

**January thru January 2024 YTD**  
Bethesda, MD

202.262.1261  
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**Sold Summary**

	2024	2023	% Change
Sold Dollar Volume	\$71,621,194	\$38,585,202	85.62%
Avg Sold Price	\$1,543,663	\$867,105	78.02%
Median Sold Price	\$1,075,000	\$812,500	32.31%
Units Sold	45	44	2.27%
Avg Days on Market	55	44	25.00%
Avg List Price for Solds	\$1,591,582	\$876,936	81.49%
Avg SP to OLP Ratio	97.6%	95.2%	2.56%
Ratio of Avg SP to Avg OLP	93.1%	94.8%	-1.77%
Attached Avg Sold Price	\$743,397	\$406,420	82.91%
Detached Avg Sold Price	\$2,380,305	\$1,287,730	84.85%
Attached Units Sold	23	21	9.52%
Detached Units Sold	22	23	-4.35%

**Financing (Sold)**

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

**Days on Market (Sold)**

0	0
1 to 10	19
11 to 20	5
21 to 30	3
31 to 60	6
61 to 90	4
91 to 120	1
121 to 180	4
181 to 360	1
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	0	0	0	0
\$150K to \$199,999	0	0	0	0	0	0	0	0	0	1
\$200K to \$299,999	0	0	0	0	0	0	6	0	0	11
\$300K to \$399,999	0	0	0	0	0	0	2	0	0	3
\$400K to \$499,999	0	0	0	0	0	0	2	0	0	1
\$500K to \$599,999	0	0	0	0	0	0	2	0	0	3
\$600K to \$799,999	0	0	0	0	0	0	5	1	0	3
\$800K to \$999,999	0	0	2	0	2	0	1	2	0	1
\$1M to \$2,499,999	0	0	1	1	11	1	2	31	5	3
\$2.5M to \$4,999,999	0	0	0	0	4	0	1	14	0	0
\$5,000,000+	0	0	0	0	2	0	0	3	0	0
Total	0	0	3	1	19	1	21	51	5	26
Avg Sold Price	\$0	\$0	\$994,166	\$1,575,000	\$2,599,169	\$1,540,000	\$665,864			
Prev Year - Avg Sold Price	\$0	\$195,000	\$1,025,000	\$0	\$1,327,139	\$1,615,318	\$353,921			
Avg Sold % Change	0.00%	0.00%	-3.01%	0.00%	95.85%	-4.66%	88.14%			
Prev Year - # of Solds	0	1	3	0	20	1	19			

**January 2024**

Bethesda, MD

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lenorerubino.com**New Listings****59****↑96.7%**from Dec 2023:  
**30****↓-6.3%**from Jan 2023:  
**63**

YTD	2024	2023	+/-
	<b>59</b>	<b>63</b>	-6.3%

5-year Jan average: **85****New Pendings****48****↑2.1%**from Dec 2023:  
**47****↓-23.8%**from Jan 2023:  
**63**

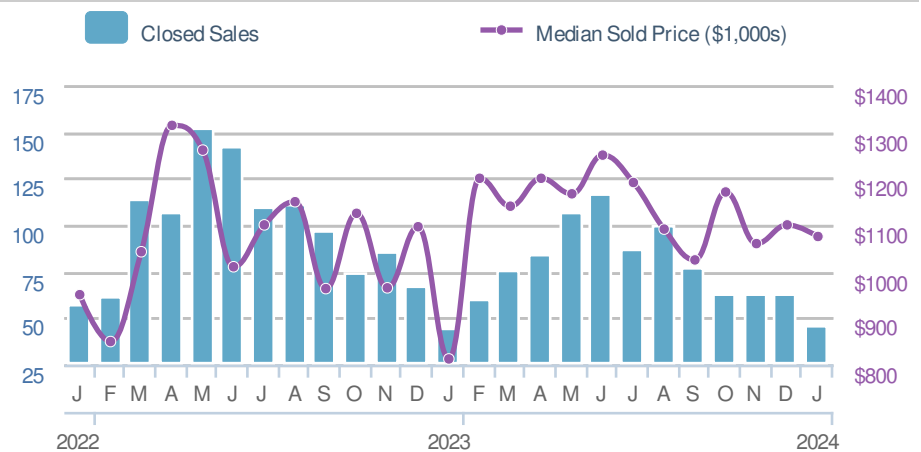
YTD	2024	2023	+/-
	<b>48</b>	<b>63</b>	-23.8%

5-year Jan average: **69****Closed Sales****45****↓-28.6%**from Dec 2023:  
**63****↑2.3%**from Jan 2023:  
**44**

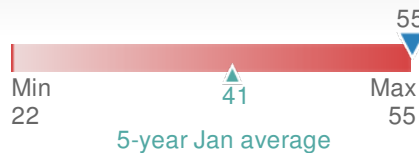
YTD	2024	2023	+/-
	<b>45</b>	<b>44</b>	2.3%

5-year Jan average: **54****Median Sold Price****\$1,075,000****↓-2.3%**from Dec 2023:  
**\$1,100,000****↑32.3%**from Jan 2023:  
**\$812,500**

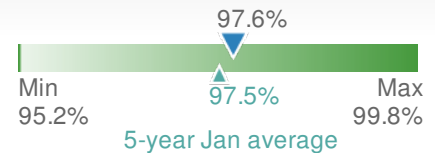
YTD	2024	2023	+/-
	<b>\$1,075,000</b>	<b>\$812,500</b>	32.3%

5-year Jan average: **\$921,000****Active Listings****82**

Dec 2023	Jan 2023
<b>71</b>	<b>72</b>

**Avg DOM****55**

Dec 2023	Jan 2023	YTD
<b>22</b>	<b>44</b>	<b>55</b>

**Avg Sold to OLP Ratio****97.6%**

Dec 2023	Jan 2023	YTD
<b>97.2%</b>	<b>95.2%</b>	<b>97.6%</b>

**January thru February 2024 YTD**  
Bethesda, MD

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Sold Summary

	2024	2023	% Change
Sold Dollar Volume	\$131,828,141	\$112,219,283	17.47%
Avg Sold Price	\$1,323,514	\$1,046,471	26.47%
Median Sold Price	\$1,175,000	\$975,000	20.51%
Units Sold	99	106	-6.60%
Avg Days on Market	36	37	-2.70%
Avg List Price for Solds	\$1,331,597	\$1,058,672	25.78%
Avg SP to OLP Ratio	99.9%	97.3%	2.59%
Ratio of Avg SP to Avg OLP	96.9%	96.4%	0.46%
Attached Avg Sold Price	\$689,396	\$520,378	32.48%
Detached Avg Sold Price	\$1,830,809	\$1,405,550	30.26%
Attached Units Sold	44	43	2.33%
Detached Units Sold	55	63	-12.70%

Financing (Sold)

Assumption	0
Cash	40
Conventional	53
FHA	0
Other	4
Owner	0
VA	2

Days on Market (Sold)

0	2
1 to 10	48
11 to 20	11
21 to 30	7
31 to 60	9
61 to 90	9
91 to 120	3
121 to 180	7
181 to 360	1
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	0	0	0	2
\$150K to \$199,999	0	0	0	0	0	0	2	0	0	2
\$200K to \$299,999	0	0	0	0	0	0	9	0	0	14
\$300K to \$399,999	0	0	0	0	0	0	7	0	0	3
\$400K to \$499,999	0	0	0	0	0	0	2	0	0	1
\$500K to \$599,999	0	0	0	0	0	0	4	0	0	0
\$600K to \$799,999	0	0	1	0	0	0	6	0	0	3
\$800K to \$999,999	0	0	3	2	6	1	3	5	1	2
\$1M to \$2,499,999	0	0	3	1	36	3	3	33	4	3
\$2.5M to \$4,999,999	0	0	0	0	4	0	1	19	0	0
\$5,000,000+	0	0	0	0	2	0	0	4	0	0
Total	0	0	7	3	48	4	37	61	5	30
Avg Sold Price	\$0	\$0	\$1,036,357	\$1,130,000	\$1,946,666	\$1,255,000	\$592,525			
Prev Year - Avg Sold Price	\$923,000	\$287,500	\$1,015,700	\$1,587,177	\$1,500,915	\$1,440,159	\$393,317			
Avg Sold % Change	0.00%	0.00%	2.03%	-28.80%	29.70%	-12.86%	50.65%			
Prev Year - # of Solds	2	2	10	3	51	2	36			

**February 2024**

Bethesda, MD

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↑ **79.7%**  
from Jan 2024:  
**59**

↑ **45.2%**  
from Feb 2023:  
**73**

YTD	2024	2023	+/-
	<b>175</b>	<b>150</b>	16.7%

5-year Feb average: **108****New Pendings****86**

↑ **79.2%**  
from Jan 2024:  
**48**

↑ **36.5%**  
from Feb 2023:  
**63**

YTD	2024	2023	+/-
	<b>134</b>	<b>126</b>	6.3%

5-year Feb average: **91****Closed Sales****53**

↑ **17.8%**  
from Jan 2024:  
**45**

↓ **-11.7%**  
from Feb 2023:  
**60**

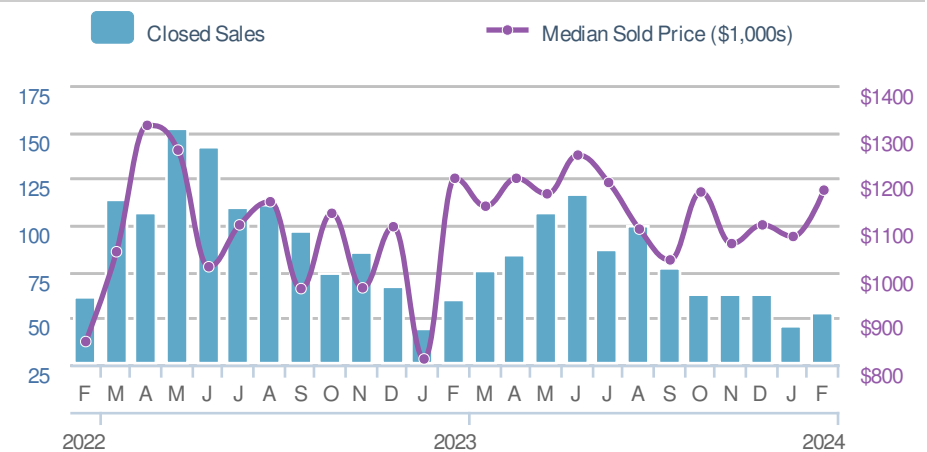
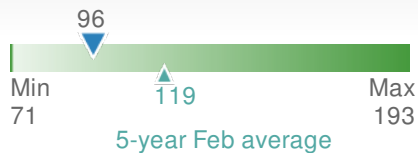
YTD	2024	2023	+/-
	<b>99</b>	<b>106</b>	-6.6%

5-year Feb average: **62****Median Sold Price****\$1,175,000**

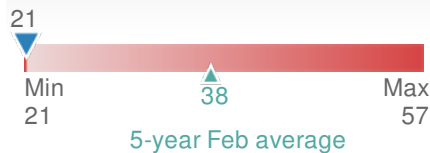
↑ **9.3%**  
from Jan 2024:  
**\$1,075,000**

↓ **-2.1%**  
from Feb 2023:  
**\$1,200,000**

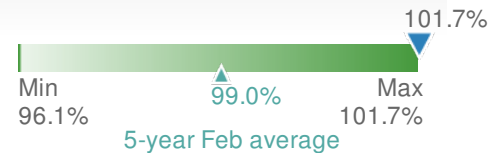
YTD	2024	2023	+/-
	<b>\$1,175,000</b>	<b>\$975,000</b>	20.5%

5-year Feb average: **\$1,025,480****Active Listings****96**

Jan 2024	Feb 2023
<b>82</b>	<b>82</b>

**Avg DOM****21**

Jan 2024	Feb 2023	YTD
<b>55</b>	<b>33</b>	<b>36</b>

**Avg Sold to OLP Ratio****101.7%**

Jan 2024	Feb 2023	YTD
<b>97.6%</b>	<b>98.9%</b>	<b>99.9%</b>

January thru March 2024 YTD  
Bethesda, MD

Sold Summary

	2024	2023	% Change
Sold Dollar Volume	\$241,566,438	\$206,665,793	16.89%
Avg Sold Price	\$1,268,556	\$1,135,903	11.68%
Median Sold Price	\$1,123,750	\$1,050,000	7.02%
Units Sold	192	183	4.92%
Avg Days on Market	26	33	-21.21%
Avg List Price for Solds	\$1,258,158	\$1,129,321	11.41%
Avg SP to OLP Ratio	101.1%	99.0%	2.07%
Ratio of Avg SP to Avg OLP	99.0%	98.8%	0.26%
Attached Avg Sold Price	\$636,419	\$669,679	-4.97%
Detached Avg Sold Price	\$1,720,083	\$1,445,306	19.01%
Attached Units Sold	80	73	9.59%
Detached Units Sold	112	110	1.82%

Financing (Sold)

Assumption	0
Cash	83
Conventional	95
FHA	0
Other	8
Owner	0
VA	5

Days on Market (Sold)

0	11
1 to 10	107
11 to 20	16
21 to 30	11
31 to 60	16
61 to 90	10
91 to 120	5
121 to 180	13
181 to 360	1
361 to 720	2
721+	0

Notes:

- SP = Sold Price
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- 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	2	0	0	0
\$150K to \$199,999	0	0	0	0	0	0	3	0	0	1
\$200K to \$299,999	0	0	0	0	0	0	23	0	0	11
\$300K to \$399,999	0	0	0	0	0	0	13	0	0	5
\$400K to \$499,999	0	0	0	0	0	0	2	0	0	1
\$500K to \$599,999	0	0	0	0	0	0	4	0	0	5
\$600K to \$799,999	0	0	1	0	1	0	9	0	0	2
\$800K to \$999,999	1	0	5	4	9	1	6	4	2	2
\$1M to \$2,499,999	1	0	9	1	72	7	4	38	4	3
\$2.5M to \$4,999,999	0	0	0	0	11	0	1	19	0	0
\$5,000,000+	0	0	0	0	2	0	0	6	0	0
Total	2	0	15	5	95	8	67	67	6	30
Avg Sold Price	\$1,105,000	\$0	\$1,110,766	\$1,051,000	\$1,829,240	\$1,460,325	\$507,103			
Prev Year - Avg Sold Price	\$870,250	\$284,667	\$1,043,757	\$1,386,201	\$1,542,251	\$1,268,425	\$508,113			
Avg Sold % Change	26.98%	0.00%	6.42%	-24.18%	18.61%	15.13%	-0.20%			
Prev Year - # of Solds	4	3	16	9	90	6	55			

**March 2024**

Bethesda, MD

**New Listings****108** **1.9%**from Feb 2024:  
**106** **-0.9%**from Mar 2023:  
**109**

YTD	2024	2023	+/-
	<b>303</b>	<b>272</b>	11.4%

5-year Mar average: **141****New Pendings****107** **24.4%**from Feb 2024:  
**86** **9.2%**from Mar 2023:  
**98**

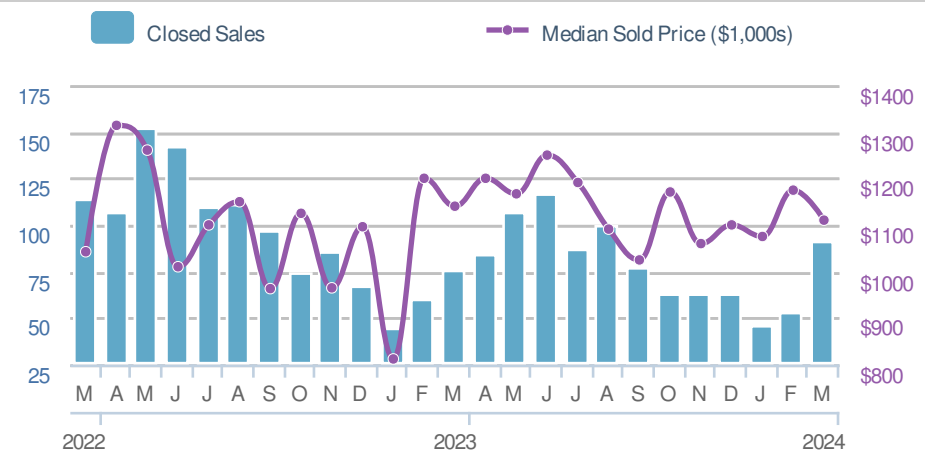
YTD	2024	2023	+/-
	<b>244</b>	<b>230</b>	6.1%

5-year Mar average: **116****Closed Sales****91** **71.7%**from Feb 2024:  
**53** **21.3%**from Mar 2023:  
**75**

YTD	2024	2023	+/-
	<b>192</b>	<b>183</b>	4.9%

5-year Mar average: **95****Median Sold Price****\$1,110,500** **-5.5%**from Feb 2024:  
**\$1,175,000** **-2.6%**from Mar 2023:  
**\$1,140,000**

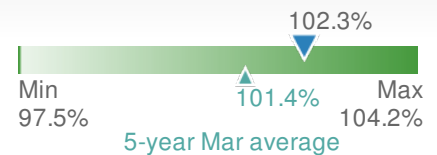
YTD	2024	2023	+/-
	<b>\$1,123,750</b>	<b>\$1,050,000</b>	7.0%

5-year Mar average: **\$1,038,288****Active Listings****103**

Feb 2024	Mar 2023
<b>96</b>	<b>91</b>

**Avg DOM****16**

Feb 2024	Mar 2023	YTD
<b>21</b>	<b>28</b>	<b>26</b>

**Avg Sold to OLP Ratio****102.3%**

Feb 2024	Mar 2023	YTD
<b>101.7%</b>	<b>101.4%</b>	<b>101.1%</b>

**January thru April 2024 YTD**  
Bethesda, MD

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Sold Summary

	2024	2023	% Change
Sold Dollar Volume	\$388,892,537	\$326,700,819	19.04%
Avg Sold Price	\$1,312,902	\$1,226,444	7.05%
Median Sold Price	\$1,200,000	\$1,101,000	8.99%
Units Sold	301	269	11.90%
Avg Days on Market	23	27	-14.81%
Avg List Price for Solds	\$1,292,001	\$1,214,501	6.38%
Avg SP to OLP Ratio	101.7%	100.0%	1.66%
Ratio of Avg SP to Avg OLP	100.3%	99.4%	0.84%
Attached Avg Sold Price	\$641,022	\$650,651	-1.48%
Detached Avg Sold Price	\$1,716,745	\$1,572,606	9.17%
Attached Units Sold	113	101	11.88%
Detached Units Sold	188	168	11.90%

Financing (Sold)

Assumption	0
Cash	127
Conventional	155
FHA	0
Other	9
Owner	0
VA	7

Days on Market (Sold)

0	21
1 to 10	182
11 to 20	19
21 to 30	15
31 to 60	23
61 to 90	13
91 to 120	6
121 to 180	18
181 to 360	2
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	4	0	0	1
\$200K to \$299,999	0	0	0	0	0	0	33	0	0	12
\$300K to \$399,999	0	0	0	0	0	0	18	0	0	8
\$400K to \$499,999	0	0	0	0	0	0	3	0	0	2
\$500K to \$599,999	0	0	0	0	0	0	4	0	0	8
\$600K to \$799,999	1	0	1	0	2	0	13	1	0	5
\$800K to \$999,999	1	0	6	4	14	2	10	2	1	0
\$1M to \$2,499,999	1	0	18	4	122	8	6	51	5	2
\$2.5M to \$4,999,999	0	0	0	0	19	0	1	19	0	1
\$5,000,000+	0	0	0	0	3	0	0	9	0	0
Total	3	0	25	8	160	10	95	82	6	39
Avg Sold Price	\$986,666	\$0	\$1,193,260	\$1,320,625	\$1,812,229	\$1,382,260	\$505,767			
Prev Year - Avg Sold Price	\$918,916	\$307,250	\$1,078,134	\$1,352,492	\$1,700,553	\$1,375,013	\$484,146			
Avg Sold % Change	7.37%	0.00%	10.68%	-2.36%	6.57%	0.53%	4.47%			
Prev Year - # of Solds	6	4	27	13	135	7	77			

**April 2024**

Bethesda, MD

**New Listings****124****↑14.8%**from Mar 2024:  
**108****↑9.7%**from Apr 2023:  
**113**

YTD	2024	2023	+/-
	<b>457</b>	<b>404</b>	13.1%

5-year Apr average: **146****New Pendings****108****↑0.9%**from Mar 2024:  
**107****↑0.9%**from Apr 2023:  
**107**

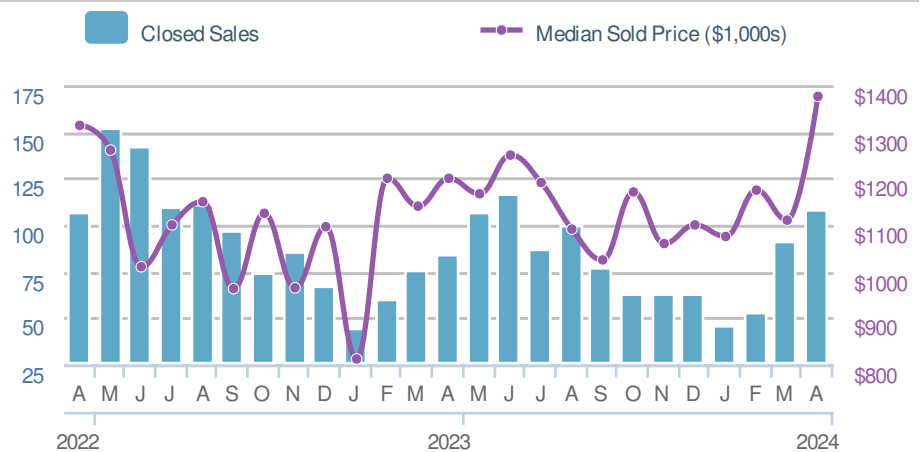
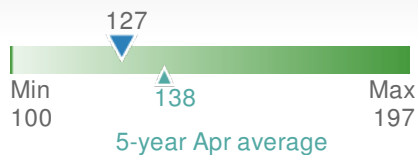
YTD	2024	2023	+/-
	<b>358</b>	<b>341</b>	5.0%

5-year Apr average: **119****Closed Sales****108****↑18.7%**from Mar 2024:  
**91****↑30.1%**from Apr 2023:  
**83**

YTD	2024	2023	+/-
	<b>301</b>	<b>269</b>	11.9%

5-year Apr average: **109****Median Sold Price****\$1,376,250****↑23.9%**from Mar 2024:  
**\$1,110,500****↑14.7%**from Apr 2023:  
**\$1,200,000**

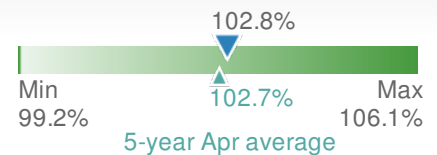
YTD	2024	2023	+/-
	<b>\$1,200,000</b>	<b>\$1,101,000</b>	9.0%

5-year Apr average: **\$1,179,600****Active Listings****127**

Mar 2024	Apr 2023
<b>103</b>	<b>100</b>

**Avg DOM****17**

Mar 2024	Apr 2023	YTD
<b>16</b>	<b>13</b>	<b>23</b>

**Avg Sold to OLP Ratio****102.8%**

Mar 2024	Apr 2023	YTD
<b>102.3%</b>	<b>102.4%</b>	<b>101.7%</b>



**January thru May 2024 YTD**  
Bethesda, MD

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Sold Summary

	2024	2023	% Change
Sold Dollar Volume	\$529,606,601	\$459,738,144	15.20%
Avg Sold Price	\$1,322,819	\$1,227,873	7.73%
Median Sold Price	\$1,242,500	\$1,125,000	10.44%
Units Sold	408	379	7.65%
Avg Days on Market	21	24	-12.50%
Avg List Price for Solds	\$1,298,055	\$1,213,029	7.01%
Avg SP to OLP Ratio	102.0%	100.6%	1.45%
Ratio of Avg SP to Avg OLP	100.8%	99.9%	0.94%
Attached Avg Sold Price	\$672,449	\$624,901	7.61%
Detached Avg Sold Price	\$1,717,138	\$1,577,095	8.88%
Attached Units Sold	154	139	10.79%
Detached Units Sold	254	240	5.83%

Financing (Sold)

Assumption	0
Cash	163
Conventional	218
FHA	1
Other	14
Owner	0
VA	9

Days on Market (Sold)

0	26
1 to 10	250
11 to 20	30
21 to 30	21
31 to 60	32
61 to 90	15
91 to 120	6
121 to 180	22
181 to 360	3
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	3	0	0	0
\$150K to \$199,999	0	0	0	0	0	0	6	0	0	2
\$200K to \$299,999	0	0	0	0	0	0	41	0	0	9
\$300K to \$399,999	0	0	0	0	0	0	25	0	0	4
\$400K to \$499,999	0	0	0	0	0	0	6	0	0	6
\$500K to \$599,999	0	0	0	0	0	0	6	0	0	3
\$600K to \$799,999	1	1	1	0	2	0	15	0	0	4
\$800K to \$999,999	1	0	6	5	16	3	13	4	4	0
\$1M to \$2,499,999	1	0	29	5	167	13	10	48	5	2
\$2.5M to \$4,999,999	0	0	0	0	26	0	2	21	0	1
\$5,000,000+	0	0	0	0	4	0	0	6	0	0
Total	3	1	36	10	215	16	127	79	9	31
Avg Sold Price	\$986,666	\$675,000	\$1,203,250	\$1,283,671	\$1,813,377	\$1,390,318	\$533,861			
Prev Year - Avg Sold Price	\$947,904	\$421,000	\$1,110,940	\$1,339,831	\$1,712,372	\$1,427,323	\$462,673			
Avg Sold % Change	4.09%	60.33%	8.31%	-4.19%	5.90%	-2.59%	15.39%			
Prev Year - # of Solds	11	4	40	16	189	9	110			

**May 2024**

Bethesda, MD

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lenore.rubino@wfp.com  
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Mobile Phone: 202-262-1261  
Web: lenorerubino.com**New Listings****95****↓ -23.4%**from Apr 2024:  
**124****↓ -12.0%**from May 2023:  
**108**

YTD	2024	2023	+/-
	<b>574</b>	<b>521</b>	10.2%

5-year May average: **143****New Pendings****101****↓ -6.5%**from Apr 2024:  
**108****↓ -8.2%**from May 2023:  
**110**

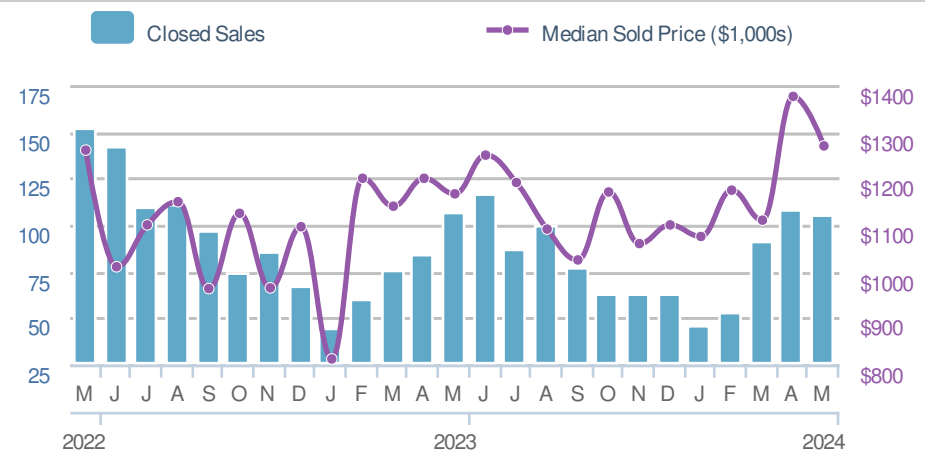
YTD	2024	2023	+/-
	<b>460</b>	<b>456</b>	0.9%

5-year May average: **125****Closed Sales****105****↓ -2.8%**from Apr 2024:  
**108****↓ -0.9%**from May 2023:  
**106**

YTD	2024	2023	+/-
	<b>408</b>	<b>379</b>	7.7%

5-year May average: **117****Median Sold Price****\$1,270,000****↓ -7.7%**from Apr 2024:  
**\$1,376,250****↑ 8.8%**from May 2023:  
**\$1,167,500**

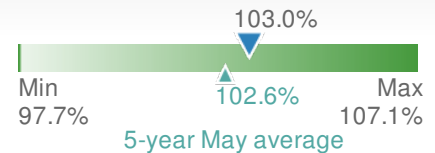
YTD	2024	2023	+/-
	<b>\$1,242,500</b>	<b>\$1,125,000</b>	10.4%

5-year May average: **\$1,134,800****Active Listings****119**

Apr 2024	May 2023
<b>127</b>	<b>88</b>

**Avg DOM****17**

Apr 2024	May 2023	YTD
<b>17</b>	<b>16</b>	<b>21</b>

**Avg Sold to OLP Ratio****103.0%**

Apr 2024	May 2023	YTD
<b>102.8%</b>	<b>101.9%</b>	<b>102.0%</b>

**January thru June 2024 YTD**  
Bethesda, MD

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Sold Summary

	2024	2023	% Change
Sold Dollar Volume	\$684,387,594	\$621,642,858	10.09%
Avg Sold Price	\$1,354,625	\$1,256,999	7.77%
Median Sold Price	\$1,274,000	\$1,167,500	9.12%
Units Sold	514	500	2.80%
Avg Days on Market	21	23	-8.70%
Avg List Price for Solds	\$1,331,493	\$1,243,285	7.09%
Avg SP to OLP Ratio	101.8%	100.6%	1.24%
Ratio of Avg SP to Avg OLP	100.5%	99.7%	0.78%
Attached Avg Sold Price	\$661,224	\$617,243	7.13%
Detached Avg Sold Price	\$1,744,532	\$1,592,480	9.55%
Attached Units Sold	185	172	7.56%
Detached Units Sold	329	328	0.30%

Financing (Sold)

Assumption	0
Cash	208
Conventional	273
FHA	1
Other	19
Owner	0
VA	9

Days on Market (Sold)

0	30
1 to 10	312
11 to 20	42
21 to 30	28
31 to 60	43
61 to 90	17
91 to 120	6
121 to 180	26
181 to 360	7
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	3	0	0	0
\$150K to \$199,999	0	0	0	0	0	0	7	0	0	1
\$200K to \$299,999	0	0	0	0	0	0	47	0	0	7
\$300K to \$399,999	0	0	0	0	0	0	36	0	0	2
\$400K to \$499,999	0	0	0	0	0	0	9	0	0	4
\$500K to \$599,999	0	0	0	0	0	0	7	0	0	2
\$600K to \$799,999	1	1	1	0	2	0	16	1	0	4
\$800K to \$999,999	2	0	7	5	20	3	13	6	2	0
\$1M to \$2,499,999	1	0	36	9	217	14	13	46	4	1
\$2.5M to \$4,999,999	0	0	0	0	37	0	2	17	0	1
\$5,000,000+	0	0	0	0	5	0	0	7	0	0
Total	4	1	44	14	281	17	153	77	6	22
Avg Sold Price	\$983,750	\$675,000	\$1,191,545	\$1,269,890	\$1,841,950	\$1,404,123	\$522,895			
Prev Year - Avg Sold Price	\$947,904	\$421,000	\$1,100,924	\$1,339,831	\$1,732,372	\$1,446,497	\$469,190			
Avg Sold % Change	3.78%	60.33%	8.23%	-5.22%	6.33%	-2.93%	11.45%			
Prev Year - # of Solds	11	4	59	16	258	12	140			

**June 2024**

Bethesda, MD


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lenorerubino.comEmail: lenore.rubino@wfp.com  
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Web: lenorerubino.com**New Listings****81**


 **-14.7%**  
 from May 2024: **95**

 **-19.8%**  
 from Jun 2023: **101**

YTD	2024	2023	+/-
	<b>679</b>	<b>638</b>	6.4%


5-year Jun average: **147****New Pendings****95**


 **-5.9%**  
 from May 2024: **101**

 **9.2%**  
 from Jun 2023: **87**

YTD	2024	2023	+/-
	<b>560</b>	<b>545</b>	2.8%


5-year Jun average: **114****Closed Sales****104**


 **-1.0%**  
 from May 2024: **105**

 **-10.3%**  
 from Jun 2023: **116**

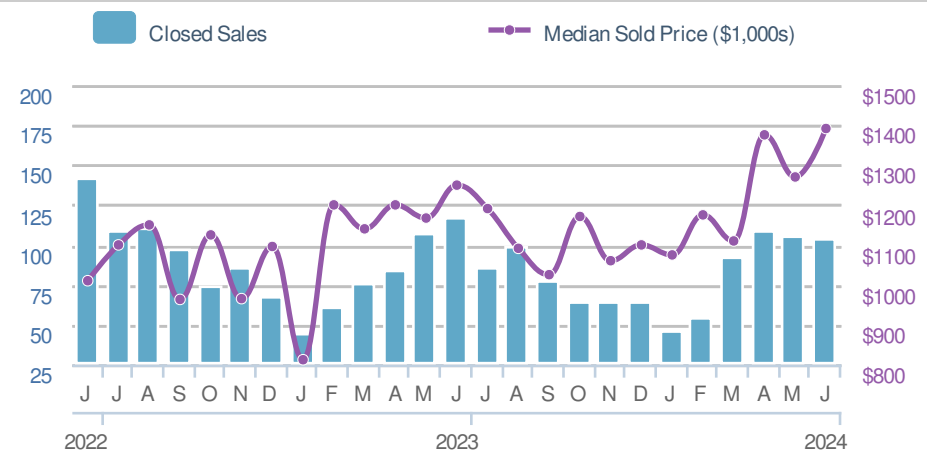
YTD	2024	2023	+/-
	<b>514</b>	<b>500</b>	2.8%

5-year Jun average: **129****Median Sold Price****\$1,392,500**

 **9.6%**  
 from May 2024: **\$1,270,000**

 **11.4%**  
 from Jun 2023: **\$1,250,000**

YTD	2024	2023	+/-
	<b>\$1,274,000</b>	<b>\$1,167,500</b>	9.1%

5-year Jun average: **\$1,128,625****Active Listings****105**

105

Min 100      152      Max 225  
5-year Jun average

May 2024	Jun 2023
<b>119</b>	<b>100</b>

**Avg DOM****20**

20

Min 19      23      Max 37  
5-year Jun average

May 2024	Jun 2023	YTD
<b>17</b>	<b>20</b>	<b>21</b>

**Avg Sold to OLP Ratio****100.4%**

100.4%

Min 97.3%      101.0%      Max 103.7%  
5-year Jun average

May 2024	Jun 2023	YTD
<b>103.0%</b>	<b>100.5%</b>	<b>101.8%</b>

**January thru July 2024 YTD**  
Bethesda, MD

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Sold Summary

	2024	2023	% Change
Sold Dollar Volume	\$814,297,762	\$740,299,948	10.00%
Avg Sold Price	\$1,348,375	\$1,274,759	5.77%
Median Sold Price	\$1,279,000	\$1,175,000	8.85%
Units Sold	614	587	4.60%
Avg Days on Market	20	23	-13.04%
Avg List Price for Solds	\$1,328,952	\$1,261,158	5.38%
Avg SP to OLP Ratio	101.5%	100.6%	0.84%
Ratio of Avg SP to Avg OLP	100.1%	99.8%	0.31%
Attached Avg Sold Price	\$653,601	\$615,527	6.19%
Detached Avg Sold Price	\$1,745,643	\$1,615,447	8.06%
Attached Units Sold	223	200	11.50%
Detached Units Sold	391	387	1.03%

Financing (Sold)

Assumption	0
Cash	237
Conventional	335
FHA	3
Other	23
Owner	0
VA	11

Days on Market (Sold)

0	39
1 to 10	359
11 to 20	53
21 to 30	39
31 to 60	53
61 to 90	24
91 to 120	9
121 to 180	28
181 to 360	7
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	3	0	0	0
\$150K to \$199,999	0	0	0	0	0	0	9	0	0	0
\$200K to \$299,999	0	0	0	0	0	0	57	0	0	9
\$300K to \$399,999	0	0	0	0	0	0	43	0	0	7
\$400K to \$499,999	0	0	0	0	0	0	13	0	0	3
\$500K to \$599,999	0	0	0	0	0	0	12	0	0	3
\$600K to \$799,999	1	1	2	0	2	0	17	0	0	6
\$800K to \$999,999	2	0	9	6	24	4	13	3	3	1
\$1M to \$2,499,999	1	0	41	9	258	18	16	47	4	1
\$2.5M to \$4,999,999	0	0	0	0	45	0	2	16	0	2
\$5,000,000+	0	0	0	0	6	0	0	8	0	0
Total	4	1	52	15	335	22	185	74	7	32
Avg Sold Price	\$983,750	\$675,000	\$1,191,269	\$1,239,891	\$1,841,077	\$1,395,462	\$517,727			
Prev Year - Avg Sold Price	\$947,904	\$412,200	\$1,098,708	\$1,339,831	\$1,757,652	\$1,365,237	\$471,593			
Avg Sold % Change	3.78%	63.76%	8.42%	-7.46%	4.75%	2.21%	9.78%			
Prev Year - # of Solds	11	5	70	16	306	17	162			

## July 2024

Bethesda, MD

## New Listings

79

-2.5%

 from Jun 2024:  
81

3.9%

 from Jul 2023:  
76

YTD	2024	2023	+/-
	781	725	7.7%

5-year Jul average: 124

## New Pendings

66

-30.5%

 from Jun 2024:  
95

-18.5%

 from Jul 2023:  
81

YTD	2024	2023	+/-
	630	627	0.5%

5-year Jul average: 103

## Closed Sales

96

-7.7%

 from Jun 2024:  
104

11.6%

 from Jul 2023:  
86

YTD	2024	2023	+/-
	614	587	4.6%

5-year Jul average: 115

## Median Sold Price

\$1,310,500

-5.9%

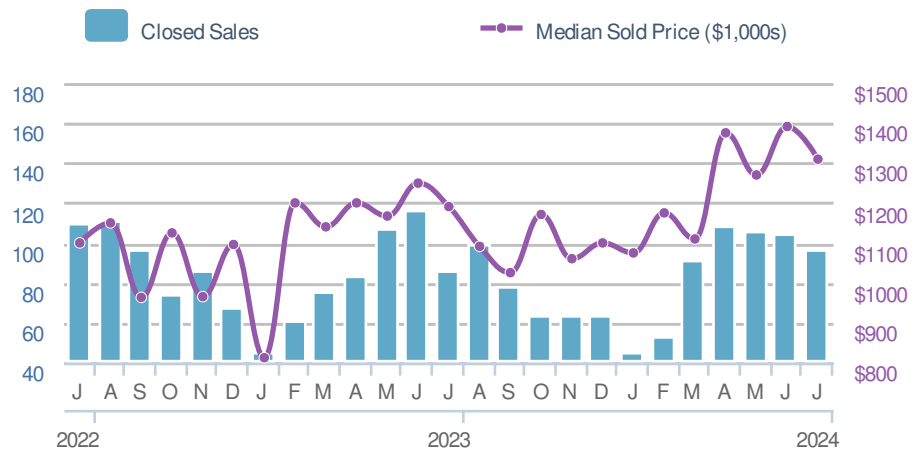
 from Jun 2024:  
\$1,392,500

10.0%

 from Jul 2023:  
\$1,191,500

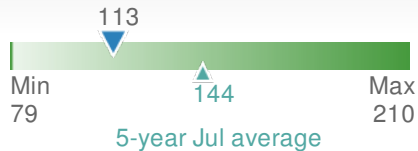
YTD	2024	2023	+/-
	\$1,279,000	\$1,175,000	8.9%

5-year Jul average: \$1,096,650



## Active Listings

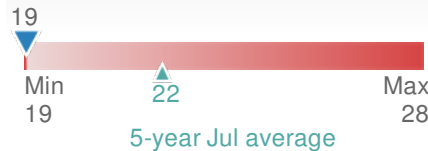
113



Jun 2024	Jul 2023
105	79

## Avg DOM

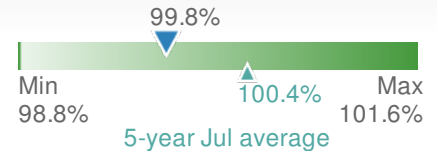
19



Jun 2024	Jul 2023	YTD
20	21	20

## Avg Sold to OLP Ratio

99.8%



Jun 2024	Jul 2023	YTD
100.4%	101.1%	101.5%

**January thru August 2024 YTD**  
Bethesda, MD

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Sold Summary

	2024	2023	% Change
Sold Dollar Volume	\$925,626,701	\$860,931,035	7.51%
Avg Sold Price	\$1,343,738	\$1,265,488	6.18%
Median Sold Price	\$1,285,000	\$1,175,000	9.36%
Units Sold	699	688	1.60%
Avg Days on Market	20	22	-9.09%
Avg List Price for Solds	\$1,326,614	\$1,251,353	6.01%
Avg SP to OLP Ratio	101.2%	100.7%	0.49%
Ratio of Avg SP to Avg OLP	100.0%	100.0%	-0.01%
Attached Avg Sold Price	\$653,822	\$617,117	5.95%
Detached Avg Sold Price	\$1,723,958	\$1,619,542	6.45%
Attached Units Sold	248	243	2.06%
Detached Units Sold	451	445	1.35%

Financing (Sold)

Assumption	0
Cash	263
Conventional	389
FHA	3
Other	25
Owner	0
VA	13

Days on Market (Sold)

0	47
1 to 10	397
11 to 20	66
21 to 30	47
31 to 60	61
61 to 90	30
91 to 120	11
121 to 180	29
181 to 360	8
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

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	10
\$200K to \$299,999	0	0	0	0	0	0	66
\$300K to \$399,999	0	0	0	0	0	0	45
\$400K to \$499,999	0	0	0	0	0	0	16
\$500K to \$599,999	0	0	0	0	0	0	12
\$600K to \$799,999	1	1	2	0	2	0	18
\$800K to \$999,999	2	0	13	6	27	5	13
\$1M to \$2,499,999	1	0	48	12	301	21	18
\$2.5M to \$4,999,999	0	0	0	0	48	0	2
\$5,000,000+	0	0	0	0	6	0	0
Total	4	1	63	18	384	26	203
Avg Sold Price	\$983,750	\$675,000	\$1,184,500	\$1,236,352	\$1,820,425	\$1,382,507	\$508,736
Prev Year - Avg Sold Price	\$1,029,565	\$412,200	\$1,120,580	\$1,403,013	\$1,745,850	\$1,364,411	\$462,675
Avg Sold % Change	-4.45%	63.76%	5.70%	-11.88%	4.27%	1.33%	9.96%
Prev Year - # of Solds	13	5	75	21	357	20	197



Active Detail

Active Listings		
Residential		Condo/Coop
Detached	Attached/TH	Attached
0	0	0
0	0	0
0	0	1
0	0	1
0	0	11
0	0	10
0	0	3
0	0	2
0	0	7
4	2	2
41	2	2
17	0	2
9	0	0
71	4	41

**August 2024**



Bethesda, MD

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 **-24.1%**      **-17.8%**  
 from Jul 2024: **79**     from Aug 2023: **73**



YTD	2024	2023	+/-
	<b>872</b>	<b>812</b>	<b>7.4%</b>

5-year Aug average: **102****New Pendings****65**

 **-1.5%**      **-16.7%**  
 from Jul 2024: **66**     from Aug 2023: **78**



YTD	2024	2023	+/-
	<b>699</b>	<b>704</b>	<b>-0.7%</b>

5-year Aug average: **93****Closed Sales****83**

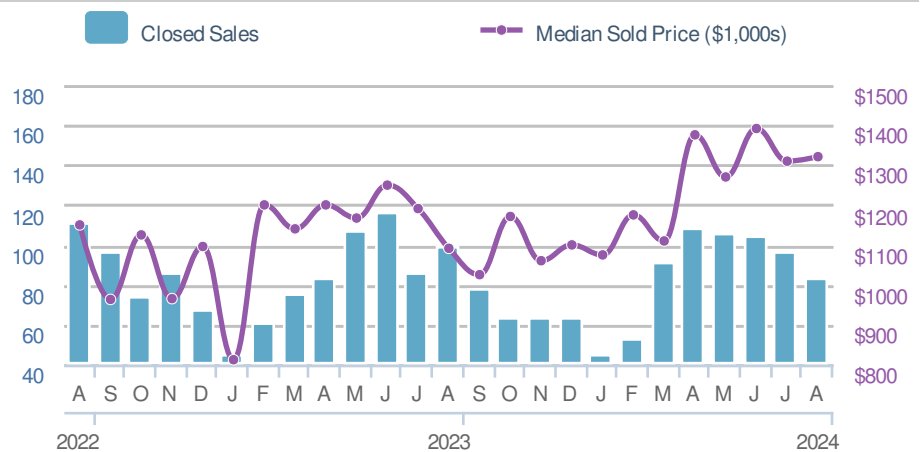
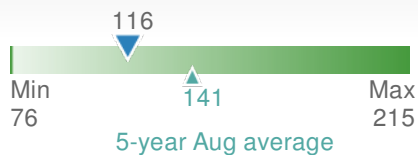
 **-13.5%**      **-16.2%**  
 from Jul 2024: **96**     from Aug 2023: **99**

YTD	2024	2023	+/-
	<b>699</b>	<b>688</b>	<b>1.6%</b>

5-year Aug average: **113****Median Sold Price****\$1,321,000**

 **0.8%**      **21.0%**  
 from Jul 2024: **\$1,310,500**     from Aug 2023: **\$1,091,500**

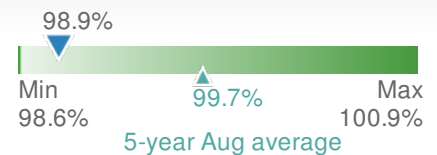
YTD	2024	2023	+/-
	<b>\$1,285,000</b>	<b>\$1,175,000</b>	<b>9.4%</b>

5-year Aug average: **\$1,090,690****Active Listings****116**

Jul 2024	Aug 2023
<b>113</b>	<b>76</b>

**Avg DOM****19**

Jul 2024	Aug 2023	YTD
<b>19</b>	<b>18</b>	<b>20</b>

**Avg Sold to OLP Ratio****98.9%**

Jul 2024	Aug 2023	YTD
<b>99.8%</b>	<b>100.9%</b>	<b>101.2%</b>



January thru September 2024 YTD  
Bethesda, MD

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Sold Summary

	2024	2023	% Change
Sold Dollar Volume	\$1,004,906,629	\$952,237,878	5.53%
Avg Sold Price	\$1,335,291	\$1,255,154	6.38%
Median Sold Price	\$1,292,500	\$1,167,500	10.71%
Units Sold	763	766	-0.39%
Avg Days on Market	20	22	-9.09%
Avg List Price for Solds	\$1,319,234	\$1,243,130	6.12%
Avg SP to OLP Ratio	101.1%	100.5%	0.56%
Ratio of Avg SP to Avg OLP	99.9%	99.7%	0.20%
Attached Avg Sold Price	\$646,953	\$616,796	4.89%
Detached Avg Sold Price	\$1,706,577	\$1,614,719	5.69%
Attached Units Sold	267	276	-3.26%
Detached Units Sold	496	490	1.22%

- 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	0
Cash	279
Conventional	433
FHA	3
Other	26
Owner	0
VA	15

Days on Market (Sold)

0	55
1 to 10	426
11 to 20	72
21 to 30	58
31 to 60	69
61 to 90	31
91 to 120	12
121 to 180	29
181 to 360	8
361 to 720	3
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	4
\$150K to \$199,999	0	0	0	0	0	0	10
\$200K to \$299,999	0	0	0	0	0	0	72
\$300K to \$399,999	0	0	0	0	0	0	47
\$400K to \$499,999	0	0	0	0	0	0	19
\$500K to \$599,999	0	0	0	0	0	0	15
\$600K to \$799,999	1	1	3	0	2	0	19
\$800K to \$999,999	3	0	14	6	31	5	13
\$1M to \$2,499,999	1	0	54	13	330	23	18
\$2.5M to \$4,999,999	0	0	0	0	51	0	2
\$5,000,000+	0	0	0	0	6	0	0
Total	5	1	71	19	420	28	219
Avg Sold Price	\$982,000	\$675,000	\$1,181,246	\$1,242,334	\$1,804,242	\$1,402,777	\$498,535
Prev Year - Avg Sold Price	\$1,013,882	\$395,333	\$1,111,896	\$1,371,967	\$1,740,717	\$1,390,140	\$469,810
Avg Sold % Change	-3.14%	70.74%	6.24%	-9.45%	3.65%	0.91%	6.11%
Prev Year - # of Solds	14	6	82	22	394	23	225

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	13
0	0	2
0	0	4
0	0	0
0	0	3
5	1	0
48	4	2
20	0	2
13	0	0
86	5	28

**September 2024**

Bethesda, MD

202.262.1261  
lenore.rubino@wfp.com  
lenorerubino.com**New Listings****78****↑30.0%**from Aug 2024:  
**60****↓-18.8%**from Sep 2023:  
**96**

YTD	2024	2023	+/-
	<b>977</b>	<b>926</b>	<b>5.5%</b>

5-year Sep average: **127****New Pendings****89****↑36.9%**from Aug 2024:  
**65****↑9.9%**from Sep 2023:  
**81**

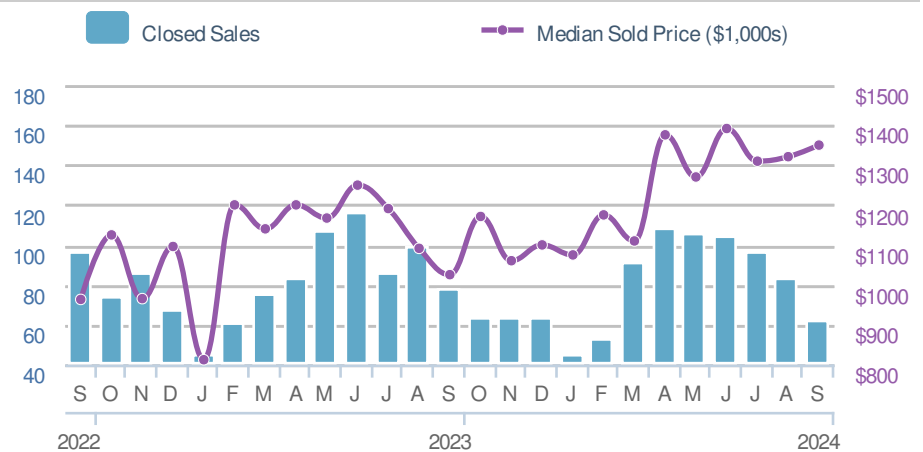
YTD	2024	2023	+/-
	<b>791</b>	<b>783</b>	<b>1.0%</b>

5-year Sep average: **104****Closed Sales****62****↓-25.3%**from Aug 2024:  
**83****↓-19.5%**from Sep 2023:  
**77**

YTD	2024	2023	+/-
	<b>763</b>	<b>766</b>	<b>-0.4%</b>

5-year Sep average: **90****Median Sold Price****\$1,350,000****↑2.2%**from Aug 2024:  
**\$1,321,000****↑31.7%**from Sep 2023:  
**\$1,025,000**

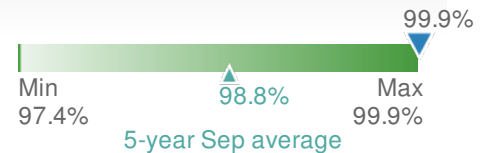
YTD	2024	2023	+/-
	<b>\$1,292,500</b>	<b>\$1,167,500</b>	<b>10.7%</b>

5-year Sep average: **\$1,046,600****Active Listings****119**

Aug 2024	Sep 2023
<b>116</b>	<b>92</b>

**Avg DOM****16**

Aug 2024	Sep 2023	YTD
<b>19</b>	<b>21</b>	<b>20</b>

**Avg Sold to OLP Ratio****99.9%**

Aug 2024	Sep 2023	YTD
<b>98.9%</b>	<b>98.9%</b>	<b>101.1%</b>

January thru October 2024 YTD  
Bethesda, MD

202.262.1261  
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Sold Summary

	2024	2023	% Change
Sold Dollar Volume	\$1,110,340,137	\$1,030,379,767	7.76%
Avg Sold Price	\$1,317,412	\$1,252,096	5.22%
Median Sold Price	\$1,274,000	\$1,170,000	8.89%
Units Sold	854	831	2.77%
Avg Days on Market	20	22	-9.09%
Avg List Price for Solds	\$1,302,098	\$1,240,926	4.93%
Avg SP to OLP Ratio	100.9%	100.4%	0.55%
Ratio of Avg SP to Avg OLP	99.9%	99.6%	0.35%
Attached Avg Sold Price	\$645,498	\$607,035	6.34%
Detached Avg Sold Price	\$1,695,209	\$1,608,989	5.36%
Attached Units Sold	307	296	3.72%
Detached Units Sold	547	535	2.24%

- 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	0
Cash	310
Conventional	488
FHA	4
Other	28
Owner	0
VA	16

Days on Market (Sold)

0	62
1 to 10	472
11 to 20	77
21 to 30	70
31 to 60	77
61 to 90	37
91 to 120	15
121 to 180	29
181 to 360	11
361 to 720	4
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	4
\$150K to \$199,999	0	0	0	0	0	0	11
\$200K to \$299,999	0	0	0	0	0	0	83
\$300K to \$399,999	0	0	0	0	0	0	57
\$400K to \$499,999	0	0	0	0	0	0	20
\$500K to \$599,999	0	0	0	0	0	0	15
\$600K to \$799,999	1	1	4	0	2	0	22
\$800K to \$999,999	5	0	17	7	32	5	18
\$1M to \$2,499,999	1	0	57	16	366	25	21
\$2.5M to \$4,999,999	0	0	0	0	56	0	2
\$5,000,000+	0	0	0	0	6	0	0
Total	7	1	78	23	462	30	253
Avg Sold Price	\$961,071	\$675,000	\$1,170,160	\$1,248,296	\$1,795,194	\$1,401,225	\$500,969
Prev Year - Avg Sold Price	\$1,002,290	\$431,714	\$1,111,466	\$1,305,905	\$1,731,402	\$1,366,176	\$459,910
Avg Sold % Change	-4.11%	56.35%	5.28%	-4.41%	3.68%	2.57%	8.93%
Prev Year - # of Solds	15	7	88	26	432	24	239


Active Detail


Active Listings		
Residential		Condo/Coop
Detached	Attached/TH	Attached
0	0	0
0	0	0
0	0	2
0	0	1
0	0	9
0	0	5
0	0	4
0	0	3
0	0	3
6	1	1
34	2	2
28	0	2
11	0	0
79	3	32

**October 2024**

Bethesda, MD

202.262.1261  
lenore.rubino@wfp.com  
lenorerubino.com**New Listings****70**

 **-10.3%**  
 from Sep 2024: **78**

 **-13.6%**  
 from Oct 2023: **81**

YTD	2024	2023	+/-
	<b>1,069</b>	<b>1,020</b>	4.8%


5-year Oct average: **110****New Pendings****66**


 **-25.8%**  
 from Sep 2024: **89**

 **8.2%**  
 from Oct 2023: **61**

YTD	2024	2023	+/-
	<b>861</b>	<b>843</b>	2.1%

5-year Oct average: **96****Closed Sales****85**


 **37.1%**  
 from Sep 2024: **62**

 **34.9%**  
 from Oct 2023: **63**

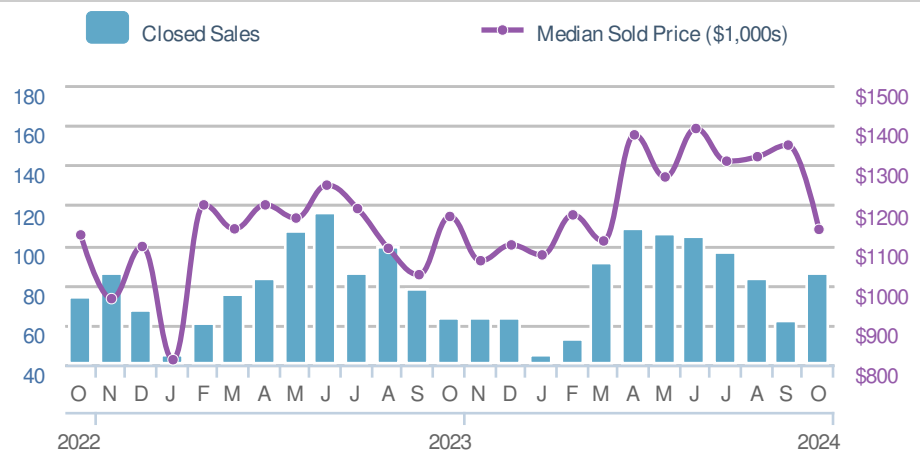
YTD	2024	2023	+/-
	<b>854</b>	<b>831</b>	2.8%

5-year Oct average: **97****Median Sold Price****\$1,139,000**

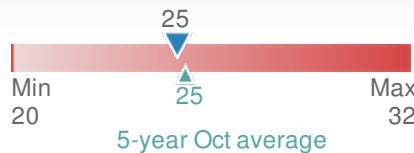
 **-15.6%**  
 from Sep 2024: **\$1,350,000**

 **-2.8%**  
 from Oct 2023: **\$1,171,500**

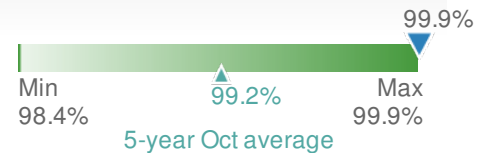
YTD	2024	2023	+/-
	<b>\$1,274,000</b>	<b>\$1,170,000</b>	8.9%

5-year Oct average: **\$1,096,100****Active Listings****114**

Sep 2024	Oct 2023
<b>119</b>	<b>118</b>

**Avg DOM****25**

Sep 2024	Oct 2023	YTD
<b>16</b>	<b>20</b>	<b>20</b>

**Avg Sold to OLP Ratio****99.9%**

Sep 2024	Oct 2023	YTD
<b>99.9%</b>	<b>98.9%</b>	<b>100.9%</b>

January thru November 2024 YTD  
Bethesda, MD

202.262.1261  
lenore.rubino@wfp.com  
lenorerubino.com

Sold Summary

	2024	2023	% Change
Sold Dollar Volume	\$1,180,229,903	\$1,113,702,897	5.97%
Avg Sold Price	\$1,306,874	\$1,250,667	4.49%
Median Sold Price	\$1,265,000	\$1,162,500	8.82%
Units Sold	914	898	1.78%
Avg Days on Market	20	22	-9.09%
Avg List Price for Solds	\$1,293,077	\$1,241,127	4.19%
Avg SP to OLP Ratio	100.8%	100.3%	0.53%
Ratio of Avg SP to Avg OLP	99.8%	99.4%	0.39%
Attached Avg Sold Price	\$643,583	\$599,334	7.38%
Detached Avg Sold Price	\$1,684,106	\$1,613,021	4.41%
Attached Units Sold	331	321	3.12%
Detached Units Sold	583	577	1.04%

Financing (Sold)

Assumption	0
Cash	332
Conventional	522
FHA	5
Other	30
Owner	0
VA	17

Days on Market (Sold)

0	65
1 to 10	494
11 to 20	89
21 to 30	76
31 to 60	86
61 to 90	40
91 to 120	17
121 to 180	30
181 to 360	12
361 to 720	5
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	11
\$200K to \$299,999	0	0	0	0	0	0	91
\$300K to \$399,999	0	0	0	0	0	0	58
\$400K to \$499,999	0	0	0	0	0	0	23
\$500K to \$599,999	0	0	0	0	0	0	17
\$600K to \$799,999	1	2	4	0	2	0	26
\$800K to \$999,999	5	0	19	8	36	5	19
\$1M to \$2,499,999	1	0	61	16	391	27	22
\$2.5M to \$4,999,999	0	0	0	0	57	0	2
\$5,000,000+	0	0	0	0	6	0	0
Total	7	2	84	24	492	32	273
Avg Sold Price	\$961,071	\$704,700	\$1,168,647	\$1,230,992	\$1,782,599	\$1,431,930	\$499,089
Prev Year - Avg Sold Price	\$999,022	\$431,714	\$1,103,457	\$1,284,352	\$1,736,625	\$1,366,176	\$463,492
Avg Sold % Change	-3.80%	63.23%	5.91%	-4.15%	2.65%	4.81%	7.68%
Prev Year - # of Solds	16	7	94	27	467	24	263

Active Detail

Active Listings		
Residential		Condo/Coop
Detached	Attached/TH	Attached
0	0	0
0	0	0
0	0	1
0	0	1
0	0	3
0	0	3
0	0	4
0	0	0
0	3	3
2	0	0
20	4	3
26	0	2
12	0	0
60	7	20

**November 2024**

Bethesda, MD

202.262.1261  
lenore.rubino@wfp.com  
lenorerubino.com**New Listings****49****↓ -30.0%**from Oct 2024:  
**70****↓ -21.0%**from Nov 2023:  
**62**

YTD	2024	2023	+/-
	<b>1,137</b>	<b>1,093</b>	4.0%

5-year Nov average: **73****New Pendings****76****↑ 15.2%**from Oct 2024:  
**66****↑ 16.9%**from Nov 2023:  
**65**

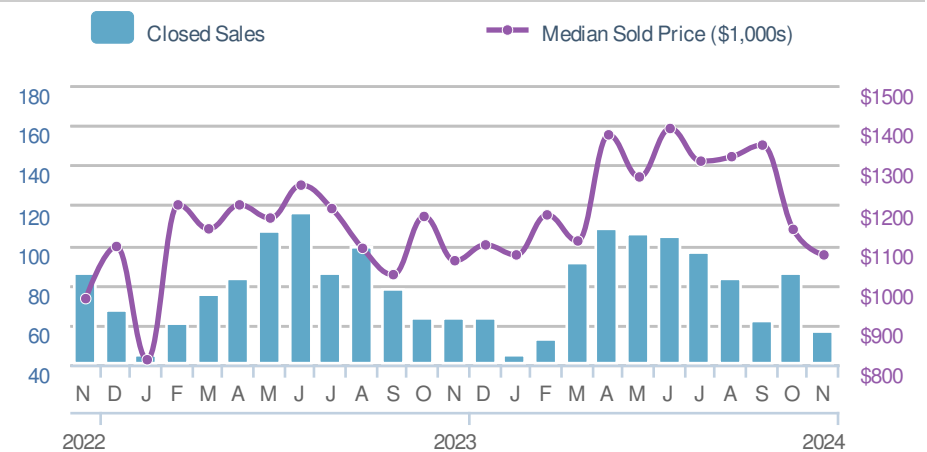
YTD	2024	2023	+/-
	<b>939</b>	<b>911</b>	3.1%

5-year Nov average: **76****Closed Sales****57****↓ -32.9%**from Oct 2024:  
**85****↓ -9.5%**from Nov 2023:  
**63**

YTD	2024	2023	+/-
	<b>914</b>	<b>898</b>	1.8%

5-year Nov average: **86****Median Sold Price****\$1,075,000****↓ -5.6%**from Oct 2024:  
**\$1,139,000****↑ 1.4%**from Nov 2023:  
**\$1,060,000**

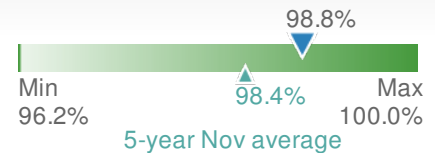
YTD	2024	2023	+/-
	<b>\$1,265,000</b>	<b>\$1,162,500</b>	8.8%

5-year Nov average: **\$991,000****Active Listings****87**

Oct 2024	Nov 2023
<b>114</b>	<b>104</b>

**Avg DOM****21**

Oct 2024	Nov 2023	YTD
<b>25</b>	<b>22</b>	<b>20</b>

**Avg Sold to OLP Ratio****98.8%**

Oct 2024	Nov 2023	YTD
<b>99.9%</b>	<b>98.6%</b>	<b>100.8%</b>

**January thru December 2024 YTD**  
Bethesda, MD202.262.1261  
lenore.rubino@wfp.com  
lenorerubino.com**Sold Summary**

	2024	2023	% Change
Sold Dollar Volume	\$1,273,837,403	\$1,202,164,720	5.96%
Avg Sold Price	\$1,313,555	\$1,251,078	4.99%
Median Sold Price	\$1,250,000	\$1,161,250	7.64%
Units Sold	980	967	1.34%
Avg Days on Market	21	21	0.00%
Avg List Price for Solds	\$1,301,519	\$1,244,048	4.62%
Avg SP to OLP Ratio	100.6%	100.1%	0.55%
Ratio of Avg SP to Avg OLP	99.6%	99.3%	0.37%
Attached Avg Sold Price	\$632,748	\$597,651	5.87%
Detached Avg Sold Price	\$1,700,873	\$1,611,879	5.52%
Attached Units Sold	355	344	3.20%
Detached Units Sold	625	623	0.32%

**Financing (Sold)**

Assumption	0
Cash	352
Conventional	560
FHA	6
Other	32
Owner	0
VA	19

**Days on Market (Sold)**

0	70
1 to 10	521
11 to 20	93
21 to 30	80
31 to 60	98
61 to 90	45
91 to 120	20
121 to 180	33
181 to 360	15
361 to 720	5
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	5	0	0	1
\$150K to \$199,999	0	0	0	0	0	0	11	0	0	1
\$200K to \$299,999	0	0	0	0	0	0	97	0	0	8
\$300K to \$399,999	0	0	0	0	0	0	66	0	2	4
\$400K to \$499,999	0	0	0	0	0	0	25	0	0	2
\$500K to \$599,999	0	0	0	0	0	0	18	0	0	2
\$600K to \$799,999	1	2	4	2	2	0	26	0	1	3
\$800K to \$999,999	5	0	19	8	41	6	20	1	0	0
\$1M to \$2,499,999	1	0	66	16	414	28	23	15	3	1
\$2.5M to \$4,999,999	0	0	0	0	65	0	2	19	0	2
\$5,000,000+	0	0	0	0	7	0	0	8	0	0
Total	7	2	89	26	529	34	293	43	6	24
Avg Sold Price	\$961,071	\$704,700	\$1,170,026	\$1,193,724	\$1,800,161	\$1,412,257	\$492,022			
Prev Year - Avg Sold Price	\$1,000,534	\$413,375	\$1,090,057	\$1,288,247	\$1,743,470	\$1,383,569	\$455,945			
Avg Sold % Change	-3.94%	70.47%	7.34%	-7.34%	3.25%	2.07%	7.91%			
Prev Year - # of Solds	18	8	105	30	500	26	280			

**Active Detail**

**December 2024**

Bethesda, MD

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