

Bethesda 20817

ZIP code · MD · Maryland > Montgomery County > Bethesda

BALANCED MARKET

\$1.5M

MEDIAN SALE PRICE

+3.6%

1-YR CHANGE

571

SALES (12 MO)

\$1.3M

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 55 / 100

Buyer's market

Balanced

Seller's market

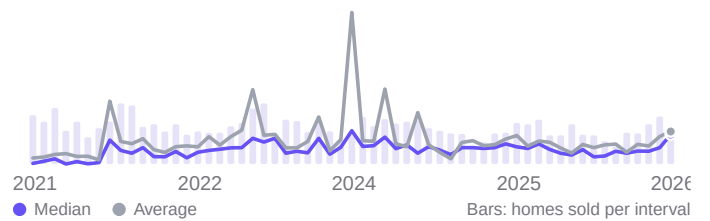
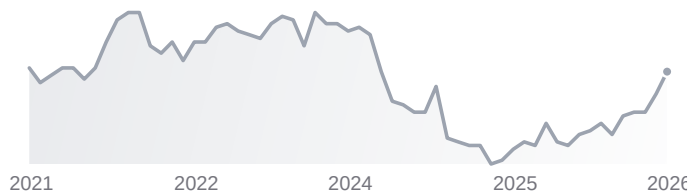
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

55 / 100

Sale prices

Median \$1.8M · Average \$1.8M

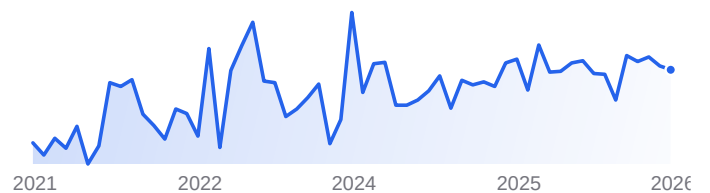
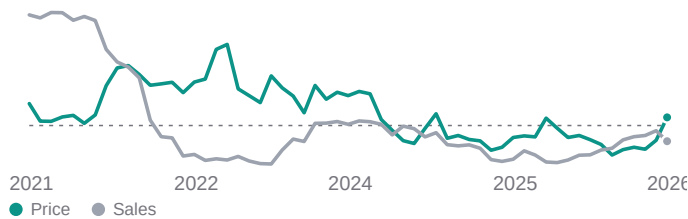


Growth (year over year)

Price +3.6% · Sales -7.0%

Price per square foot

\$448/ft²

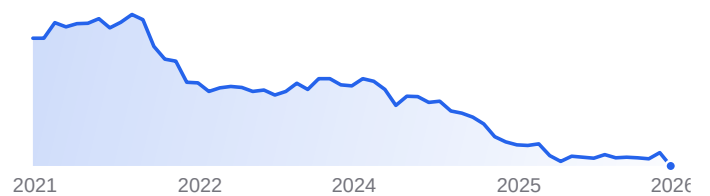


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

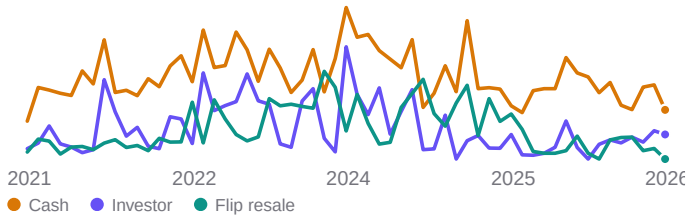
4.1%



BUYERS & OUTCOMES

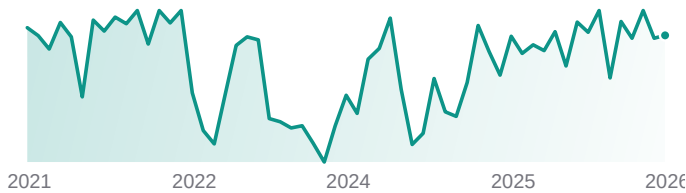
Buyer mix

Cash 19% · Investor 9.5% · Flip resale 0%



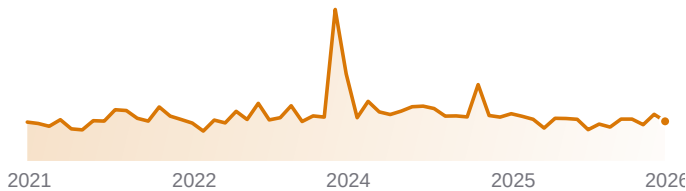
Sellers who sold at a gain

93%

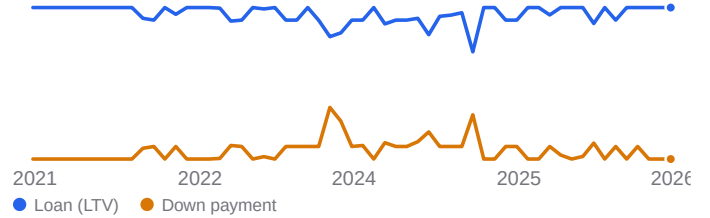


Median annualized return at resale

+3.7%

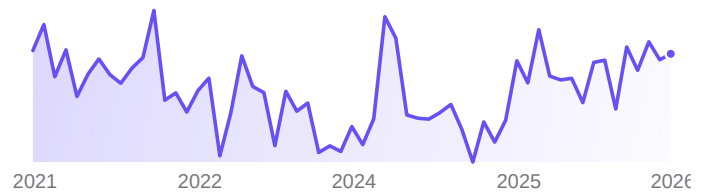


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



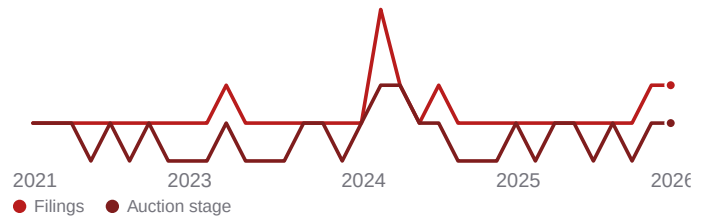
Typical hold before selling

8.2 yrs



Preforeclosure filings

Filings 2 · Auction stage 1



HOUSING STOCK

Homes	13,833
Median value (AVM)	\$1.3M
Median size	2,804 ft²
Median year built	1964
Single family	82%
Condos	12%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	54%
Underwater (LTV 125% or more)	2.1%
Owner occupied	78%
Company owned	22%
Median loan-to-value	47%
Typical ownership tenure	14.3 yrs

COMMUNITY

Population	40,313
Density	2,841 / mi²
Median household income	\$211K
Average household income	\$275K
Crime index (US avg 100)	55
Air pollution index (US avg 100)	90
Earthquake index (US avg 100)	38
Homes occupied	96%
Bachelor's or higher	30%
Poverty rate	4.2%
Unemployment	0.9%
Average temp	55°F
Annual precip	43 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.