

January thru January 2025 YTD
Bethesda, MD202.262.1261
lenore.rubino@wfp.com
lenorerubino.com**Sold Summary**

	2025	2024	% Change
Sold Dollar Volume	\$57,863,392	\$71,621,194	-19.21%
Avg Sold Price	\$1,251,265	\$1,543,663	-18.94%
Median Sold Price	\$1,175,000	\$1,075,000	9.30%
Units Sold	46	45	2.22%
Avg Days on Market	29	55	-47.27%
Avg List Price for Solds	\$1,257,899	\$1,591,582	-20.97%
Avg SP to OLP Ratio	98.9%	97.6%	1.31%
Ratio of Avg SP to Avg OLP	98.9%	93.1%	6.23%
Attached Avg Sold Price	\$495,719	\$743,397	-33.32%
Detached Avg Sold Price	\$1,943,849	\$2,380,305	-18.34%
Attached Units Sold	22	23	-4.35%
Detached Units Sold	24	22	9.09%

Financing (Sold)

Assumption	0
Cash	23
Conventional	22
FHA	1
Other	0
Owner	0
VA	0

Days on Market (Sold)

0	5
1 to 10	13
11 to 20	6
21 to 30	3
31 to 60	10
61 to 90	2
91 to 120	4
121 to 180	0
181 to 360	3
361 to 720	0
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.

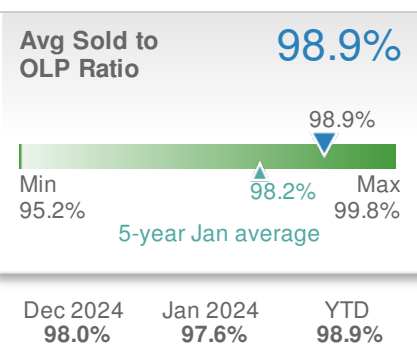
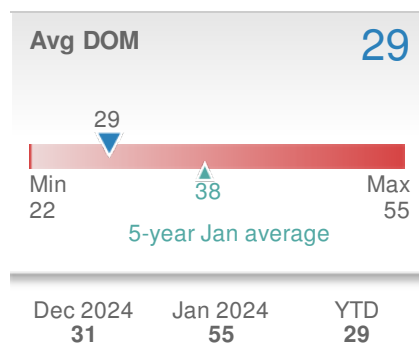
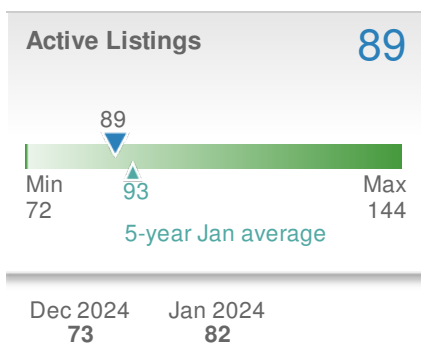
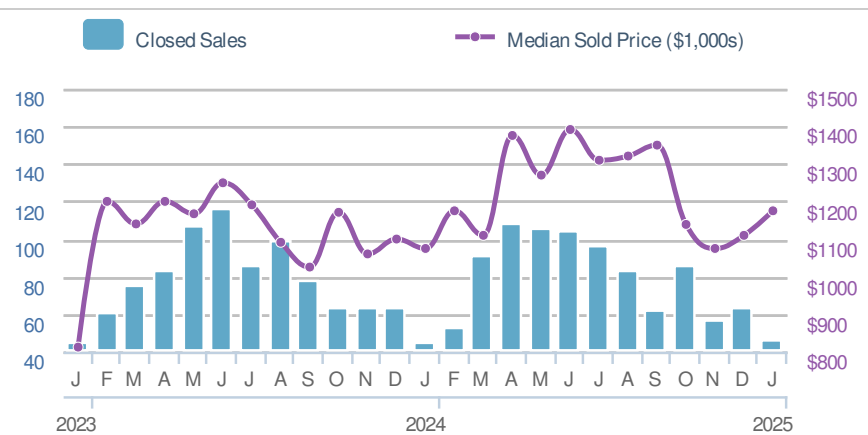
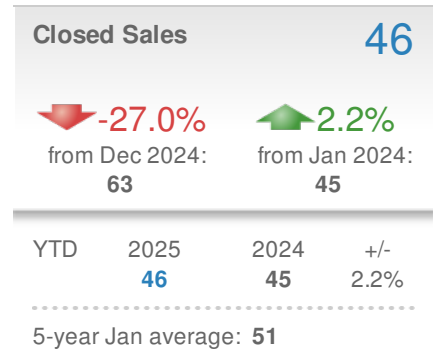
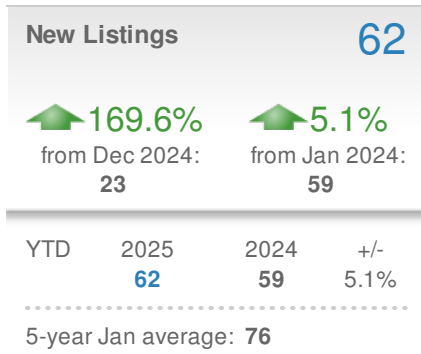
Sold Detail

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	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	0	0	0	0
\$150K to \$199,999	0	0	0	0	0	0	3	0	0	6
\$200K to \$299,999	0	0	0	0	0	0	6	0	0	4
\$300K to \$399,999	0	0	0	0	0	0	4	0	0	5
\$400K to \$499,999	0	0	0	0	0	0	2	0	0	7
\$500K to \$599,999	0	0	0	0	0	0	0	0	0	2
\$600K to \$799,999	0	0	0	1	0	0	3	0	1	3
\$800K to \$999,999	0	0	0	0	1	0	1	2	0	1
\$1M to \$2,499,999	0	0	3	0	18	0	2	22	3	3
\$2.5M to \$4,999,999	0	0	0	0	1	0	0	20	0	3
\$5,000,000+	0	0	0	0	1	0	0	7	0	0
Total	0	0	3	1	21	0	21	51	4	34
Avg Sold Price	\$0	\$0	\$1,236,666	\$657,500	\$2,044,875	\$0	\$488,015			
Prev Year - Avg Sold Price	\$0	\$0	\$994,166	\$1,575,000	\$2,599,169	\$1,540,000	\$665,864			
Avg Sold % Change	0.00%	0.00%	24.39%	-58.25%	-21.33%	0.00%	-26.71%			
Prev Year - # of Solds	0	0	3	1	19	1	21			

Active Detail

January 2025

Bethesda, MD

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January thru February 2025 YTD
Bethesda, MD202.262.1261
lenore.rubino@wfp.com
lenorerubino.com**Sold Summary**

	2025	2024	% Change
Sold Dollar Volume	\$138,584,579	\$131,828,141	5.13%
Avg Sold Price	\$1,338,670	\$1,323,514	1.15%
Median Sold Price	\$1,200,000	\$1,175,000	2.13%
Units Sold	103	99	4.04%
Avg Days on Market	28	36	-22.22%
Avg List Price for Solds	\$1,345,481	\$1,331,597	1.04%
Avg SP to OLP Ratio	98.9%	99.9%	-0.99%
Ratio of Avg SP to Avg OLP	98.8%	96.9%	1.97%
Attached Avg Sold Price	\$445,088	\$689,396	-35.44%
Detached Avg Sold Price	\$1,953,923	\$1,830,809	6.72%
Attached Units Sold	42	44	-4.55%
Detached Units Sold	61	55	10.91%

Financing (Sold)

Assumption	0
Cash	48
Conventional	49
FHA	2
Other	1
Owner	0
VA	2

Days on Market (Sold)

0	11
1 to 10	38
11 to 20	11
21 to 30	7
31 to 60	16
61 to 90	8
91 to 120	6
121 to 180	2
181 to 360	4
361 to 720	0
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	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	1	0	0	0
\$150K to \$199,999	0	0	0	0	0	0	5	0	0	3
\$200K to \$299,999	0	0	0	0	0	0	11	0	0	10
\$300K to \$399,999	0	0	0	0	0	0	10	0	0	6
\$400K to \$499,999	0	0	0	0	0	0	3	0	0	5
\$500K to \$599,999	0	0	0	0	0	0	3	0	0	6
\$600K to \$799,999	0	0	0	1	0	0	4	0	0	3
\$800K to \$999,999	0	0	2	0	2	0	1	3	1	0
\$1M to \$2,499,999	2	0	7	0	37	1	2	53	2	5
\$2.5M to \$4,999,999	0	0	0	0	9	0	0	24	0	2
\$5,000,000+	0	0	0	0	2	0	0	10	0	0
Total	2	0	9	1	50	1	40	90	3	40
Avg Sold Price	\$1,165,000	\$0	\$1,180,611	\$657,500	\$2,124,676	\$1,294,990	\$418,530			
Prev Year - Avg Sold Price	\$0	\$0	\$1,036,357	\$1,130,000	\$1,946,666	\$1,255,000	\$592,525			
Avg Sold % Change	0.00%	0.00%	13.92%	-41.81%	9.14%	3.19%	-29.37%			
Prev Year - # of Solds	0	0	7	3	48	4	37			

Active Detail

February 2025

Bethesda, MD

202.262.1261

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New Listings

95

↑ 53.2%

from Jan 2025:

62

↓ -10.4%

from Feb 2024:

106

YTD	2025	2024	+/-
	172	175	-1.7%

5-year Feb average: 99

New Pending

61

↑ 8.9%

from Jan 2025:

56

↓ -29.1%

from Feb 2024:

86

YTD	2025	2024	+/-
	118	134	-11.9%

5-year Feb average: 81

Closed Sales

56

↑ 21.7%

from Jan 2025:

46

↑ 5.7%

from Feb 2024:

53

YTD	2025	2024	+/-
	103	99	4.0%

5-year Feb average: 61

Median Sold Price

\$1,268,000

↑ 7.9%

from Jan 2025:

\$1,175,000

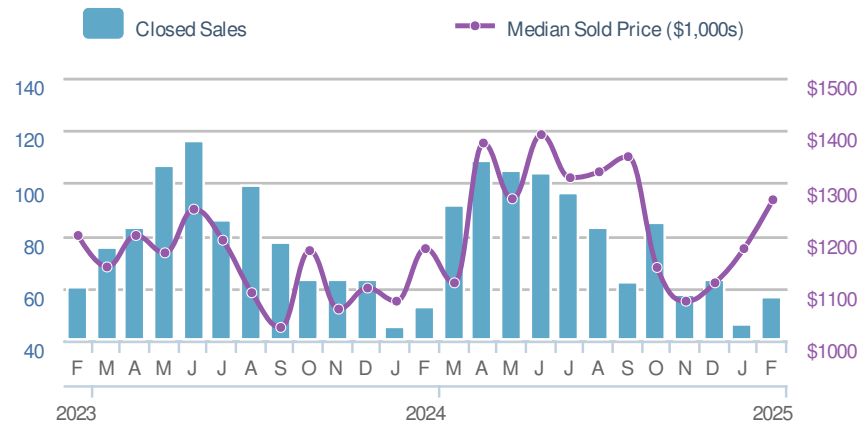
↑ 7.9%

from Feb 2024:

\$1,175,000

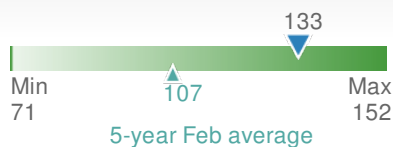
YTD	2025	2024	+/-
	\$1,200,000	\$1,175,000	2.1%

5-year Feb average: \$1,108,580



Active Listings

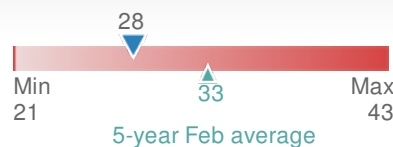
133



Jan 2025	Feb 2024
89	96

Avg DOM

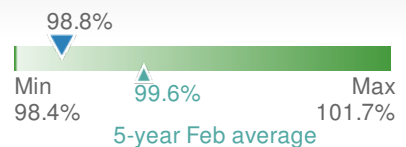
28



Jan 2025	Feb 2024	YTD
29	21	28

Avg Sold to OLP Ratio

98.8%



Jan 2025	Feb 2024	YTD
98.9%	101.7%	98.9%

January thru March 2025 YTD
Bethesda, MD

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lenore.rubino@wfp.com
lenorerubino.com

Sold Summary

	2025	2024	% Change
Sold Dollar Volume	\$225,816,179	\$241,566,438	-6.52%
Avg Sold Price	\$1,358,594	\$1,268,556	7.10%
Median Sold Price	\$1,175,000	\$1,123,750	4.56%
Units Sold	166	192	-13.54%
Avg Days on Market	30	26	15.38%
Avg List Price for Solds	\$1,360,338	\$1,258,158	8.12%
Avg SP to OLP Ratio	99.4%	101.1%	-1.65%
Ratio of Avg SP to Avg OLP	98.8%	99.0%	-0.26%
Attached Avg Sold Price	\$513,067	\$636,419	-19.38%
Detached Avg Sold Price	\$1,990,514	\$1,720,083	15.72%
Attached Units Sold	71	80	-11.25%
Detached Units Sold	95	112	-15.18%

Financing (Sold)

Assumption	0
Cash	71
Conventional	86
FHA	5
Other	1
Owner	0
VA	2

Days on Market (Sold)

0	16
1 to 10	71
11 to 20	17
21 to 30	8
31 to 60	20
61 to 90	13
91 to 120	6
121 to 180	6
181 to 360	9
361 to 720	0
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
	2 or Less BR		3 BR		4 or More BR		All
	Detached	Attached/TH	Detached	Attached/TH	Detached	Attached/TH	Attached
< \$50,000	0	0	0	0	0	0	0
\$50K to \$99,999	0	0	0	0	0	0	0
\$100K to \$149,999	0	0	0	0	0	0	2
\$150K to \$199,999	0	0	0	0	0	0	6
\$200K to \$299,999	0	1	0	0	0	0	16
\$300K to \$399,999	0	0	0	0	0	0	17
\$400K to \$499,999	0	0	0	0	0	0	6
\$500K to \$599,999	0	0	0	0	0	0	7
\$600K to \$799,999	0	0	0	2	0	0	5
\$800K to \$999,999	0	0	2	0	4	0	1
\$1M to \$2,499,999	3	0	8	0	61	3	4
\$2.5M to \$4,999,999	0	0	0	0	13	0	1
\$5,000,000+	0	0	0	0	4	0	0
Total	3	1	10	2	82	3	65
Avg Sold Price	\$1,316,666	\$205,000	\$1,175,450	\$693,750	\$2,114,565	\$1,327,805	\$474,643
Prev Year - Avg Sold Price	\$1,105,000	\$0	\$1,110,766	\$1,051,000	\$1,829,240	\$1,460,325	\$507,103
Avg Sold % Change	19.16%	0.00%	5.82%	-33.99%	15.60%	-9.07%	-6.40%
Prev Year - # of Solds	2	0	15	5	95	8	67

Active Detail

Active Listings		
Residential		Condo/Coop
Detached	Attached/TH	Attached
0	0	0
0	0	0
0	0	0
0	0	2
0	0	11
0	0	10
0	0	6
0	0	2
0	1	1
6	3	1
62	4	5
32	0	2
9	0	0
109	8	40

March 2025
Bethesda, MD202.262.1261
lenore.rubino@wfp.com
lenorerubino.com**New Listings****96** **1.1%**from Feb 2025:
95 **-11.1%**from Mar 2024:
108

YTD	2025	2024	+/-
	297	303	-2.0%

5-year Mar average: **127****New Pendings****86** **41.0%**from Feb 2025:
61 **-19.6%**from Mar 2024:
107

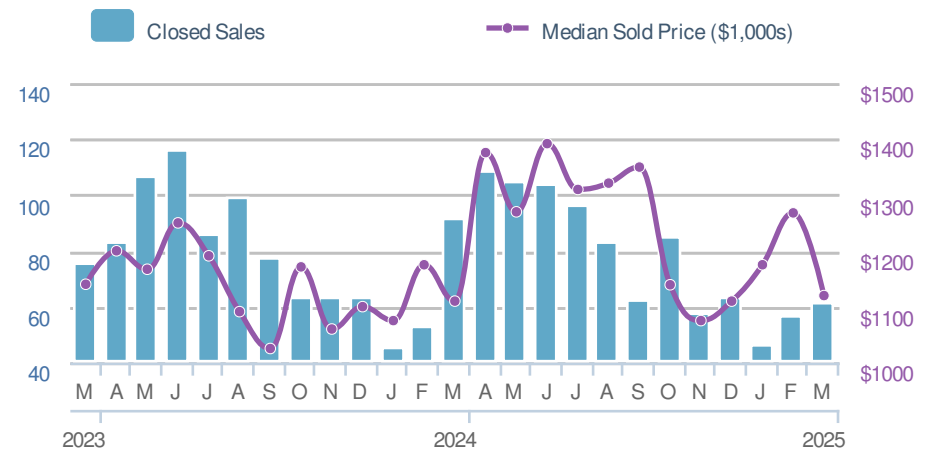
YTD	2025	2024	+/-
	209	244	-14.3%

5-year Mar average: **112****Closed Sales****61** **8.9%**from Feb 2025:
56 **-33.0%**from Mar 2024:
91

YTD	2025	2024	+/-
	166	192	-13.5%

5-year Mar average: **90****Median Sold Price****\$1,120,000** **-11.7%**from Feb 2025:
\$1,268,000 **0.9%**from Mar 2024:
\$1,110,500

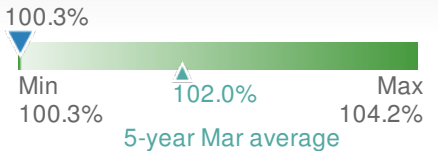
YTD	2025	2024	+/-
	\$1,175,000	\$1,123,750	4.6%

5-year Mar average: **\$1,094,888****Active Listings****157**

Feb 2025	Mar 2024
133	103

Avg DOM**35**

Feb 2025	Mar 2024	YTD
28	16	30

Avg Sold to OLP Ratio**100.3%**

Feb 2025	Mar 2024	YTD
98.8%	102.3%	99.4%

January thru April 2025 YTD

Bethesda, MD

202.262.1261
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lenorerubino.com**Sold Summary**

	2025	2024	% Change
Sold Dollar Volume	\$367,346,268	\$388,892,537	-5.54%
Avg Sold Price	\$1,426,425	\$1,312,902	8.65%
Median Sold Price	\$1,300,000	\$1,200,000	8.33%
Units Sold	257	301	-14.62%
Avg Days on Market	26	23	13.04%
Avg List Price for Solds	\$1,429,362	\$1,292,001	10.63%
Avg SP to OLP Ratio	99.7%	101.7%	-1.95%
Ratio of Avg SP to Avg OLP	98.7%	100.3%	-1.55%
Attached Avg Sold Price	\$587,387	\$641,022	-8.37%
Detached Avg Sold Price	\$1,926,720	\$1,716,745	12.23%
Attached Units Sold	96	113	-15.04%
Detached Units Sold	161	188	-14.36%

Financing (Sold)

Assumption	2
Cash	99
Conventional	142
FHA	5
Other	6
Owner	0
VA	2

Days on Market (Sold)

0	25
1 to 10	117
11 to 20	32
21 to 30	13
31 to 60	26
61 to 90	17
91 to 120	7
121 to 180	7
181 to 360	12
361 to 720	1
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	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	3	0	0	1
\$150K to \$199,999	0	0	0	0	0	0	6	0	0	4
\$200K to \$299,999	0	1	0	0	0	0	21	0	0	18
\$300K to \$399,999	0	1	0	0	0	0	20	0	2	12
\$400K to \$499,999	0	0	0	0	0	0	7	0	0	7
\$500K to \$599,999	0	0	0	0	0	0	9	0	0	3
\$600K to \$799,999	0	0	0	2	1	0	8	2	0	2
\$800K to \$999,999	0	0	5	1	5	0	2	9	1	3
\$1M to \$2,499,999	4	0	18	2	101	6	5	88	7	4
\$2.5M to \$4,999,999	0	0	0	0	21	0	2	41	0	1
\$5,000,000+	0	0	0	0	6	0	0	9	0	0
Total	4	2	23	5	134	6	83	149	10	55
Avg Sold Price	\$1,245,000	\$267,500	\$1,204,250	\$1,026,280	\$2,071,076	\$1,481,502	\$504,021			
Prev Year - Avg Sold Price	\$986,666	\$0	\$1,193,260	\$1,320,625	\$1,812,229	\$1,382,260	\$505,767			
Avg Sold % Change	26.18%	0.00%	0.92%	-22.29%	14.28%	7.18%	-0.35%			
Prev Year - # of Solds	3	0	25	8	160	10	95			

April 2025

Bethesda, MD

202.262.1261
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96**↑10.5%**from Apr 2024:
124

YTD	2025	2024	+/-
	486	457	6.3%

5-year Apr average: **154****New Pendings****100****↑16.3%**from Mar 2025:
86**↓-7.4%**from Apr 2024:
108

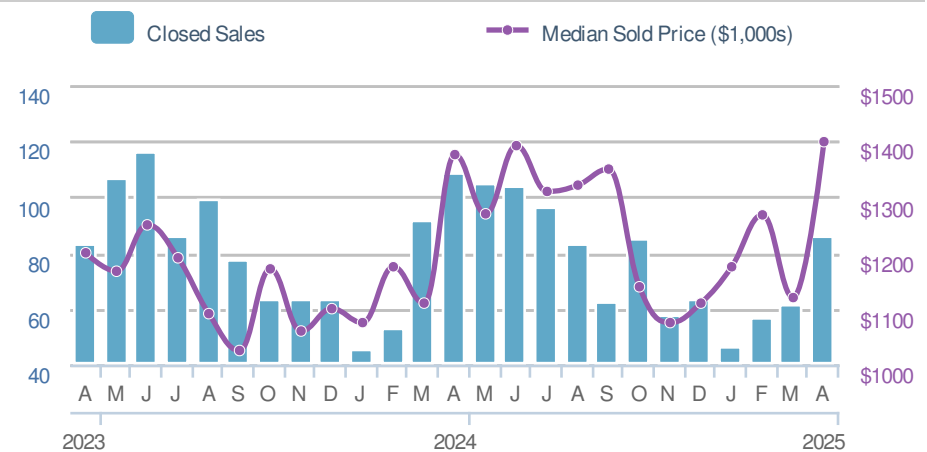
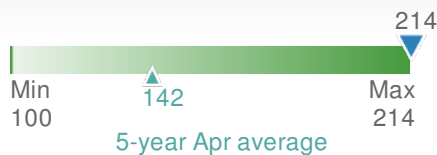
YTD	2025	2024	+/-
	313	358	-12.6%

5-year Apr average: **125****Closed Sales****86****↑41.0%**from Mar 2025:
61**↓-20.4%**from Apr 2024:
108

YTD	2025	2024	+/-
	257	301	-14.6%

5-year Apr average: **106****Median Sold Price****\$1,399,500****↑25.0%**from Mar 2025:
\$1,120,000**↑1.7%**from Apr 2024:
\$1,376,250

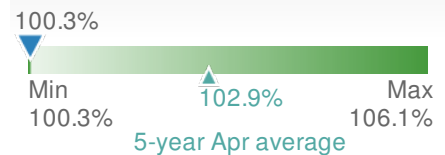
YTD	2025	2024	+/-
	\$1,300,000	\$1,200,000	8.3%

5-year Apr average: **\$1,291,050****Active Listings****214**

Mar 2025	Apr 2024
157	127

Avg DOM**19**

Mar 2025	Apr 2024	YTD
35	17	26

Avg Sold to OLP Ratio**100.3%**

Mar 2025	Apr 2024	YTD
100.3%	102.8%	99.7%

January thru May 2025 YTD
Bethesda, MD

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Sold Summary

	2025	2024	% Change
Sold Dollar Volume	\$503,018,827	\$529,606,601	-5.02%
Avg Sold Price	\$1,401,659	\$1,322,819	5.96%
Median Sold Price	\$1,294,990	\$1,242,500	4.22%
Units Sold	359	408	-12.01%
Avg Days on Market	23	21	9.52%
Avg List Price for Solds	\$1,401,166	\$1,298,055	7.94%
Avg SP to OLP Ratio	99.7%	102.0%	-2.31%
Ratio of Avg SP to Avg OLP	98.9%	100.8%	-1.90%
Attached Avg Sold Price	\$610,660	\$672,449	-9.19%
Detached Avg Sold Price	\$1,845,307	\$1,717,138	7.46%
Attached Units Sold	129	154	-16.23%
Detached Units Sold	230	254	-9.45%

- 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.

Financing (Sold)

Assumption	2
Cash	132
Conventional	206
FHA	5
Other	7
Owner	0
VA	4

Days on Market (Sold)

0	35
1 to 10	166
11 to 20	45
21 to 30	24
31 to 60	36
61 to 90	22
91 to 120	8
121 to 180	7
181 to 360	15
361 to 720	1
721+	0

Sold Detail

Price Ranges	Residential						Condo/Coop
	2 or Less BR		3 BR		4 or More BR		All
	Detached	Attached/TH	Detached	Attached/TH	Detached	Attached/TH	Attached
< \$50,000	0	0	0	0	0	0	0
\$50K to \$99,999	0	0	0	0	0	0	0
\$100K to \$149,999	0	0	0	0	0	0	3
\$150K to \$199,999	0	0	0	0	0	0	6
\$200K to \$299,999	0	1	0	0	0	0	29
\$300K to \$399,999	0	1	0	0	0	0	25
\$400K to \$499,999	0	0	0	0	0	0	10
\$500K to \$599,999	0	0	0	0	0	0	11
\$600K to \$799,999	0	1	0	2	2	0	13
\$800K to \$999,999	0	0	9	3	8	1	3
\$1M to \$2,499,999	4	0	23	4	151	7	7
\$2.5M to \$4,999,999	0	0	0	0	25	0	2
\$5,000,000+	0	0	0	0	8	0	0
Total	4	3	32	9	194	8	109
Avg Sold Price	\$1,245,000	\$412,666	\$1,168,460	\$1,108,618	\$1,969,329	\$1,423,626	\$515,327
Prev Year - Avg Sold Price	\$986,666	\$675,000	\$1,203,250	\$1,283,671	\$1,813,377	\$1,390,318	\$533,861
Avg Sold % Change	26.18%	-38.86%	-2.89%	-13.64%	8.60%	2.40%	-3.47%
Prev Year - # of Solds	3	1	36	10	215	16	127

Active Detail

Active Listings		
Residential		Condo/Coop
Detached	Attached/TH	Attached
0	0	0
0	0	0
0	0	0
0	0	6
0	1	13
0	0	12
0	0	9
0	0	2
0	0	6
9	2	2
99	7	5
32	0	1
10	0	0
150	10	56

May 2025

Bethesda, MD

202.262.1261
lenore.rubino@wfp.com
lenorerubino.com**New Listings****119****↓ -13.1%**from Apr 2025:
137**↑ 25.3%**from May 2024:
95

YTD	2025	2024	+/-
	646	574	12.5%

5-year May average: **139****New Pendings****115****↑ 15.0%**from Apr 2025:
100**↑ 13.9%**from May 2024:
101

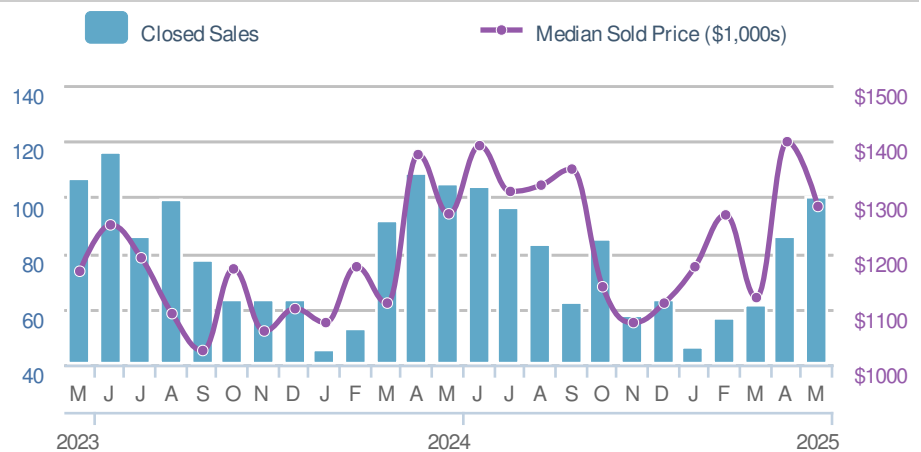
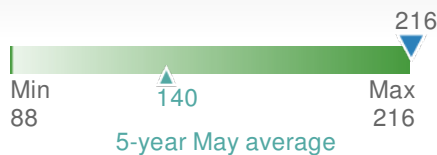
YTD	2025	2024	+/-
	434	460	-5.7%

5-year May average: **126****Closed Sales****100****↑ 16.3%**from Apr 2025:
86**↓ -4.8%**from May 2024:
105

YTD	2025	2024	+/-
	359	408	-12.0%

5-year May average: **121****Median Sold Price****\$1,283,000****↓ -8.3%**from Apr 2025:
\$1,399,500**↑ 1.0%**from May 2024:
\$1,270,000

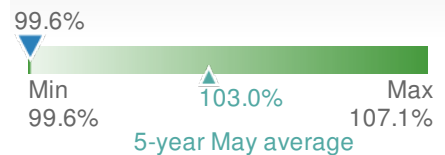
YTD	2025	2024	+/-
	\$1,294,990	\$1,242,500	4.2%

5-year May average: **\$1,206,400****Active Listings****216**

Apr 2025	May 2024
214	119

Avg DOM**16**

Apr 2025	May 2024	YTD
19	17	23

Avg Sold to OLP Ratio**99.6%**

Apr 2025	May 2024	YTD
100.3%	103.0%	99.7%

January thru June 2025 YTD

Bethesda, MD

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

	2025	2024	% Change
Sold Dollar Volume	\$678,907,116	\$684,387,594	-0.80%
Avg Sold Price	\$1,443,694	\$1,354,625	6.58%
Median Sold Price	\$1,320,000	\$1,274,000	3.61%
Units Sold	469	514	-8.75%
Avg Days on Market	22	21	4.76%
Avg List Price for Solds	\$1,447,563	\$1,331,493	8.72%
Avg SP to OLP Ratio	99.2%	101.8%	-2.51%
Ratio of Avg SP to Avg OLP	98.4%	100.5%	-2.08%
Attached Avg Sold Price	\$599,868	\$661,224	-9.28%
Detached Avg Sold Price	\$1,864,259	\$1,744,532	6.86%
Attached Units Sold	156	185	-15.68%
Detached Units Sold	313	329	-4.86%

Financing (Sold)

Assumption	2
Cash	167
Conventional	277
FHA	5
Other	7
Owner	0
VA	6

Days on Market (Sold)

0	44
1 to 10	216
11 to 20	56
21 to 30	33
31 to 60	53
61 to 90	31
91 to 120	9
121 to 180	10
181 to 360	15
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**

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	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	3	0	0	0
\$150K to \$199,999	0	0	0	0	0	0	7	0	0	5
\$200K to \$299,999	0	1	0	0	0	0	35	0	1	13
\$300K to \$399,999	0	1	0	0	0	0	34	0	1	11
\$400K to \$499,999	0	0	0	0	0	0	14	0	0	8
\$500K to \$599,999	0	0	0	0	0	0	12	0	0	2
\$600K to \$799,999	0	1	1	2	2	0	13	0	0	3
\$800K to \$999,999	0	0	12	3	10	1	4	8	4	1
\$1M to \$2,499,999	4	0	31	5	208	9	9	99	10	3
\$2.5M to \$4,999,999	0	0	0	0	34	0	2	39	0	0
\$5,000,000+	0	0	0	0	11	0	0	9	0	0
Total	4	3	44	10	265	10	133	155	16	46
Avg Sold Price	\$1,245,000	\$412,666	\$1,157,670	\$1,109,756	\$1,990,927	\$1,466,401	\$500,600			
Prev Year - Avg Sold Price	\$983,750	\$675,000	\$1,191,545	\$1,269,890	\$1,841,950	\$1,404,123	\$522,895			
Avg Sold % Change	26.56%	-38.86%	-2.84%	-12.61%	8.09%	4.44%	-4.26%			
Prev Year - # of Solds	4	1	44	14	281	17	153			

June 2025



Bethesda, MD

202.262.1261
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lenorerubino.com**New Listings 114**

 **-4.2%**
 from May 2025: **119**
 **40.7%**
 from Jun 2024: **81**



YTD	2025	2024	+/-
	795	679	17.1%

5-year Jun average: **135****New Pendings 107**

 **-7.0%**
 from May 2025: **115**
 **12.6%**
 from Jun 2024: **95**



YTD	2025	2024	+/-
	545	560	-2.7%

5-year Jun average: **110****Closed Sales 106**

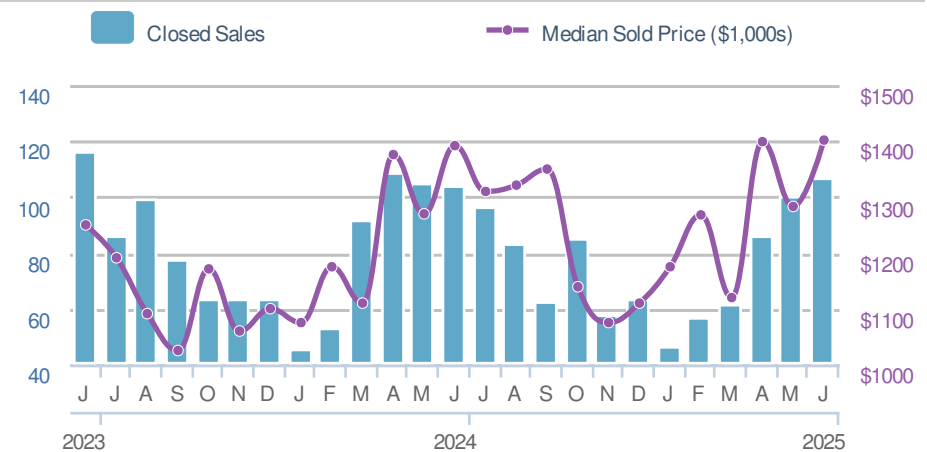
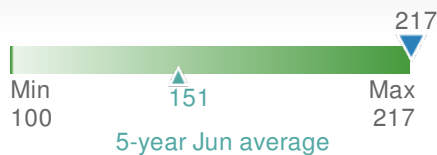
 **6.0%**
 from May 2025: **100**
 **1.9%**
 from Jun 2024: **104**

YTD	2025	2024	+/-
	469	514	-8.8%

5-year Jun average: **127****Median Sold Price \$1,402,500**

 **9.3%**
 from May 2025: **\$1,283,000**
 **0.7%**
 from Jun 2024: **\$1,392,500**

YTD	2025	2024	+/-
	\$1,320,000	\$1,274,000	3.6%

5-year Jun average: **\$1,216,125****Active Listings 217**

May 2025	Jun 2024
216	105

Avg DOM 20

May 2025	Jun 2024	YTD
16	20	22

Avg Sold to OLP Ratio 97.8%

May 2025	Jun 2024	YTD
99.6%	100.4%	99.2%

January thru July 2025 YTD

Bethesda, MD

202.262.1261
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lenorerubino.com**Sold Summary**

	2025	2024	% Change
Sold Dollar Volume	\$841,451,325	\$814,297,762	3.33%
Avg Sold Price	\$1,427,122	\$1,348,375	5.84%
Median Sold Price	\$1,300,000	\$1,279,000	1.64%
Units Sold	587	614	-4.40%
Avg Days on Market	23	20	15.00%
Avg List Price for Solds	\$1,433,477	\$1,328,952	7.87%
Avg SP to OLP Ratio	98.9%	101.5%	-2.55%
Ratio of Avg SP to Avg OLP	98.2%	100.1%	-1.94%
Attached Avg Sold Price	\$650,156	\$653,601	-0.53%
Detached Avg Sold Price	\$1,793,210	\$1,745,643	2.72%
Attached Units Sold	188	223	-15.70%
Detached Units Sold	399	391	2.05%

Financing (Sold)

Assumption	2
Cash	203
Conventional	346
FHA	7
Other	12
Owner	0
VA	10

Days on Market (Sold)

0	52
1 to 10	257
11 to 20	79
21 to 30	47
31 to 60	70
61 to 90	39
91 to 120	13
121 to 180	11
181 to 360	16
361 to 720	3
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	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	4	0	0	0
\$150K to \$199,999	0	0	0	0	0	0	8	0	0	5
\$200K to \$299,999	0	1	0	0	0	0	38	0	1	22
\$300K to \$399,999	0	1	0	0	0	0	37	0	2	12
\$400K to \$499,999	0	0	0	0	0	0	19	0	0	7
\$500K to \$599,999	0	0	0	0	0	0	13	0	0	3
\$600K to \$799,999	0	1	2	2	2	1	23	2	1	3
\$800K to \$999,999	0	0	16	3	21	1	4	6	1	2
\$1M to \$2,499,999	5	0	37	6	264	10	11	80	8	4
\$2.5M to \$4,999,999	0	0	0	0	41	0	5	34	0	0
\$5,000,000+	0	0	0	0	11	0	0	8	0	0
Total	5	3	55	11	339	12	162	130	13	58
Avg Sold Price	\$1,223,600	\$412,666	\$1,131,272	\$1,114,323	\$1,909,006	\$1,372,294	\$569,545			
Prev Year - Avg Sold Price	\$983,750	\$675,000	\$1,191,269	\$1,239,891	\$1,841,077	\$1,395,462	\$517,727			
Avg Sold % Change	24.38%	-38.86%	-5.04%	-10.13%	3.69%	-1.66%	10.01%			
Prev Year - # of Solds	4	1	52	15	335	22	185			

July 2025

Bethesda, MD

202.262.1261
lenore.rubino@wfp.com
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-23.7%
 from Jun 2025:
114

10.1%
 from Jul 2024:
79

YTD	2025	2024	+/-
	919	781	17.7%

5-year Jul average: **108****New Pendings****89**

-16.8%
 from Jun 2025:
107

34.8%
 from Jul 2024:
66

YTD	2025	2024	+/-
	637	630	1.1%

5-year Jul average: **93****Closed Sales****115**

8.5%
 from Jun 2025:
106

19.8%
 from Jul 2024:
96

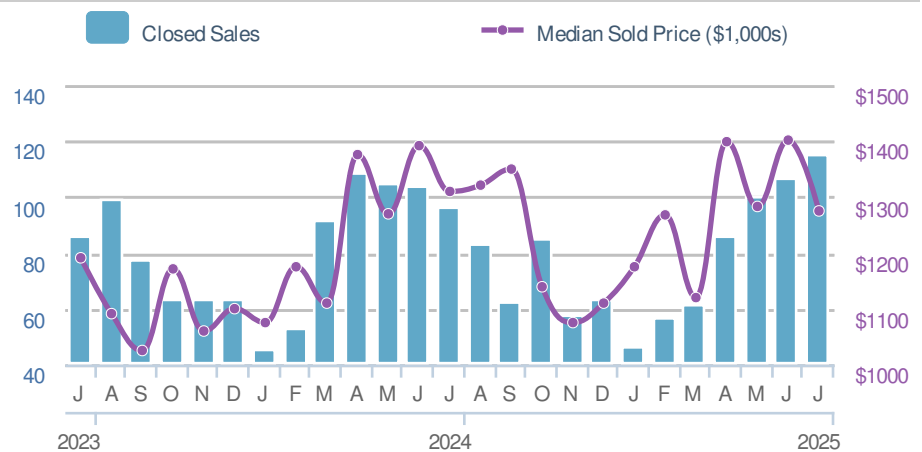
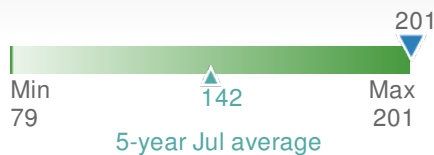
YTD	2025	2024	+/-
	587	614	-4.4%

5-year Jul average: **113****Median Sold Price****\$1,275,000**

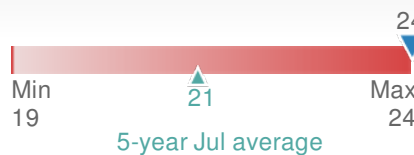
-9.1%
 from Jun 2025:
\$1,402,500

-2.7%
 from Jul 2024:
\$1,310,500

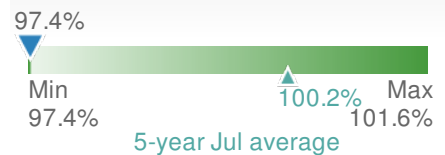
YTD	2025	2024	+/-
	\$1,300,000	\$1,279,000	1.6%

5-year Jul average: **\$1,178,150****Active Listings****201**

Jun 2025	Jul 2024
217	113

Avg DOM**24**

Jun 2025	Jul 2024	YTD
20	19	23

Avg Sold to OLP Ratio**97.4%**

Jun 2025	Jul 2024	YTD
97.8%	99.8%	98.9%

January thru August 2025 YTD
Bethesda, MD

202.262.1261
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Sold Summary

	2025	2024	% Change
Sold Dollar Volume	\$982,984,424	\$925,626,701	6.20%
Avg Sold Price	\$1,430,283	\$1,343,738	6.44%
Median Sold Price	\$1,312,000	\$1,285,000	2.10%
Units Sold	683	699	-2.29%
Avg Days on Market	23	20	15.00%
Avg List Price for Solds	\$1,439,215	\$1,326,614	8.49%
Avg SP to OLP Ratio	98.6%	101.2%	-2.58%
Ratio of Avg SP to Avg OLP	97.9%	100.0%	-2.09%
Attached Avg Sold Price	\$656,455	\$653,822	0.40%
Detached Avg Sold Price	\$1,780,975	\$1,723,958	3.31%
Attached Units Sold	213	248	-14.11%
Detached Units Sold	470	451	4.21%

Financing (Sold)

Assumption	2
Cash	233
Conventional	403
FHA	8
Other	15
Owner	0
VA	14

Days on Market (Sold)

0	59
1 to 10	291
11 to 20	89
21 to 30	56
31 to 60	91
61 to 90	45
91 to 120	16
121 to 180	15
181 to 360	17
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

Price Ranges	Residential						Condo/Coop
	2 or Less BR		3 BR		4 or More BR		All
	Detached	Attached/TH	Detached	Attached/TH	Detached	Attached/TH	Attached
< \$50,000	0	0	0	0	0	0	0
\$50K to \$99,999	0	0	0	0	0	0	0
\$100K to \$149,999	0	0	0	0	0	0	4
\$150K to \$199,999	0	0	0	0	0	0	8
\$200K to \$299,999	0	1	0	0	0	0	45
\$300K to \$399,999	0	3	0	0	0	0	40
\$400K to \$499,999	0	0	0	0	0	0	19
\$500K to \$599,999	0	0	0	0	0	0	14
\$600K to \$799,999	0	1	3	2	2	1	25
\$800K to \$999,999	1	0	17	4	23	1	5
\$1M to \$2,499,999	7	0	47	8	309	13	14
\$2.5M to \$4,999,999	0	0	0	0	50	0	5
\$5,000,000+	0	0	0	0	11	0	0
Total	8	5	67	14	395	15	179
Avg Sold Price	\$1,190,375	\$386,700	\$1,156,686	\$1,133,754	\$1,898,828	\$1,377,835	\$566,209
Prev Year - Avg Sold Price	\$983,750	\$675,000	\$1,184,500	\$1,236,352	\$1,820,425	\$1,382,507	\$508,736
Avg Sold % Change	21.00%	-42.71%	-2.35%	-8.30%	4.31%	-0.34%	11.30%
Prev Year - # of Solds	4	1	63	18	384	26	203

Active Detail

Active Listings		
Residential		Condo/Coop
Detached	Attached/TH	Attached
0	0	0
0	0	0
0	0	0
0	0	5
0	2	24
0	1	13
0	0	9
0	0	2
1	0	5
4	2	2
69	12	4
34	0	0
8	0	0
116	17	64

August 2025

Bethesda, MD

202.262.1261
lenore.rubino@wfp.com
lenorerubino.com**New Listings****67** **-23.0%**from Jul 2025:
87 **11.7%**from Aug 2024:
60

YTD	2025	2024	+/-
	1,010	872	15.8%

5-year Aug average: **85****New Pendings****68** **-23.6%**from Jul 2025:
89 **4.6%**from Aug 2024:
65

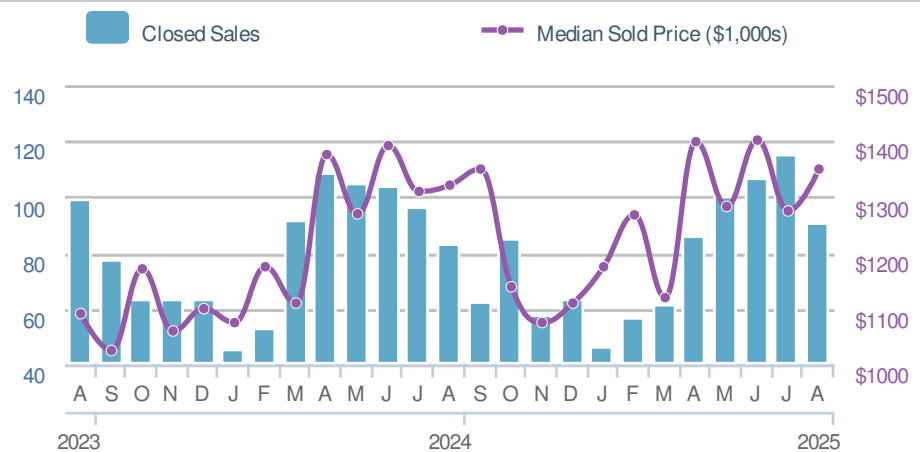
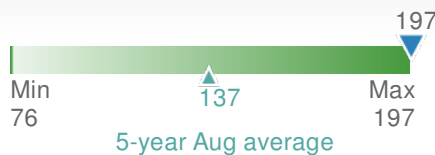
YTD	2025	2024	+/-
	707	699	1.1%

5-year Aug average: **84****Closed Sales****90** **-21.7%**from Jul 2025:
115 **8.4%**from Aug 2024:
83

YTD	2025	2024	+/-
	683	699	-2.3%

5-year Aug average: **105****Median Sold Price****\$1,350,000** **5.9%**from Jul 2025:
\$1,275,000 **2.2%**from Aug 2024:
\$1,321,000

YTD	2025	2024	+/-
	\$1,312,000	\$1,285,000	2.1%

5-year Aug average: **\$1,184,500****Active Listings****197**

Jul 2025	Aug 2024
201	116

Avg DOM**28**

Jul 2025	Aug 2024	YTD
24	19	23

Avg Sold to OLP Ratio**96.2%**

Jul 2025	Aug 2024	YTD
97.4%	98.9%	98.6%

January thru September 2025 YTD
Bethesda, MD

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lenorerubino.com

Sold Summary

	2025	2024	% Change
Sold Dollar Volume	\$1,078,938,062	\$1,004,906,629	7.37%
Avg Sold Price	\$1,435,822	\$1,335,291	7.53%
Median Sold Price	\$1,314,500	\$1,292,500	1.70%
Units Sold	746	763	-2.23%
Avg Days on Market	24	20	20.00%
Avg List Price for Solds	\$1,446,297	\$1,319,234	9.63%
Avg SP to OLP Ratio	98.4%	101.1%	-2.66%
Ratio of Avg SP to Avg OLP	97.7%	99.9%	-2.21%
Attached Avg Sold Price	\$655,691	\$646,953	1.35%
Detached Avg Sold Price	\$1,794,591	\$1,706,577	5.16%
Attached Units Sold	235	267	-11.99%
Detached Units Sold	511	496	3.02%

Financing (Sold)

Assumption	3
Cash	252
Conventional	443
FHA	8
Other	17
Owner	0
VA	15

Days on Market (Sold)

0	63
1 to 10	314
11 to 20	95
21 to 30	56
31 to 60	97
61 to 90	50
91 to 120	24
121 to 180	23
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	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	4	0	0	0
\$150K to \$199,999	0	0	0	0	0	0	10	0	0	5
\$200K to \$299,999	0	1	0	0	0	0	54	0	2	22
\$300K to \$399,999	0	3	0	0	1	0	41	0	1	13
\$400K to \$499,999	0	0	0	0	0	0	19	0	0	7
\$500K to \$599,999	0	0	0	0	0	0	14	0	0	2
\$600K to \$799,999	0	1	3	3	2	1	26	1	0	5
\$800K to \$999,999	1	0	17	5	25	1	6	11	2	7
\$1M to \$2,499,999	7	0	52	10	329	17	14	89	15	6
\$2.5M to \$4,999,999	1	0	0	0	62	0	5	39	0	0
\$5,000,000+	0	0	0	0	11	0	0	12	0	0
Total	9	5	72	18	430	19	193	152	20	67
Avg Sold Price	\$1,335,888	\$386,700	\$1,169,989	\$1,117,309	\$1,908,776	\$1,364,814	\$549,797			
Prev Year - Avg Sold Price	\$982,000	\$675,000	\$1,181,246	\$1,242,334	\$1,804,242	\$1,402,777	\$498,535			
Avg Sold % Change	36.04%	-42.71%	-0.95%	-10.06%	5.79%	-2.71%	10.28%			
Prev Year - # of Solds	5	1	71	19	420	28	219			

September 2025

Bethesda, MD

202.262.1261
lenore.rubino@wfp.com
lenorerubino.com**New Listings****133****↑98.5%**from Aug 2025:
67**↑70.5%**from Sep 2024:
78

YTD	2025	2024	+/-
	1,194	977	22.2%

5-year Sep average: **122****New Pendings****86****↑26.5%**from Aug 2025:
68**↓-3.4%**from Sep 2024:
89

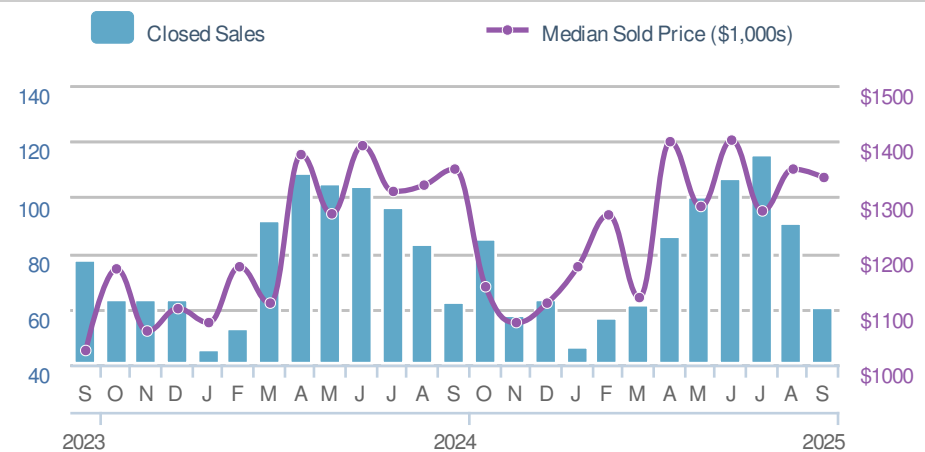
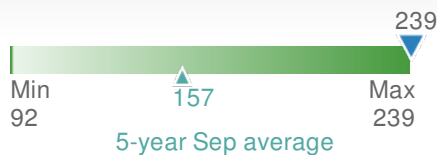
YTD	2025	2024	+/-
	793	791	0.3%

5-year Sep average: **95****Closed Sales****60****↓-33.3%**from Aug 2025:
90**↓-3.2%**from Sep 2024:
62

YTD	2025	2024	+/-
	746	763	-2.2%

5-year Sep average: **79****Median Sold Price****\$1,335,000****↓-1.1%**from Aug 2025:
\$1,350,000**↓-1.1%**from Sep 2024:
\$1,350,000

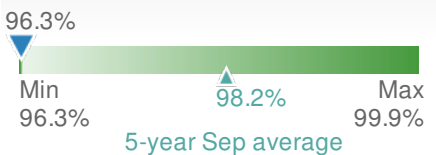
YTD	2025	2024	+/-
	\$1,314,500	\$1,292,500	1.7%

5-year Sep average: **\$1,117,100****Active Listings****239**

Aug 2025	Sep 2024
197	119

Avg DOM**40**

Aug 2025	Sep 2024	YTD
28	16	24

Avg Sold to OLP Ratio**96.3%**

Aug 2025	Sep 2024	YTD
96.2%	99.9%	98.4%

January thru October 2025 YTD

Bethesda, MD

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	2025	2024	% Change
Sold Dollar Volume	\$1,204,568,352	\$1,110,340,137	8.49%
Avg Sold Price	\$1,408,480	\$1,317,412	6.91%
Median Sold Price	\$1,299,000	\$1,274,000	1.96%
Units Sold	849	854	-0.59%
Avg Days on Market	26	20	30.00%
Avg List Price for Solds	\$1,418,808	\$1,302,098	8.96%
Avg SP to OLP Ratio	98.3%	100.9%	-2.65%
Ratio of Avg SP to Avg OLP	97.8%	99.9%	-2.15%
Attached Avg Sold Price	\$664,798	\$645,498	2.99%
Detached Avg Sold Price	\$1,772,492	\$1,695,209	4.56%
Attached Units Sold	279	307	-9.12%
Detached Units Sold	570	547	4.20%

Financing (Sold)

Assumption	3
Cash	297
Conventional	499
FHA	8
Other	19
Owner	0
VA	15

Days on Market (Sold)

0	69
1 to 10	351
11 to 20	109
21 to 30	66
31 to 60	107
61 to 90	57
91 to 120	34
121 to 180	29
181 to 360	23
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	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	4	0	0	2
\$150K to \$199,999	0	0	0	0	0	0	16	0	0	8
\$200K to \$299,999	0	2	0	0	0	0	58	0	0	24
\$300K to \$399,999	0	3	0	1	1	0	52	0	0	17
\$400K to \$499,999	0	0	0	0	0	0	25	0	0	5
\$500K to \$599,999	0	0	0	0	0	0	14	0	0	2
\$600K to \$799,999	0	1	3	3	2	2	29	2	1	6
\$800K to \$999,999	3	0	20	6	29	1	6	13	2	6
\$1M to \$2,499,999	7	0	58	14	368	20	17	80	16	2
\$2.5M to \$4,999,999	1	0	0	0	67	0	5	34	0	1
\$5,000,000+	0	0	0	0	11	0	0	8	0	0
Total	11	6	81	24	478	23	226	137	19	73
Avg Sold Price	\$1,263,454	\$358,083	\$1,172,990	\$1,196,684	\$1,885,796	\$1,391,998	\$542,451			
Prev Year - Avg Sold Price	\$961,071	\$675,000	\$1,170,160	\$1,248,296	\$1,795,194	\$1,401,225	\$500,969			
Avg Sold % Change	31.46%	-46.95%	0.24%	-4.13%	5.05%	-0.66%	8.28%			
Prev Year - # of Solds	7	1	78	23	462	30	253			

October 2025

Bethesda, MD


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 **-26.3%**
 from Sep 2025:
133

 **40.0%**
 from Oct 2024:
70

YTD	2025	2024	+/-
	1,322	1,069	23.7%


5-year Oct average: **92****New Pendings****101**


 **17.4%**
 from Sep 2025:
86

 **53.0%**
 from Oct 2024:
66

YTD	2025	2024	+/-
	895	861	3.9%


5-year Oct average: **86****Closed Sales****101**


 **68.3%**
 from Sep 2025:
60

 **18.8%**
 from Oct 2024:
85

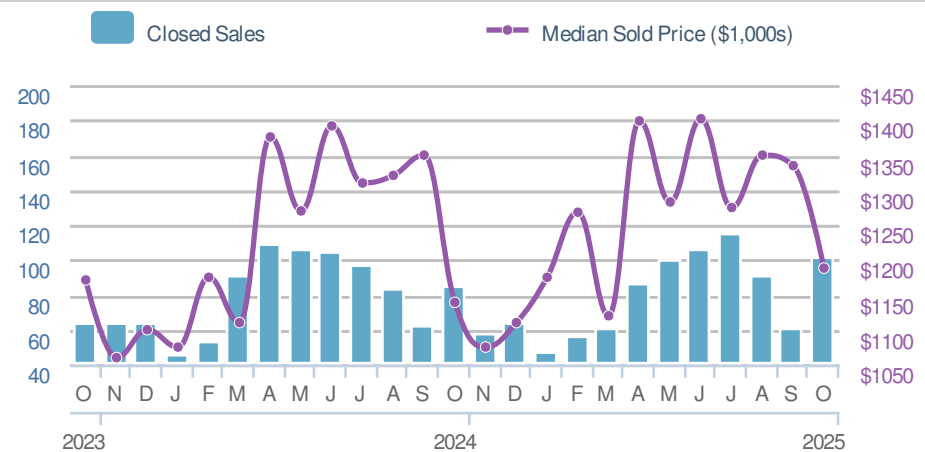
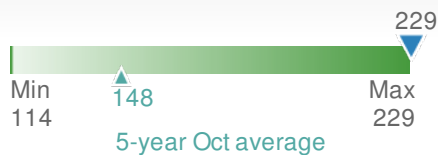
YTD	2025	2024	+/-
	849	854	-0.6%

5-year Oct average: **90****Median Sold Price****\$1,188,000**

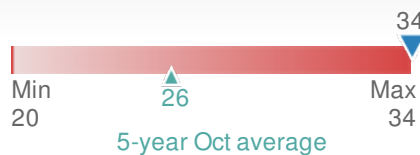
 **-11.0%**
 from Sep 2025:
\$1,335,000

 **4.3%**
 from Oct 2024:
\$1,139,000

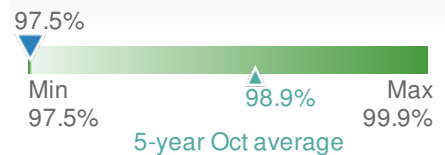
YTD	2025	2024	+/-
	\$1,299,000	\$1,274,000	2.0%

5-year Oct average: **\$1,123,700****Active Listings****229**

Sep 2025	Oct 2024
239	114

Avg DOM**34**

Sep 2025	Oct 2024	YTD
40	25	26

Avg Sold to OLP Ratio**97.5%**

Sep 2025	Oct 2024	YTD
96.3%	99.9%	98.3%

January thru November 2025 YTD

Bethesda, MD

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	2025	2024	% Change
Sold Dollar Volume	\$1,343,771,250	\$1,180,229,903	13.86%
Avg Sold Price	\$1,418,342	\$1,306,874	8.53%
Median Sold Price	\$1,300,000	\$1,265,000	2.77%
Units Sold	939	914	2.74%
Avg Days on Market	27	20	35.00%
Avg List Price for Solds	\$1,431,066	\$1,293,077	10.67%
Avg SP to OLP Ratio	98.0%	100.8%	-2.75%
Ratio of Avg SP to Avg OLP	97.5%	99.8%	-2.28%
Attached Avg Sold Price	\$664,334	\$643,583	3.22%
Detached Avg Sold Price	\$1,779,315	\$1,684,106	5.65%
Attached Units Sold	304	331	-8.16%
Detached Units Sold	635	583	8.92%

Financing (Sold)

Assumption	3
Cash	328
Conventional	550
FHA	9
Other	22
Owner	0
VA	17

Days on Market (Sold)

0	76
1 to 10	376
11 to 20	124
21 to 30	76
31 to 60	118
61 to 90	63
91 to 120	37
121 to 180	35
181 to 360	30
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	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	4	0	0	3
\$150K to \$199,999	0	0	0	0	0	0	18	0	0	6
\$200K to \$299,999	0	2	0	0	0	0	62	0	0	18
\$300K to \$399,999	0	3	0	1	1	0	55	0	0	12
\$400K to \$499,999	0	0	0	0	0	0	28	0	0	2
\$500K to \$599,999	0	0	0	0	0	0	16	0	0	2
\$600K to \$799,999	0	1	5	4	2	2	30	0	1	5
\$800K to \$999,999	4	0	26	9	30	2	6	11	2	4
\$1M to \$2,499,999	7	0	60	14	408	21	21	59	14	2
\$2.5M to \$4,999,999	1	0	0	0	79	0	5	28	0	1
\$5,000,000+	0	0	0	0	12	0	0	9	0	0
Total	12	6	91	28	532	25	245	107	17	55
Avg Sold Price	\$1,236,500	\$358,083	\$1,146,617	\$1,150,193	\$1,899,784	\$1,405,838	\$540,644			
Prev Year - Avg Sold Price	\$961,071	\$704,700	\$1,168,647	\$1,230,992	\$1,782,599	\$1,431,930	\$499,089			
Avg Sold % Change	28.66%	-49.19%	-1.89%	-6.56%	6.57%	-1.82%	8.33%			
Prev Year - # of Solds	7	2	84	24	492	32	273			

November 2025



Bethesda, MD

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 **-60.2%**  **-20.4%**
 from Oct 2025: 98 from Nov 2024: 49



YTD	2025	2024	+/-
	1,391	1,137	22.3%

5-year Nov average: **62****New Pendings****78**

 **-22.8%**  **2.6%**
 from Oct 2025: 101 from Nov 2024: 76



YTD	2025	2024	+/-
	983	939	4.7%

5-year Nov average: **74****Closed Sales****82**

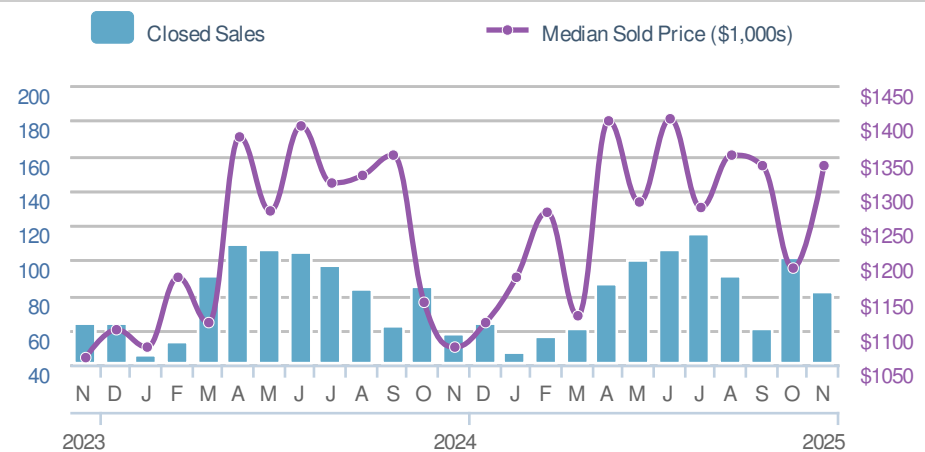
 **-18.8%**  **43.9%**
 from Oct 2025: 101 from Nov 2024: 57

YTD	2025	2024	+/-
	939	914	2.7%

5-year Nov average: **80****Median Sold Price****\$1,335,000**

 **12.4%**  **24.2%**
 from Oct 2025: \$1,188,000 from Nov 2024: \$1,075,000

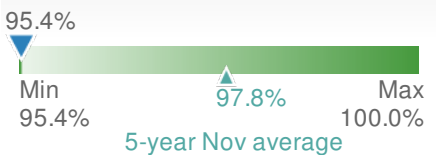
YTD	2025	2024	+/-
	\$1,300,000	\$1,265,000	2.8%

5-year Nov average: **\$1,085,000****Active Listings****179**

Oct 2025	Nov 2024
229	87

Avg DOM**40**

Oct 2025	Nov 2024	YTD
34	21	27

Avg Sold to OLP Ratio**95.4%**

Oct 2025	Nov 2024	YTD
97.5%	98.8%	98.0%

January thru December 2025 YTD

Bethesda, MD

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lenorerubino.com**Sold Summary**

	2025	2024	% Change
Sold Dollar Volume	\$1,452,269,881	\$1,273,837,403	14.01%
Avg Sold Price	\$1,404,702	\$1,313,555	6.94%
Median Sold Price	\$1,294,995	\$1,250,000	3.60%
Units Sold	1,024	980	4.49%
Avg Days on Market	27	21	28.57%
Avg List Price for Solds	\$1,418,232	\$1,301,519	8.97%
Avg SP to OLP Ratio	97.9%	100.6%	-2.72%
Ratio of Avg SP to Avg OLP	97.4%	99.6%	-2.21%
Attached Avg Sold Price	\$666,133	\$632,748	5.28%
Detached Avg Sold Price	\$1,770,213	\$1,700,873	4.08%
Attached Units Sold	339	355	-4.51%
Detached Units Sold	685	625	9.60%

Financing (Sold)

Assumption	3
Cash	356
Conventional	601
FHA	11
Other	24
Owner	0
VA	18

Days on Market (Sold)

0	79
1 to 10	403
11 to 20	137
21 to 30	80
31 to 60	130
61 to 90	73
91 to 120	45
121 to 180	40
181 to 360	33
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	4	0	0	4
\$150K to \$199,999	0	0	0	0	0	0	21	0	0	5
\$200K to \$299,999	0	2	0	0	0	0	68	1	0	17
\$300K to \$399,999	0	3	0	1	1	0	61	0	0	15
\$400K to \$499,999	0	0	0	0	0	0	30	0	1	3
\$500K to \$599,999	0	0	0	0	0	0	18	0	0	3
\$600K to \$799,999	1	1	6	4	2	3	34	1	0	1
\$800K to \$999,999	4	0	26	10	35	2	8	4	1	3
\$1M to \$2,499,999	7	0	65	17	439	23	23	35	10	1
\$2.5M to \$4,999,999	1	0	0	0	86	0	6	14	0	1
\$5,000,000+	0	0	0	0	12	0	0	8	0	0
Total	13	6	97	32	575	28	273	63	12	54
Avg Sold Price	\$1,199,230	\$358,083	\$1,139,578	\$1,149,861	\$1,889,508	\$1,386,641	\$542,304			
Prev Year - Avg Sold Price	\$961,071	\$704,700	\$1,170,026	\$1,193,724	\$1,800,161	\$1,412,257	\$492,022			
Avg Sold % Change	24.78%	-49.19%	-2.60%	-3.67%	4.96%	-1.81%	10.22%			
Prev Year - # of Solds	7	2	89	26	529	34	293			

December 2025

Bethesda, MD

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lenorerubino.com**New Listings****39**

↔ 0.0%

from Nov 2025:
39

↑ 69.6%

from Dec 2024:
23

YTD	2025	2024	+/-
	1,447	1,173	23.4%

5-year Dec average: **37****New Pendings****56**

↓ -28.2%

from Nov 2025:
78

↑ 93.1%

from Dec 2024:
29

YTD	2025	2024	+/-
	1,038	967	7.3%

5-year Dec average: **47****Closed Sales****84**

↑ 2.4%

from Nov 2025:
82

↑ 33.3%

from Dec 2024:
63

YTD	2025	2024	+/-
	1,024	980	4.5%

5-year Dec average: **76****Median Sold Price****\$1,094,950**

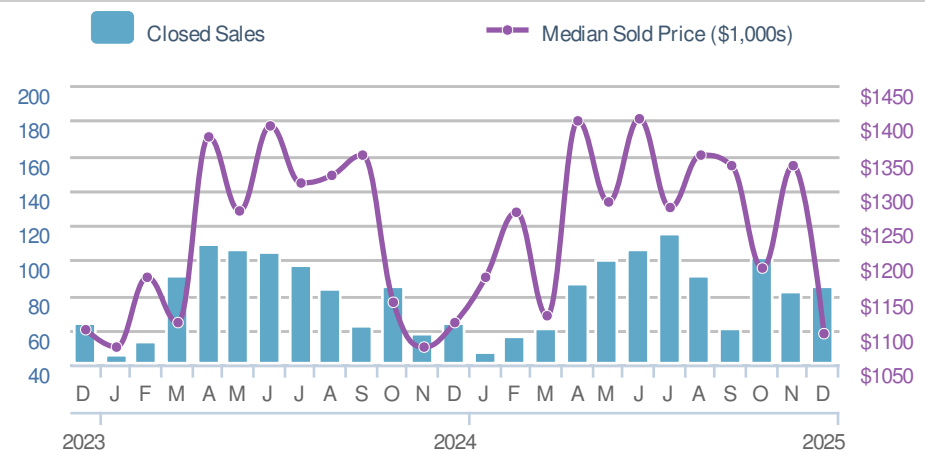
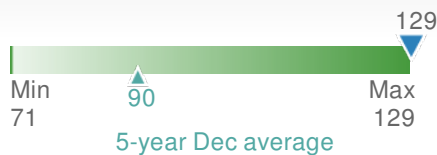
↓ -18.0%

from Nov 2025:
\$1,335,000

↓ -1.4%

from Dec 2024:
\$1,110,000

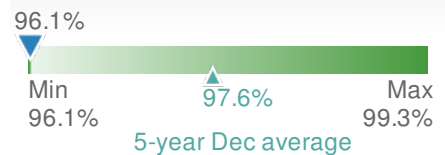
YTD	2025	2024	+/-
	\$1,294,995	\$1,250,000	3.6%

5-year Dec average: **\$1,085,190****Active Listings****129**

Nov 2025	Dec 2024
179	73

Avg DOM**35**

Nov 2025	Dec 2024	YTD
40	31	27

Avg Sold to OLP Ratio**96.1%**

Nov 2025	Dec 2024	YTD
95.4%	98.0%	97.9%