

**January thru January 2026 YTD**

Bethesda, MD

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**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**

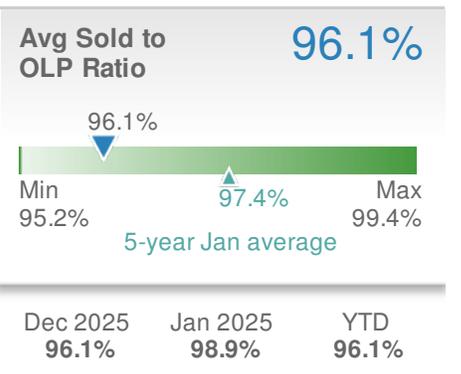
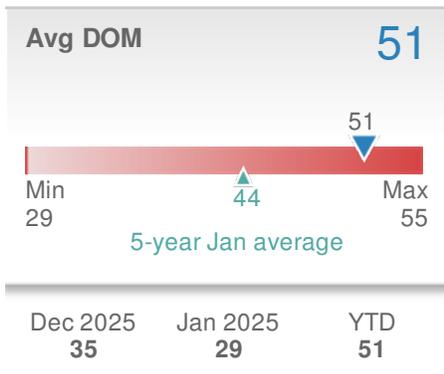
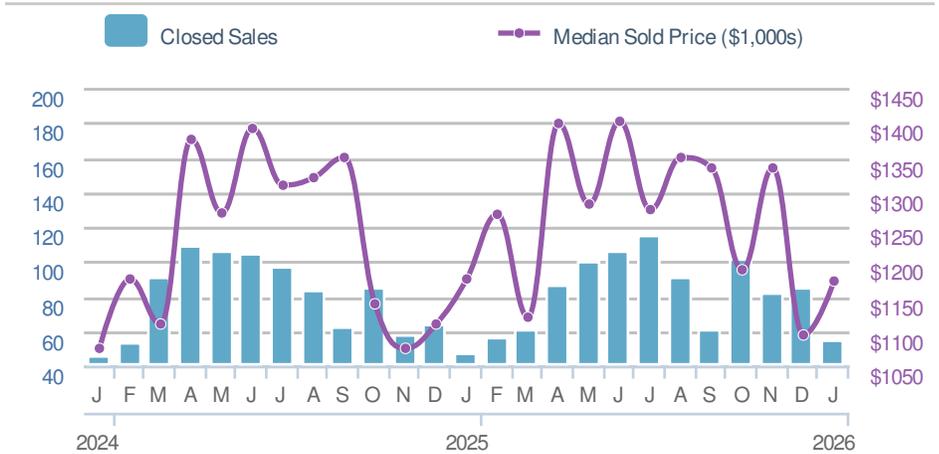
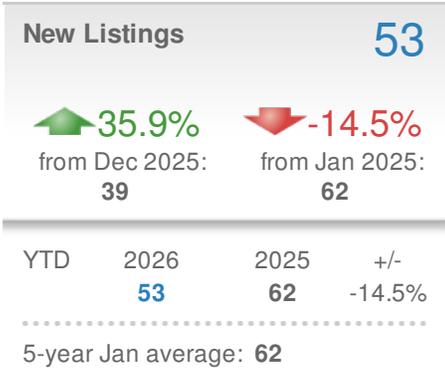
**Active Detail**

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	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
<b>Total</b>	<b>1</b>	<b>1</b>	<b>7</b>	<b>3</b>	<b>31</b>	<b>2</b>	<b>9</b>	<b>65</b>	<b>11</b>	<b>66</b>
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

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**January thru February 2026 YTD**

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**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:

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**Sold Detail**

**Active Detail**

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	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
<b>Total</b>	<b>2</b>	<b>1</b>	<b>8</b>	<b>6</b>	<b>61</b>	<b>6</b>	<b>18</b>	<b>70</b>	<b>14</b>	<b>77</b>
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			

## February 2026

Bethesda, MD

