

January thru January 2025 YTD

Bethesda, MD

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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	
	Detached	Attached/TH	Detached	Attached/TH	Detached	Attached/TH	Attached		Detached	Attached/TH
< \$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			

January 2025

Bethesda, MD

New Listings		62
▲ 169.6%	from Dec 2024:	23
▲ 5.1%	from Jan 2024:	59
YTD 2025 2024 +/-		
62	59	5.1%
5-year Jan average: 76		

New Pending		56
▲ 93.1%	from Dec 2024:	29
▲ 16.7%	from Jan 2024:	48
YTD 2025 2024 +/-		
56	48	16.7%
5-year Jan average: 66		

Closed Sales		46
▼ -27.0%	from Dec 2024:	63
▲ 2.2%	from Jan 2024:	45
YTD 2025 2024 +/-		
46	45	2.2%
5-year Jan average: 51		

Median Sold Price		\$1,175,000
▲ 5.9%	from Dec 2024:	\$1,110,000
▲ 9.3%	from Jan 2024:	\$1,075,000
YTD 2025 2024 +/-		
\$1,175,000	\$1,075,000	9.3%
5-year Jan average: \$983,500		



Active Listings		89
Min 72	89	Max 144
72	93	144
5-year Jan average		
Dec 2024 73	Jan 2024 82	

Avg DOM		29
Min 22	29	Max 55
22	38	55
5-year Jan average		
Dec 2024 31	Jan 2024 55	YTD 29

Avg Sold to OLP Ratio		98.9%
Min 95.2%	98.9%	Max 99.8%
95.2%	98.2%	99.8%
5-year Jan average		
Dec 2024 98.0%	Jan 2024 97.6%	YTD 98.9%

January thru February 2025 YTD

Bethesda, MD

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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	
	Detached	Attached/TH	Detached	Attached/TH	Detached	Attached/TH	Attached		Detached	Attached/TH
< \$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			

February 2025

Bethesda, MD

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New Listings	95
▲ 53.2% from Jan 2025: 62	▼ -10.4% from Feb 2024: 106
YTD 2025 172	2024 175 +/- -1.7%
5-year Feb average: 99	

New Pendencies	61
▲ 8.9% from Jan 2025: 56	▼ -29.1% from Feb 2024: 86
YTD 2025 118	2024 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 103	2024 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 \$1,200,000	2024 \$1,175,000 +/- 2.1%
5-year Feb average: \$1,108,580	



Active Listings	133
Min 71	107
Max 152	133
5-year Feb average	

Avg DOM	28
Min 21	28
Max 43	33
5-year Feb average	

Avg Sold to OLP Ratio	98.8%
Min 98.4%	98.8%
Max 101.7%	99.6%
5-year Feb average	

January thru March 2025 YTD

Bethesda, MD

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	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

	Residential						Condo/Coop	Active Listings		
	2 or Less BR		3 BR		4 or More BR			All	Residential	
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	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	2	0	0	0
\$150K to \$199,999	0	0	0	0	0	0	6	0	0	2
\$200K to \$299,999	0	1	0	0	0	0	16	0	0	11
\$300K to \$399,999	0	0	0	0	0	0	17	0	0	10
\$400K to \$499,999	0	0	0	0	0	0	6	0	0	6
\$500K to \$599,999	0	0	0	0	0	0	7	0	0	2
\$600K to \$799,999	0	0	0	2	0	0	5	0	1	1
\$800K to \$999,999	0	0	2	0	4	0	1	6	3	1
\$1M to \$2,499,999	3	0	8	0	61	3	4	62	4	5
\$2.5M to \$4,999,999	0	0	0	0	13	0	1	32	0	2
\$5,000,000+	0	0	0	0	4	0	0	9	0	0
Total	3	1	10	2	82	3	65	109	8	40
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			

March 2025

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New Listings	96
 1.1%	 -11.1%
from Feb 2025: 95	from Mar 2024: 108
YTD 2025 297	2024 303 +/- -2.0%
5-year Mar average: 127	

New Pendencies	86
 41.0%	 -19.6%
from Feb 2025: 61	from Mar 2024: 107
YTD 2025 209	2024 244 +/- -14.3%
5-year Mar average: 112	

Closed Sales	61
 8.9%	 -33.0%
from Feb 2025: 56	from Mar 2024: 91
YTD 2025 166	2024 192 +/- -13.5%
5-year Mar average: 90	

Median Sold Price	\$1,120,000
 -11.7%	 0.9%
from Feb 2025: \$1,268,000	from Mar 2024: \$1,110,500
YTD 2025 \$1,175,000 2024 \$1,123,750 +/- 4.6%	
5-year Mar average: \$1,094,888	



Active Listings	157
 157	
Min 82	116
5-year Mar average	
Feb 2025 133	Mar 2024 103

Avg DOM	35
 35	
Min 16	26
5-year Mar average	
Feb 2025 28	Mar 2024 16
YTD 30	

Avg Sold to OLP Ratio	100.3%
 100.3%	
Min 100.3%	102.0%
5-year Mar average	
Feb 2025 98.8%	Mar 2024 102.3%
YTD 99.4%	

January thru April 2025 YTD

Bethesda, MD

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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

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

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New Listings	137
▲ 42.7% from Mar 2025: 96	▲ 10.5% from Apr 2024: 124
YTD 2025 486	2024 457 +/- 6.3%
5-year Apr average: 154	

New Pendencies	100
▲ 16.3% from Mar 2025: 86	▼ -7.4% from Apr 2024: 108
YTD 2025 313	2024 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 257	2024 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 \$1,300,000 2024 \$1,200,000 +/- 8.3%	
5-year Apr average: \$1,291,050	



Active Listings	214
Min 100	142
5-year Apr average	
Mar 2025 157	Apr 2024 127

Avg DOM	19
Min 13	18
5-year Apr average	
Mar 2025 35	Apr 2024 17
YTD 26	

Avg Sold to OLP Ratio	100.3%
Min 100.3%	102.9%
5-year Apr average	
Mar 2025 100.3%	Apr 2024 102.8%
YTD 99.7%	

January thru May 2025 YTD

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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%

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

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	
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	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	6	0	0	6
\$200K to \$299,999	0	1	0	0	0	0	29	0	1	13
\$300K to \$399,999	0	1	0	0	0	0	25	0	0	12
\$400K to \$499,999	0	0	0	0	0	0	10	0	0	9
\$500K to \$599,999	0	0	0	0	0	0	11	0	0	2
\$600K to \$799,999	0	1	0	2	2	0	13	0	0	6
\$800K to \$999,999	0	0	9	3	8	1	3	9	2	2
\$1M to \$2,499,999	4	0	23	4	151	7	7	99	7	5
\$2.5M to \$4,999,999	0	0	0	0	25	0	2	32	0	1
\$5,000,000+	0	0	0	0	8	0	0	10	0	0
Total	4	3	32	9	194	8	109	150	10	56
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			

May 2025

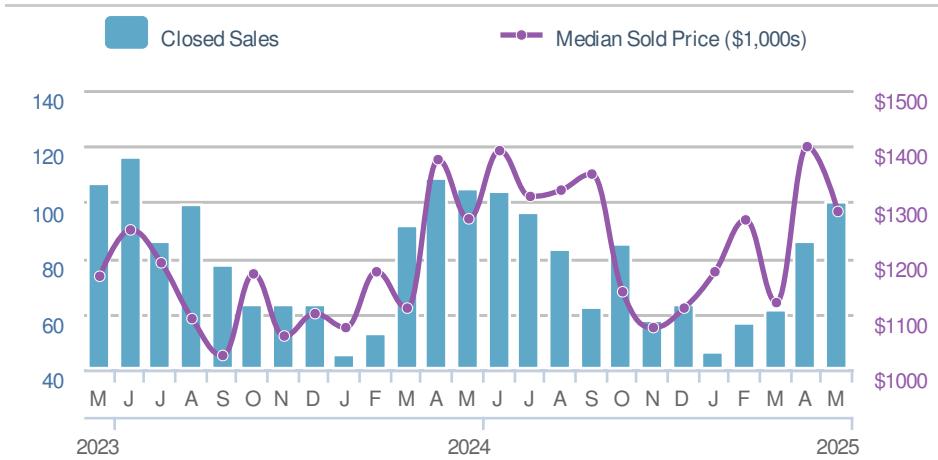
Bethesda, MD

New Listings	119
⬇️ -13.1% from Apr 2025: 137	⬆️ 25.3% from May 2024: 95
YTD 2025 2025 646	2024 2024 574 +/- 12.5%
5-year May average: 139	

New Pensions	115
⬆️ 15.0% from Apr 2025: 100	⬆️ 13.9% from May 2024: 101
YTD 2025 2025 434	2024 2024 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 2025 359	2024 2024 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 2025 \$1,294,990	2024 2024 \$1,242,500 +/- 4.2%
5-year May average: \$1,206,400	



Active Listings	216
Min 88	140
Max 216	216
5-year May average	
Apr 2025 214	May 2024 119

Avg DOM	16
Min 13	18
Max 26	26
5-year May average	
Apr 2025 19	May 2024 17
YTD 23	

Avg Sold to OLP Ratio	99.6%
Min 99.6%	103.0%
Max 107.1%	107.1%
5-year May average	
Apr 2025 100.3%	May 2024 103.0%
YTD 99.7%	

January thru June 2025 YTD

Bethesda, MD

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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

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

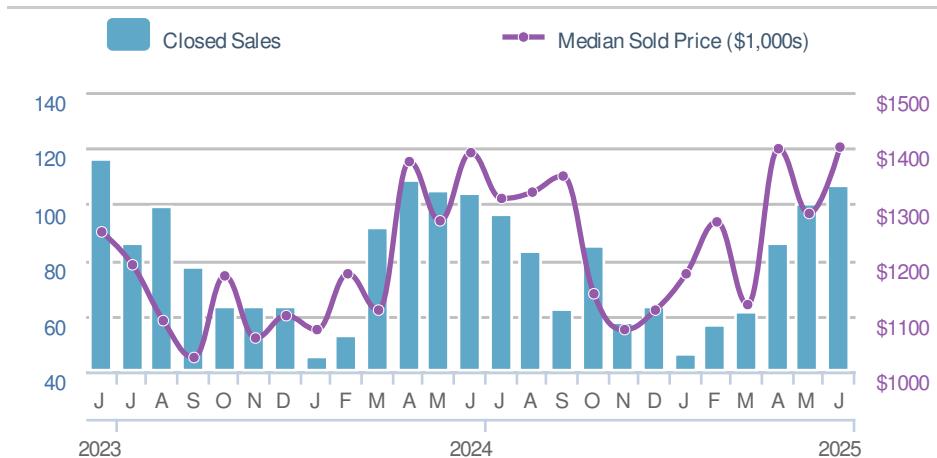
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New Listings	114
↓-4.2% from May 2025: 119	↑40.7% from Jun 2024: 81
YTD 2025 795	2024 679
+/- 17.1%	
5-year Jun average: 135	

New Pendlings	107
↓-7.0% from May 2025: 115	↑12.6% from Jun 2024: 95
YTD 2025 545	2024 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 469	2024 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 \$1,320,000	2024 \$1,274,000
+/- 3.6%	
5-year Jun average: \$1,216,125	



Active Listings	217
Min 100	151
Max 217	217
5-year Jun average	
May 2025 216	Jun 2024 105

Avg DOM	20
Min 19	20
Max 20	20
5-year Jun average	
May 2025 16	Jun 2024 20
YTD 22	

Avg Sold to OLP Ratio	97.8%
Min 97.8%	97.8%
Max 103.7%	103.7%
5-year Jun average	
May 2025 99.6%	Jun 2024 100.4%
YTD 99.2%	

January thru July 2025 YTD

Bethesda, MD

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	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

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

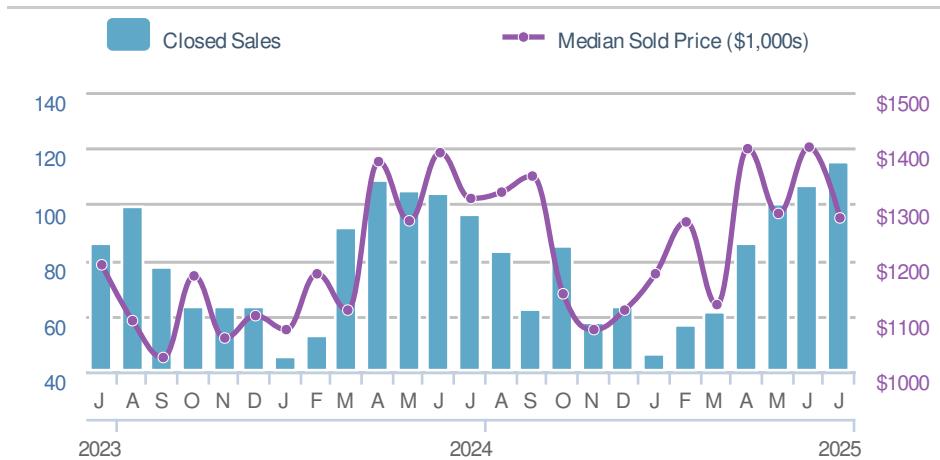
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New Listings	87	
⬇️ -23.7%	⬆️ 10.1%	
from Jun 2025: 114	from Jul 2024: 79	
YTD 2025 2024 +/-		
919	781	17.7%
5-year Jul average: 108		

New Pensions	89	
⬇️ -16.8%	⬆️ 34.8%	
from Jun 2025: 107	from Jul 2024: 66	
YTD 2025 2024 +/-		
637	630	1.1%
5-year Jul average: 93		

Closed Sales	115	
⬆️ 8.5%	⬆️ 19.8%	
from Jun 2025: 106	from Jul 2024: 96	
YTD 2025 2024 +/-		
587	614	-4.4%
5-year Jul average: 113		

Median Sold Price	\$1,275,000	
⬇️ -9.1%	⬇️ -2.7%	
from Jun 2025: \$1,402,500	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
Min 79	142
Max 201	201
5-year Jul average	
Jun 2025 217	Jul 2024 113

Avg DOM	24
Min 19	21
Max 24	24
5-year Jul average	
Jun 2025 20	Jul 2024 19
YTD 23	

Avg Sold to OLP Ratio	97.4%
Min 97.4%	100.2%
Max 101.6%	101.6%
5-year Jul average	
Jun 2025 97.8%	Jul 2024 99.8%
YTD 98.9%	

January thru August 2025 YTD

Bethesda, MD

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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%

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	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

Sold Detail

Active Detail

	Residential						Condo/Coop	Active Listings		
	2 or Less BR		3 BR		4 or More BR			All	Residential	
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	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	45	0	2	24
\$300K to \$399,999	0	3	0	0	0	0	40	0	1	13
\$400K to \$499,999	0	0	0	0	0	0	19	0	0	9
\$500K to \$599,999	0	0	0	0	0	0	14	0	0	2
\$600K to \$799,999	0	1	3	2	2	1	25	1	0	5
\$800K to \$999,999	1	0	17	4	23	1	5	4	2	2
\$1M to \$2,499,999	7	0	47	8	309	13	14	69	12	4
\$2.5M to \$4,999,999	0	0	0	0	50	0	5	34	0	0
\$5,000,000+	0	0	0	0	11	0	0	8	0	0
Total	8	5	67	14	395	15	179	116	17	64
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			

August 2025

Bethesda, MD

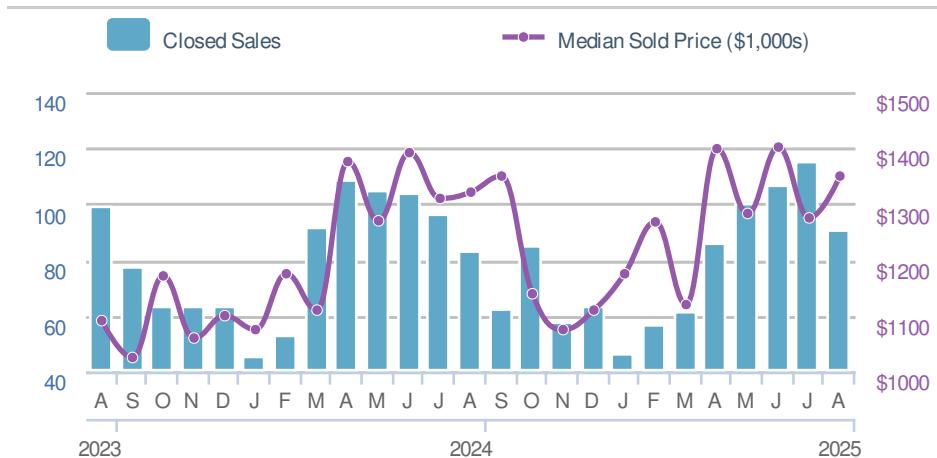
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New Listings	67	
⬇️ -23.0%	⬆️ 11.7%	
from Jul 2025: 87	from Aug 2024: 60	
YTD 2025 2024 +/-		
1,010	872	15.8%
5-year Aug average: 85		

New Pendlings	68	
⬇️ -23.6%	⬆️ 4.6%	
from Jul 2025: 89	from Aug 2024: 65	
YTD 2025 2024 +/-		
707	699	1.1%
5-year Aug average: 84		

Closed Sales	90	
⬇️ -21.7%	⬆️ 8.4%	
from Jul 2025: 115	from Aug 2024: 83	
YTD 2025 2024 +/-		
683	699	-2.3%
5-year Aug average: 105		

Median Sold Price	\$1,350,000	
⬆️ 5.9%	⬆️ 2.2%	
from Jul 2025: \$1,275,000	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	
Min 76	137	Max 197
5-year Aug average		
Jul 2025	Aug 2024	
201	116	

Avg DOM	28	
Min 16	20	Max 28
5-year Aug average		
Jul 2025	Aug 2024	YTD 23
24	19	23

Avg Sold to OLP Ratio	96.2%	
Min 96.2%	99.2%	Max 100.9%
5-year Aug average		
Jul 2025	Aug 2024	YTD 98.6%
97.4%	98.9%	98.6%

January thru September 2025 YTD

Bethesda, MD

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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

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

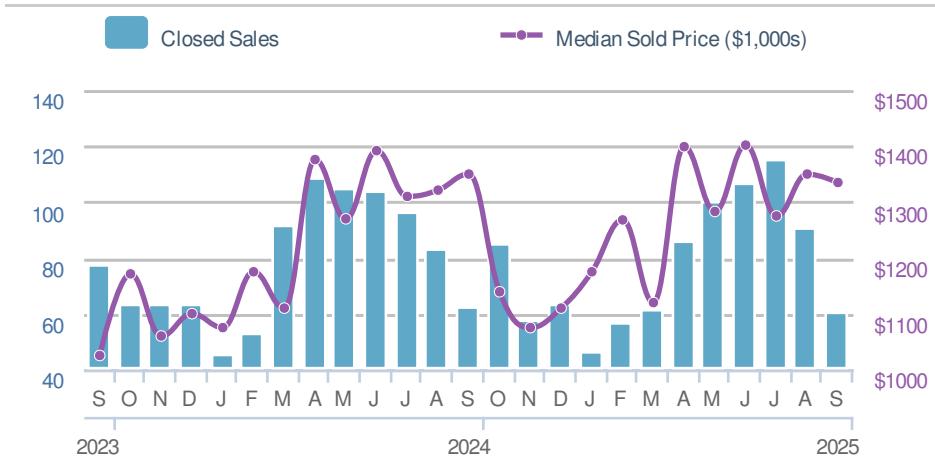
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New Listings	133
▲ 98.5% from Aug 2025: 67	▲ 70.5% from Sep 2024: 78
YTD 2025 2024 +/- 1,194 977 22.2%	
5-year Sep average: 122	

New Pendencies	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
Min 92	157
Max 239	239
5-year Sep average	
Aug 2025 197	Sep 2024 119

Avg DOM	40
Min 16	27
Max 40	40
5-year Sep average	
Aug 2025 28	Sep 2024 16
YTD 24	

Avg Sold to OLP Ratio	96.3%
Min 96.3%	98.2%
Max 99.9%	99.9%
5-year Sep average	
Aug 2025 96.2%	Sep 2024 99.9%
YTD 98.4%	

January thru October 2025 YTD

Bethesda, MD

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Sold Summary

	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

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

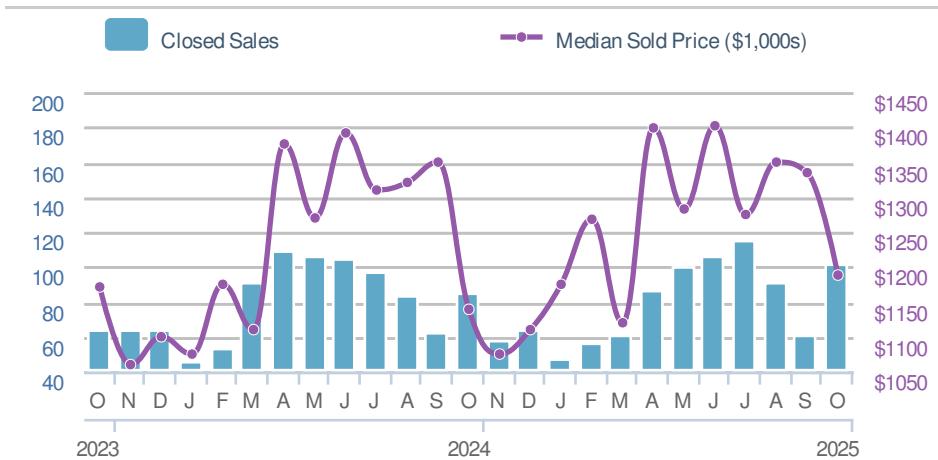
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New Listings	98	
↓ -26.3%	↑ 40.0%	
from Sep 2025: 133	from Oct 2024: 70	
YTD 2025 2024 +/-		
1,322	1,069	23.7%
5-year Oct average: 92		

New Pendlings	101	
↑ 17.4%	↑ 53.0%	
from Sep 2025: 86	from Oct 2024: 66	
YTD 2025 2024 +/-		
895	861	3.9%
5-year Oct average: 86		

Closed Sales	101	
↑ 68.3%	↑ 18.8%	
from Sep 2025: 60	from Oct 2024: 85	
YTD 2025 2024 +/-		
849	854	-0.6%
5-year Oct average: 90		

Median Sold Price	\$1,188,000	
↓ -11.0%	↑ 4.3%	
from Sep 2025: \$1,335,000	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
Min 114	148
5-year Oct average	
Sep 2025 239	Oct 2024 114

Avg DOM	34
Min 20	26
5-year Oct average	
Sep 2025 40	Oct 2024 25

Avg Sold to OLP Ratio	97.5%
Min 97.5%	98.9%
5-year Oct average	
Sep 2025 96.3%	Oct 2024 99.9%

January thru November 2025 YTD

Bethesda, MD

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Sold Summary

	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%

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	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

Sold Detail

Active Detail

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

New Listings

39

-60.2%

from Oct 2025:
98

-20.4%

from Nov 2024:
49YTD 2025 2024 +/-
1,391 1,137 22.3%

5-year Nov average: 62

Median Sold Price

\$1,335,000

12.4%

from Oct 2025:
\$1,188,000

24.2%

from Nov 2024:
\$1,075,000YTD 2025 2024 +/-
\$1,300,000 \$1,265,000 2.8%

5-year Nov average: \$1,085,000

Active Listings

179



Oct 2025 229 Nov 2024 87

New Pensions

78

-22.8%

from Oct 2025:
101

2.6%

from Nov 2024:
76

YTD

2025

2024

+/-

983

939

4.7%

5-year Nov average: 74

Closed Sales

82

-18.8%

from Oct 2025:
101

43.9%

from Nov 2024:
57

YTD

2025

2024

+/-

939

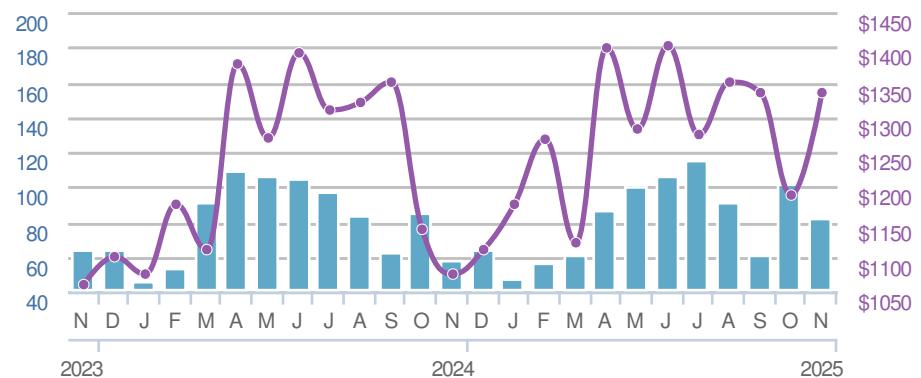
914

2.7%

5-year Nov average: 80

Closed Sales

Median Sold Price (\$1,000s)



Avg DOM

40

Min 21

30

Max 40

5-year Nov average

Oct 2025 34 Nov 2024 21 YTD 27

Avg Sold to OLP Ratio

95.4%

Min 95.4%

97.8%

Max 100.0%

5-year Nov average

Oct 2025 97.5% Nov 2024 98.8% YTD 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

	Residential						Condo/Coop	Active Listings		
	2 or Less BR		3 BR		4 or More BR			All	Residential	
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	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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New Listings	39	
↔ 0.0%	↑ 69.6%	
from Nov 2025: 39	from Dec 2024: 23	
YTD 2025 2024 +/-		
1,447	1,173	23.4%
5-year Dec average: 37		

New Pendlings	56	
↓ -28.2%	↑ 93.1%	
from Nov 2025: 78	from Dec 2024: 29	
YTD 2025 2024 +/-		
1,038	967	7.3%
5-year Dec average: 47		

Closed Sales	84	
↑ 2.4%	↑ 33.3%	
from Nov 2025: 82	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%	↓ -1.4%	
from Nov 2025: \$1,335,000	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
Min 71	90
Max 129	129
5-year Dec average	
Nov 2025 179	Dec 2024 73

Avg DOM	35
Min 22	31
Max 39	35
5-year Dec average	
Nov 2025 40	Dec 2024 31
YTD 27	

Avg Sold to OLP Ratio	96.1%
Min 96.1%	97.6%
Max 99.3%	96.1%
5-year Dec average	
Nov 2025 95.4%	Dec 2024 98.0%
YTD 97.9%	