

January thru January 2026 YTD

Bethesda, MD

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

	2026	2025	% Change
Sold Dollar Volume	\$80,434,799	\$57,863,392	39.01%
Avg Sold Price	\$1,456,818	\$1,251,265	16.43%
Median Sold Price	\$1,172,500	\$1,175,000	-0.21%
Units Sold	54	46	17.39%
Avg Days on Market	51	29	75.86%
Avg List Price for Solds	\$1,489,533	\$1,257,899	18.41%
Avg SP to OLP Ratio	96.1%	98.9%	-2.87%
Ratio of Avg SP to Avg OLP	94.5%	98.9%	-4.38%
Attached Avg Sold Price	\$641,233	\$495,719	29.35%
Detached Avg Sold Price	\$1,770,505	\$1,943,849	-8.92%
Attached Units Sold	15	22	-31.82%
Detached Units Sold	39	24	62.50%

Financing (Sold)

Assumption	0
Cash	13
Conventional	33
FHA	1
Other	1
Owner	1
VA	2

Days on Market (Sold)

0	1
1 to 10	11
11 to 20	6
21 to 30	8
31 to 60	8
61 to 90	4
91 to 120	7
121 to 180	2
181 to 360	5
361 to 720	2
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**

	Residential						Condo/Coop	Active Listings		
	2 or Less BR		3 BR		4 or More BR		All	Residential		Condo/Coop
Price Ranges	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	1	0	0	6
\$150K to \$199,999	0	0	0	0	0	0	0	0	0	5
\$200K to \$299,999	0	0	0	0	0	0	2	1	1	20
\$300K to \$399,999	0	0	0	0	0	0	5	0	0	18
\$400K to \$499,999	0	0	0	0	0	0	0	1	0	7
\$500K to \$599,999	0	0	0	0	0	0	0	0	0	1
\$600K to \$799,999	0	0	0	1	0	1	0	0	0	2
\$800K to \$999,999	0	1	4	0	3	0	1	4	0	2
\$1M to \$2,499,999	1	0	3	2	24	1	0	38	10	3
\$2.5M to \$4,999,999	0	0	0	0	2	0	0	15	0	1
\$5,000,000+	0	0	0	0	2	0	0	6	0	0
Total	1	1	7	3	31	2	9	65	11	66
Avg Sold Price	\$1,425,000	\$827,000	\$979,000	\$1,174,166	\$1,960,377	\$962,000	\$371,666			
Prev Year - Avg Sold Price	\$0	\$0	\$1,236,666	\$657,500	\$2,044,875	\$0	\$488,015			
Avg Sold % Change	0.00%	0.00%	-20.84%	78.58%	-4.13%	0.00%	-23.84%			
Prev Year - # of Solds	0	0	3	1	21	0	21			

January 2026

Bethesda, MD

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lenorerubino.com**New Listings****53****↑35.9%**from Dec 2025:
39**↓-14.5%**from Jan 2025:
62

YTD	2026	2025	+/-
	53	62	-14.5%

5-year Jan average: **62****New Pendings****45****↓-19.6%**from Dec 2025:
56**↓-19.6%**from Jan 2025:
56

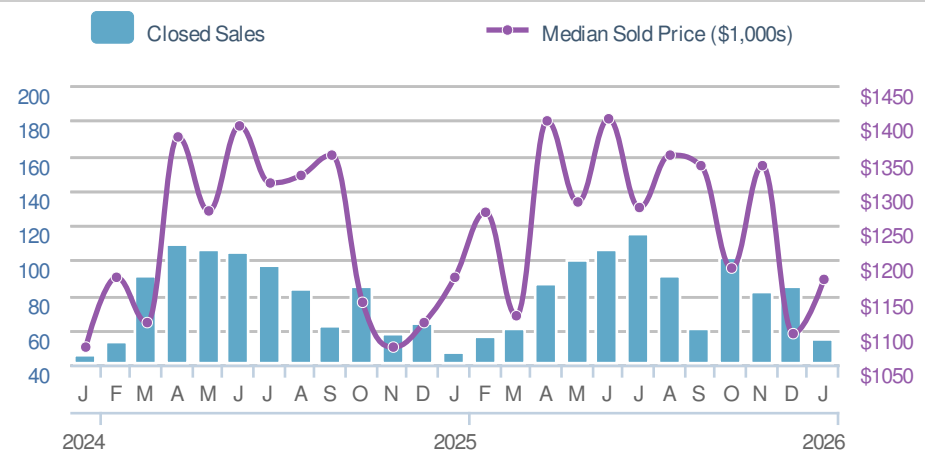
YTD	2026	2025	+/-
	45	56	-19.6%

5-year Jan average: **56****Closed Sales****54****↓-35.7%**from Dec 2025:
84**↑17.4%**from Jan 2025:
46

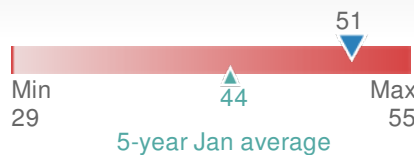
YTD	2026	2025	+/-
	54	46	17.4%

5-year Jan average: **49****Median Sold Price****\$1,172,500****↑7.1%**from Dec 2025:
\$1,094,950**↓-0.2%**from Jan 2025:
\$1,175,000

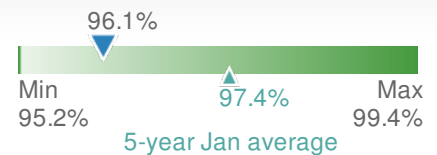
YTD	2026	2025	+/-
	\$1,172,500	\$1,175,000	-0.2%

5-year Jan average: **\$1,037,000****Active Listings****142**

Dec 2025	Jan 2025
129	89

Avg DOM**51**

Dec 2025	Jan 2025	YTD
35	29	51

Avg Sold to OLP Ratio**96.1%**

Dec 2025	Jan 2025	YTD
96.1%	98.9%	96.1%

January thru February 2026 YTD

Bethesda, MD

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

	2026	2025	% Change
Sold Dollar Volume	\$155,942,398	\$138,584,579	12.53%
Avg Sold Price	\$1,511,796	\$1,338,670	12.93%
Median Sold Price	\$1,233,275	\$1,200,000	2.77%
Units Sold	102	103	-0.97%
Avg Days on Market	48	28	71.43%
Avg List Price for Solds	\$1,528,847	\$1,345,481	13.63%
Avg SP to OLP Ratio	96.5%	98.9%	-2.37%
Ratio of Avg SP to Avg OLP	96.0%	98.8%	-2.84%
Attached Avg Sold Price	\$800,942	\$445,088	79.95%
Detached Avg Sold Price	\$1,822,169	\$1,953,923	-6.74%
Attached Units Sold	31	42	-26.19%
Detached Units Sold	71	61	16.39%

Financing (Sold)

Assumption	0
Cash	31
Conventional	59
FHA	1
Other	2
Owner	1
VA	5

Days on Market (Sold)

0	7
1 to 10	22
11 to 20	9
21 to 30	10
31 to 60	12
61 to 90	12
91 to 120	16
121 to 180	5
181 to 360	7
361 to 720	2
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

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	1	0	0	5
\$150K to \$199,999	0	0	0	0	0	0	0	0	0	5
\$200K to \$299,999	0	0	0	0	0	0	5	1	0	27
\$300K to \$399,999	0	0	0	0	0	0	8	0	2	22
\$400K to \$499,999	0	0	0	0	0	0	0	0	2	5
\$500K to \$599,999	0	0	0	0	0	0	0	0	0	1
\$600K to \$799,999	1	0	0	2	0	1	1	0	0	5
\$800K to \$999,999	0	1	4	0	5	1	2	4	1	0
\$1M to \$2,499,999	1	0	4	4	46	4	0	36	9	4
\$2.5M to \$4,999,999	0	0	0	0	8	0	1	23	0	2
\$5,000,000+	0	0	0	0	2	0	0	6	0	0
Total	2	1	8	6	61	6	18	70	14	77
Avg Sold Price	\$1,102,000	\$827,000	\$1,011,168	\$1,104,302	\$1,952,142	\$1,203,648	\$564,138			
Prev Year - Avg Sold Price	\$1,165,000	\$0	\$1,180,611	\$657,500	\$2,124,676	\$1,294,990	\$418,530			
Avg Sold % Change	-5.41%	0.00%	-14.35%	67.95%	-8.12%	-7.05%	34.79%			
Prev Year - # of Solds	2	0	9	1	50	1	40			

Active Detail

February 2026

Bethesda, MD

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lenorerubino.com**New Listings****73**

↑ **37.7%**
from Jan 2026:
53

↓ **-23.2%**
from Feb 2025:
95

YTD	2026	2025	+/-
	147	172	-14.5%

5-year Feb average: **93****New Pendings****79**

↑ **75.6%**
from Jan 2026:
45

↑ **29.5%**
from Feb 2025:
61

YTD	2026	2025	+/-
	127	118	7.6%

5-year Feb average: **79****Closed Sales****48**

↓ **-11.1%**
from Jan 2026:
54

↓ **-14.3%**
from Feb 2025:
56

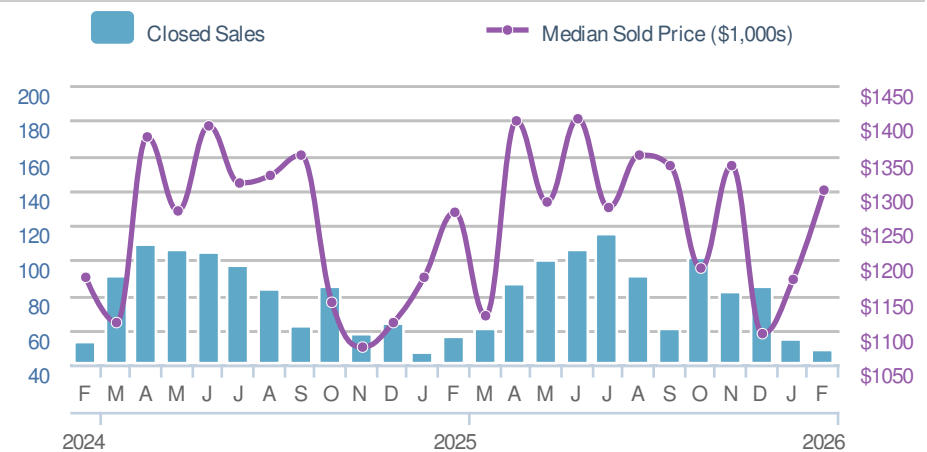
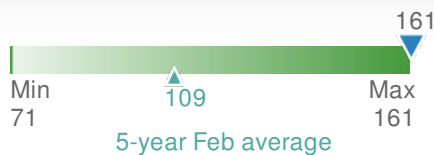
YTD	2026	2025	+/-
	102	103	-1.0%

5-year Feb average: **56****Median Sold Price****\$1,300,000**

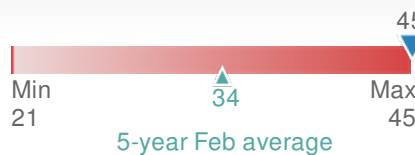
↑ **10.9%**
from Jan 2026:
\$1,172,500

↑ **2.5%**
from Feb 2025:
\$1,268,000

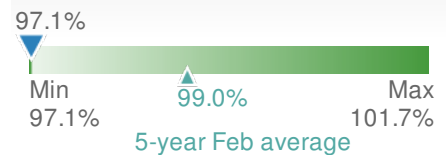
YTD	2026	2025	+/-
	\$1,233,275	\$1,200,000	2.8%

5-year Feb average: **\$1,158,580****Active Listings****161**

Jan 2026	Feb 2025
142	133

Avg DOM**45**

Jan 2026	Feb 2025	YTD
51	28	48

Avg Sold to OLP Ratio**97.1%**

Jan 2026	Feb 2025	YTD
96.1%	98.8%	96.5%

January thru March 2026 YTD

Bethesda, MD

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lenorerubino.com**Sold Summary**

	2026	2025	% Change
Sold Dollar Volume	\$274,419,900	\$225,816,179	21.52%
Avg Sold Price	\$1,435,650	\$1,358,594	5.67%
Median Sold Price	\$1,237,500	\$1,175,000	5.32%
Units Sold	191	166	15.06%
Avg Days on Market	37	30	23.33%
Avg List Price for Solds	\$1,436,753	\$1,360,338	5.62%
Avg SP to OLP Ratio	98.5%	99.4%	-0.95%
Ratio of Avg SP to Avg OLP	97.8%	98.8%	-1.02%
Attached Avg Sold Price	\$762,049	\$513,067	48.53%
Detached Avg Sold Price	\$1,708,063	\$1,990,514	-14.19%
Attached Units Sold	55	71	-22.54%
Detached Units Sold	136	95	43.16%

Financing (Sold)

Assumption	0
Cash	64
Conventional	106
FHA	2
Other	3
Owner	1
VA	12

Days on Market (Sold)

0	21
1 to 10	64
11 to 20	16
21 to 30	14
31 to 60	20
61 to 90	17
91 to 120	19
121 to 180	7
181 to 360	9
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	2	0	0	5
\$150K to \$199,999	0	0	0	0	0	0	1	0	0	7
\$200K to \$299,999	0	0	0	0	0	0	10	0	0	35
\$300K to \$399,999	0	0	0	0	0	0	10	0	0	30
\$400K to \$499,999	0	0	0	0	0	0	1	0	3	8
\$500K to \$599,999	0	0	0	0	0	0	0	0	0	0
\$600K to \$799,999	1	0	0	3	2	1	3	0	0	10
\$800K to \$999,999	0	1	7	1	9	1	7	5	3	0
\$1M to \$2,499,999	4	0	8	6	90	4	3	55	11	5
\$2.5M to \$4,999,999	0	0	0	0	13	0	1	27	0	1
\$5,000,000+	0	0	0	0	2	0	0	9	0	0
Total	5	1	15	10	116	6	38	96	17	102
Avg Sold Price	\$1,503,800	\$827,000	\$1,064,518	\$1,163,581	\$1,800,084	\$1,203,648	\$584,947			
Prev Year - Avg Sold Price	\$1,316,666	\$205,000	\$1,175,450	\$693,750	\$2,114,565	\$1,327,805	\$474,643			
Avg Sold % Change	14.21%	303.41%	-9.44%	67.72%	-14.87%	-9.35%	23.24%			
Prev Year - # of Solds	3	1	10	2	82	3	65			

March 2026
Bethesda, MD202.262.1261
lenore.rubino@wfp.com
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 **67.1%**
from Feb 2026:
73
 **27.1%**
from Mar 2025:
96

YTD	2026	2025	+/-
	314	297	5.7%

5-year Mar average: **117****New Pendings****110**
 **39.2%**
from Feb 2026:
79
 **27.9%**
from Mar 2025:
86

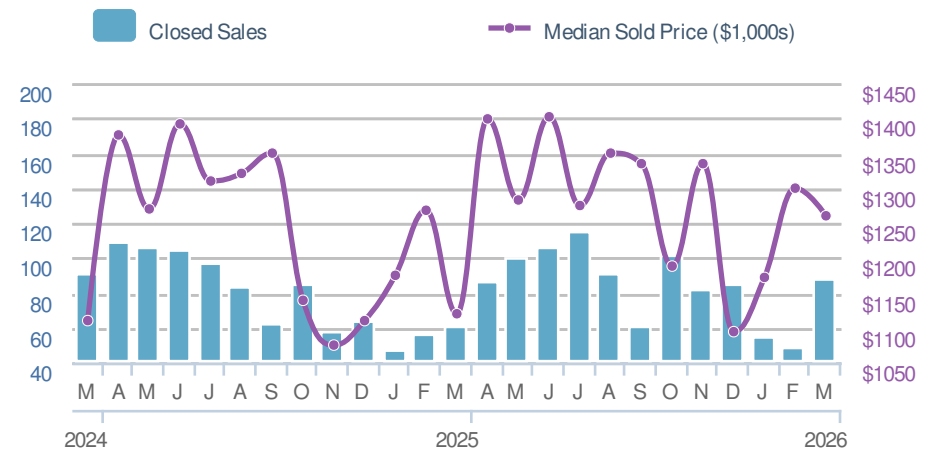
YTD	2026	2025	+/-
	241	209	15.3%

5-year Mar average: **104****Closed Sales****87**
 **81.3%**
from Feb 2026:
48
 **42.6%**
from Mar 2025:
61

YTD	2026	2025	+/-
	191	166	15.1%

5-year Mar average: **86****Median Sold Price****\$1,260,000**
 **-3.1%**
from Feb 2026:
\$1,300,000
 **12.5%**
from Mar 2025:
\$1,120,000

YTD	2026	2025	+/-
	\$1,237,500	\$1,175,000	5.3%

5-year Mar average: **\$1,134,588****Active Listings****215**

Feb 2026	Mar 2025
161	157

Avg DOM**25**

Feb 2026	Mar 2025	YTD
45	35	37

Avg Sold to OLP Ratio**100.7%**

Feb 2026	Mar 2025	YTD
97.1%	100.3%	98.5%

January thru April 2026 YTD

Bethesda, MD

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lenorerubino.com**Sold Summary**

	2026	2025	% Change
Sold Dollar Volume	\$399,151,267	\$367,346,268	8.66%
Avg Sold Price	\$1,386,930	\$1,426,425	-2.77%
Median Sold Price	\$1,252,500	\$1,300,000	-3.65%
Units Sold	288	257	12.06%
Avg Days on Market	32	26	23.08%
Avg List Price for Solds	\$1,385,941	\$1,429,362	-3.04%
Avg SP to OLP Ratio	98.9%	99.7%	-0.78%
Ratio of Avg SP to Avg OLP	98.6%	98.7%	-0.08%
Attached Avg Sold Price	\$719,875	\$587,387	22.56%
Detached Avg Sold Price	\$1,685,261	\$1,926,720	-12.53%
Attached Units Sold	89	96	-7.29%
Detached Units Sold	199	161	23.60%

Financing (Sold)

Assumption	0
Cash	96
Conventional	164
FHA	5
Other	5
Owner	1
VA	14

Days on Market (Sold)

0	26
1 to 10	117
11 to 20	26
21 to 30	23
31 to 60	30
61 to 90	19
91 to 120	22
121 to 180	11
181 to 360	10
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	2	0	0	5
\$150K to \$199,999	0	0	0	0	0	0	1	0	0	8
\$200K to \$299,999	0	1	0	0	0	0	15	0	1	33
\$300K to \$399,999	0	1	0	0	0	0	21	0	2	33
\$400K to \$499,999	0	0	0	0	0	0	2	0	3	7
\$500K to \$599,999	0	1	0	0	0	0	1	0	1	2
\$600K to \$799,999	1	0	0	3	3	1	7	0	0	7
\$800K to \$999,999	2	0	12	3	11	1	8	6	1	0
\$1M to \$2,499,999	0	1	12	6	136	9	3	73	16	4
\$2.5M to \$4,999,999	0	0	0	0	20	0	2	47	0	1
\$5,000,000+	0	0	0	0	2	0	0	13	0	0
Total	3	4	24	12	172	11	62	139	24	101
Avg Sold Price	\$828,000	\$592,500	\$1,081,157	\$1,109,401	\$1,784,507	\$1,247,671	\$559,059			
Prev Year - Avg Sold Price	\$1,245,000	\$267,500	\$1,204,250	\$1,026,280	\$2,071,076	\$1,481,502	\$504,021			
Avg Sold % Change	-33.49%	121.50%	-10.22%	8.10%	-13.84%	-15.78%	10.92%			
Prev Year - # of Solds	4	2	23	5	134	6	83			

April 2026

Bethesda, MD

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122**↑7.3%**from Apr 2025:
137

YTD	2026	2025	+/-
	504	486	3.7%

5-year Apr average: **144****New Pendings****134****↑21.8%**from Mar 2026:
110**↑34.0%**from Apr 2025:
100

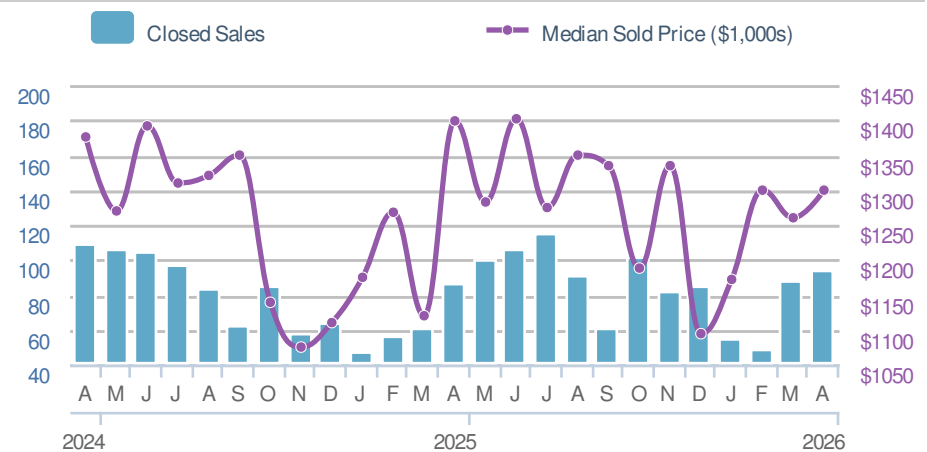
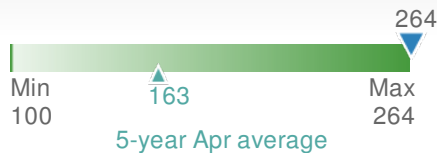
YTD	2026	2025	+/-
	374	313	19.5%

5-year Apr average: **119****Closed Sales****93****↑6.9%**from Mar 2026:
87**↑8.1%**from Apr 2025:
86

YTD	2026	2025	+/-
	288	257	12.1%

5-year Apr average: **95****Median Sold Price****\$1,300,000****↑3.2%**from Mar 2026:
\$1,260,000**↓-7.1%**from Apr 2025:
\$1,399,500

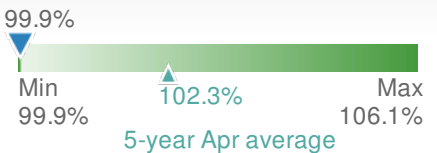
YTD	2026	2025	+/-
	\$1,252,500	\$1,300,000	-3.7%

5-year Apr average: **\$1,318,050****Active Listings****264**

Mar 2026	Apr 2025
215	214

Avg DOM**22**

Mar 2026	Apr 2025	YTD
25	19	32

Avg Sold to OLP Ratio**99.9%**

Mar 2026	Apr 2025	YTD
100.7%	100.3%	98.9%

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

	Residential						Condo/Coop	Active Listings		
	2 or Less BR		3 BR		4 or More BR		All	Residential		Condo/Coop
Price Ranges	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			

May 2026

Bethesda, MD

202.262.1261
lenore.rubino@wfp.com
lenorerubino.com**New Listings****111****↓ -24.5%**from Apr 2026:
147**↓ -6.7%**from May 2025:
119

YTD	2026	2025	+/-
	667	646	3.3%

5-year May average: **123****New Pendings****116****↓ -13.4%**from Apr 2026:
134**↑ 0.9%**from May 2025:
115

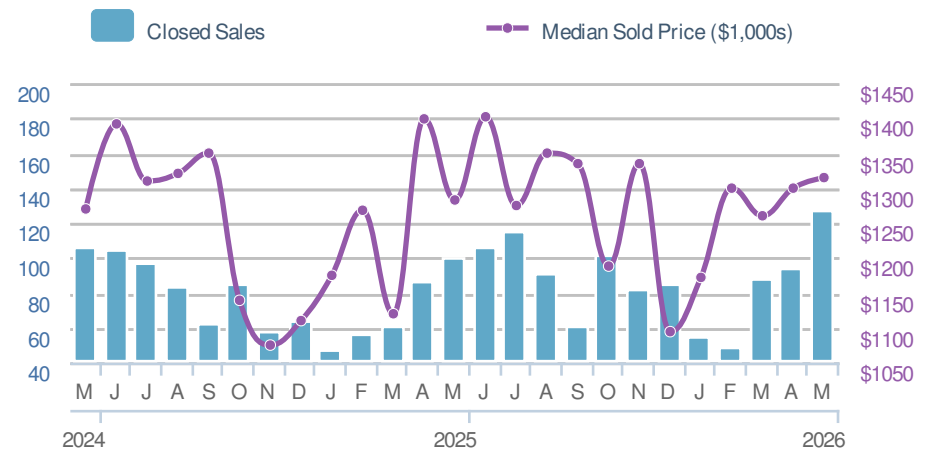
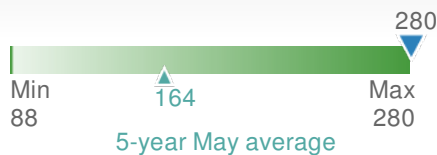
YTD	2026	2025	+/-
	494	434	13.8%

5-year May average: **117****Closed Sales****126****↑ 35.5%**from Apr 2026:
93**↑ 26.0%**from May 2025:
100

YTD	2026	2025	+/-
	420	359	17.0%

5-year May average: **118****Median Sold Price****\$1,315,475****↑ 1.2%**from Apr 2026:
\$1,300,000**↑ 2.5%**from May 2025:
\$1,283,000

YTD	2026	2025	+/-
	\$1,260,000	\$1,294,990	-2.7%

5-year May average: **\$1,259,495****Active Listings****280**

Apr 2026	May 2025
264	216

Avg DOM**21**

Apr 2026	May 2025	YTD
22	16	28

Avg Sold to OLP Ratio**99.6%**

Apr 2026	May 2025	YTD
99.9%	99.6%	99.2%

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
Total	6	7	47	19	329	17	120	145	21	103
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

Bethesda, MD

202.262.1261
lenore.rubino@wfp.com
lenorerubino.com**New Listings 104**

 **-6.3%**
 from May 2026: **111**

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

YTD	2026	2025	+/-
	804	795	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	+/-
	596	545	9.4%

5-year Jun average: **97****Closed Sales 119**

 **-5.6%**
 from May 2026: **126**

 **12.3%**
 from Jun 2025: **106**

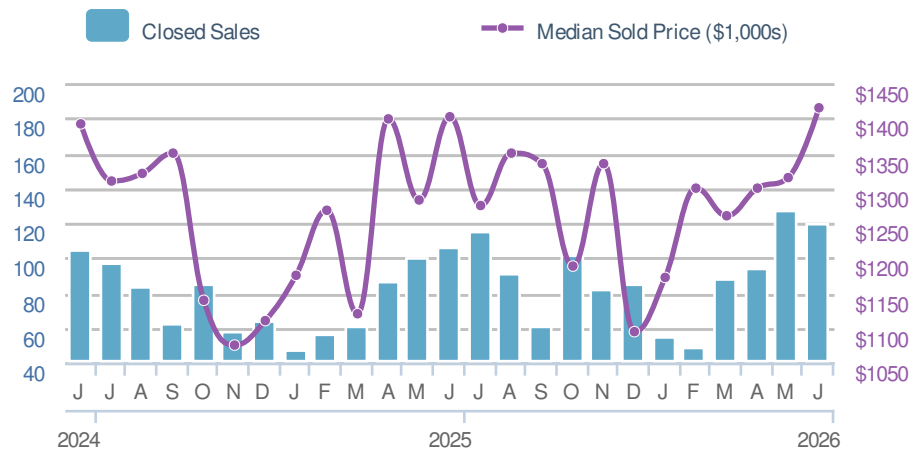
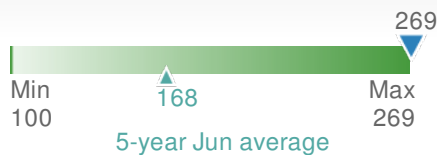
YTD	2026	2025	+/-
	545	469	16.2%

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**

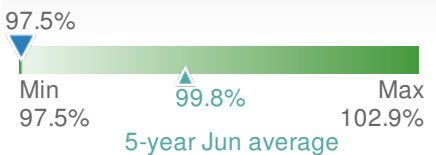
YTD	2026	2025	+/-
	\$1,300,000	\$1,320,000	-1.5%

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

May 2026	Jun 2025
280	217

Avg DOM 27

May 2026	Jun 2025	YTD
21	20	28

Avg Sold to OLP Ratio 97.5%

May 2026	Jun 2025	YTD
99.6%	97.8%	98.7%

January thru July 2026 YTD

Bethesda, MD

202.262.1261
lenore.rubino@wfp.com
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

Bethesda, MD

202.262.1261
lenore.rubino@wfp.com
lenorerubino.com**New Listings****90****↓ -13.5%**from Jun 2026:
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

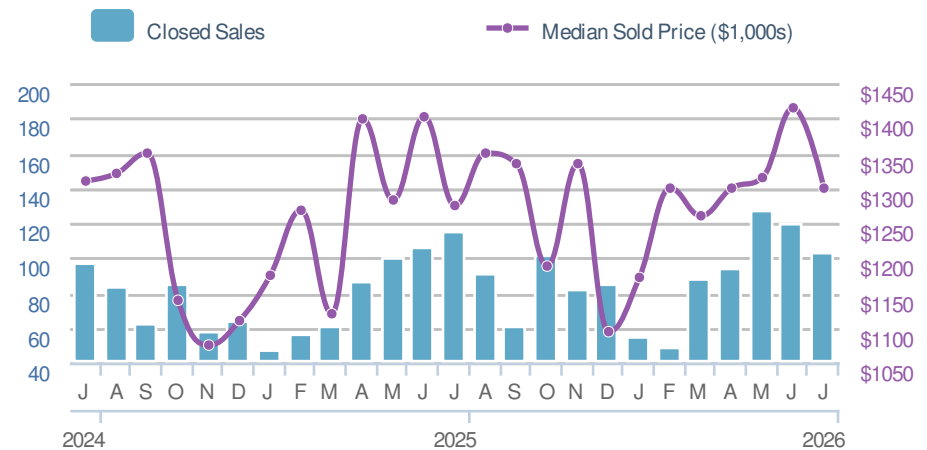
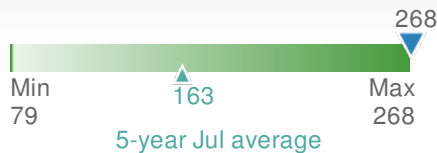
YTD	2026	2025	+/-
	656	637	3.0%

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

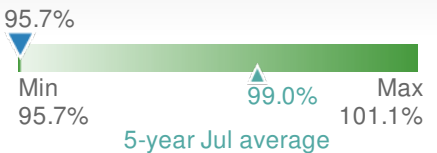
YTD	2026	2025	+/-
	\$1,300,000	\$1,300,000	0.0%

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%

January thru August 2026 YTD

Bethesda, MD

202.262.1261
lenore.rubino@wfp.com
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

Bethesda, MD

202.262.1261
lenore.rubino@wfp.com
lenorerubino.com**New Listings****81****↓ -10.0%**from Jul 2026:
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

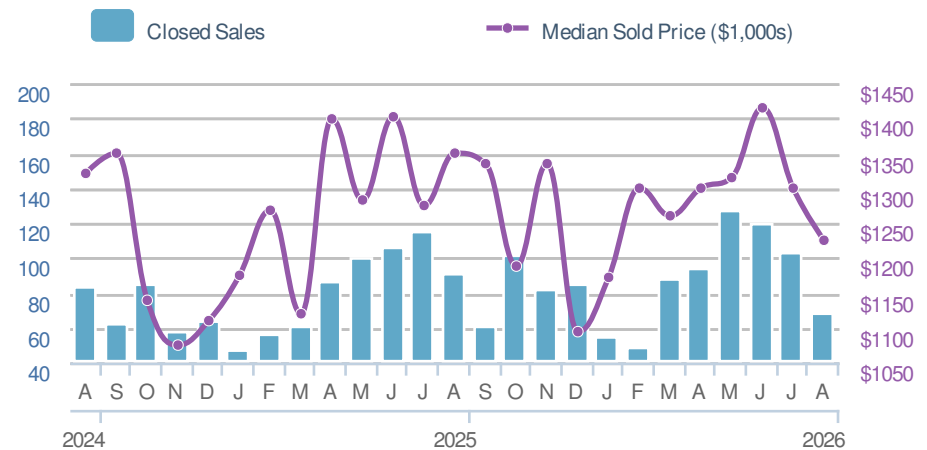
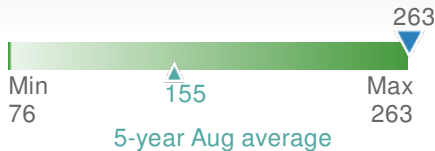
YTD	2026	2025	+/-
	726	707	2.7%

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%