

Bethesda 20816

ZIP code · MD · Maryland > Montgomery County > Bethesda

SELLER'S MARKET

\$1.5M

MEDIAN SALE PRICE

+20.1%

1-YR CHANGE

236

SALES (12 MO)

\$1.3M

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 70 / 100



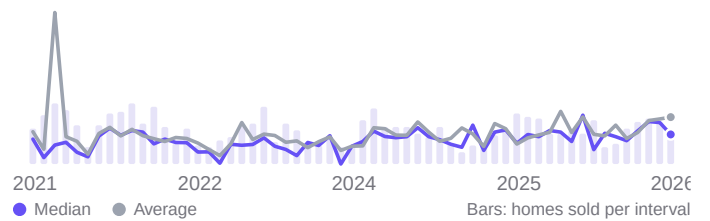
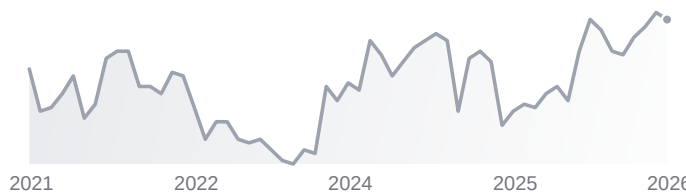
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

70 / 100

Sale prices

Median \$1.4M · Average \$1.7M

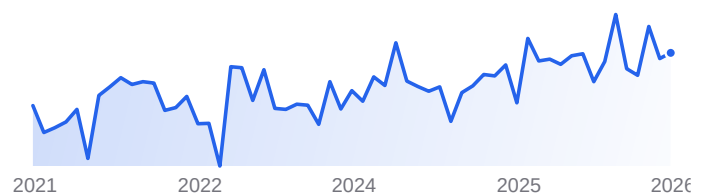
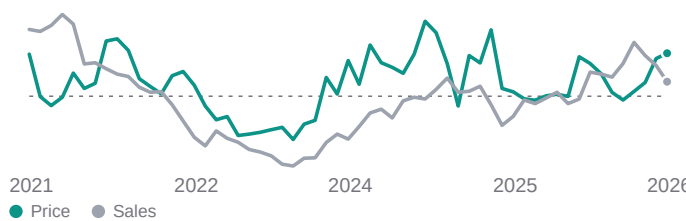


Growth (year over year)

Price +20.1% · Sales +6.8%

Price per square foot

\$567/ft²

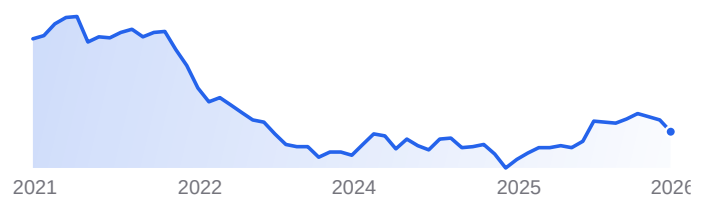
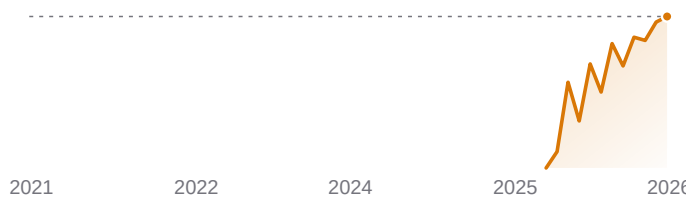


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

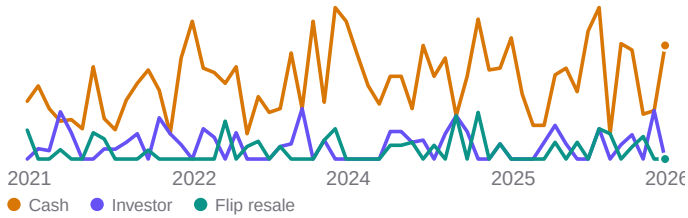
3.9%



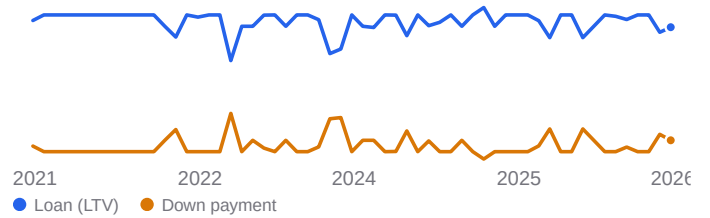
BUYERS & OUTCOMES

Buyer mix

Cash 38% · Investor 0% · Flip resale 0%

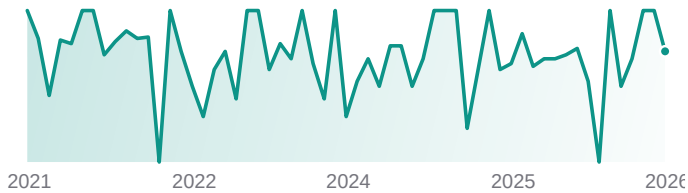


Financing (share of purchase price) Loan (LTV) 75% · Down payment 25%



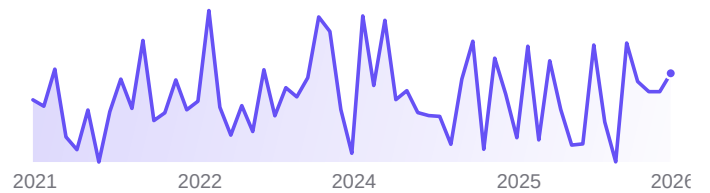
Sellers who sold at a gain

92%



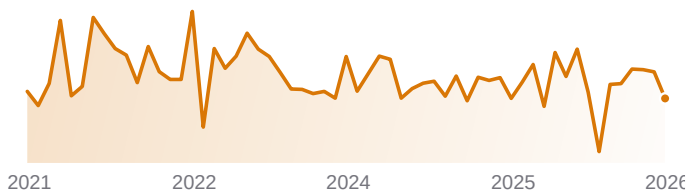
Typical hold before selling

10.4 yrs



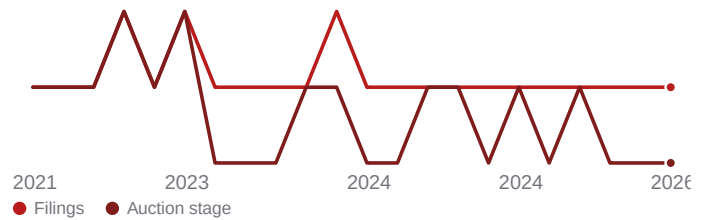
Median annualized return at resale

+2.8%



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	6,028
Median value (AVM)	\$1.3M
Median size	2,420 ft²
Median year built	1957
Single family	80%
Condos	18%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	54%
Underwater (LTV 125% or more)	1.8%
Owner occupied	80%
Company owned	20%
Median loan-to-value	46%
Typical ownership tenure	15.4 yrs

COMMUNITY

Population	16,690
Density	4,063 / mi²
Median household income	\$212K
Average household income	\$278K
Crime index (US avg 100)	47
Air pollution index (US avg 100)	96
Earthquake index (US avg 100)	37
Homes occupied	96%
Bachelor's or higher	30%
Poverty rate	1.8%
Unemployment	0.8%
Average temp	55°F
Annual precip	44 in
Sunshine	57%

Market metrics are derived from recorded arms-length deeds through July 2026. Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.