD	2026	2025	+/-
	1,217	1,194	1.9%

5-year Sep average: **112****New Pendings****83****↑27.7%**from Aug 2026:
65**↓-3.5%**from Sep 2025:
86

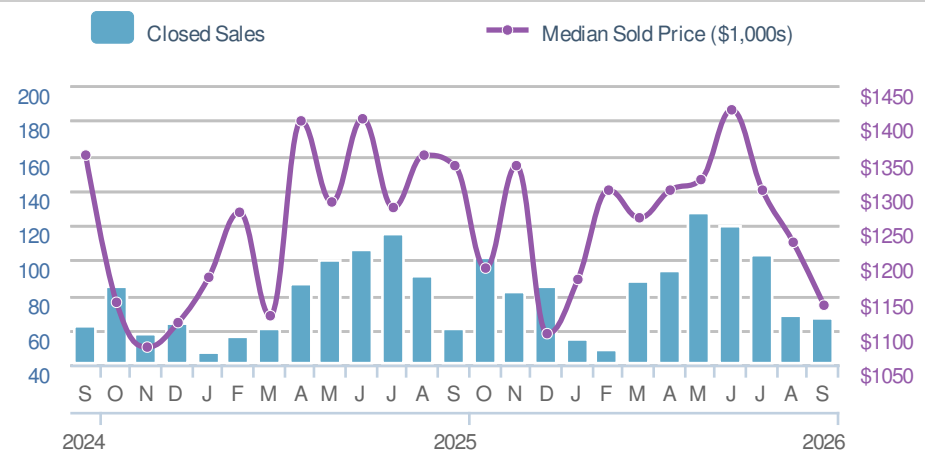
YTD	2026	2025	+/-
	813	793	2.5%

5-year Sep average: **84****Closed Sales****66****↓-2.9%**from Aug 2026:
68**↑10.0%**from Sep 2025:
60

YTD	2026	2025	+/-
	793	746	6.3%

5-year Sep average: **72****Median Sold Price****\$1,135,000****↓-7.3%**from Aug 2026:
\$1,225,000**↓-15.0%**from Sep 2025:
\$1,335,000

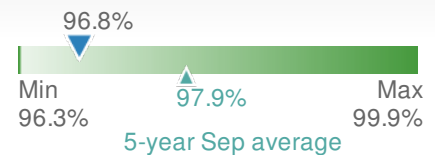
YTD	2026	2025	+/-
	\$1,280,000	\$1,314,500	-2.6%

5-year Sep average: **\$1,161,600****Active Listings****313**

Aug 2026	Sep 2025
263	239

Avg DOM**40**

Aug 2026	Sep 2025	YTD
38	40	33

Avg Sold to OLP Ratio**96.8%**

Aug 2026	Sep 2025	YTD
95.8%	96.3%	97.9%