

SPRINGFIELD/ Westwood/ Beacon Hill

A Real Estate Letter from Matthew Maury of Stuart & Maury Realtors

January, 2025

Dear Springfield, Westwood, Beacon Hill Area Resident,

The average price of a Springfield area home rose again last year. This marks the 24th time prices have gone up in the last 40 years. (I've been writing this newsletter for a long time!). It's not a small sample size. 60% of the time, your home is likely to go up in value over the course of a year. It has not gone unnoticed in the real estate community that the Springfield area has gone up a lot in value lately. The elementary school and park situated right in the neighborhood, the classic, high quality of construction, the energy provided by very high quality additions and new homes, the good judgment and care taken in improvements, and an intense pride of ownership are all positive factors that make our community a sought after destination.



The average sale price in Springfield/Westwood in 1983 was \$194,311. **In 2024 the average price rose to \$1,665,173, an all time high.** The average Springfield/Westwood/Beacon Hill price has risen in value by an astounding \$1,470,862 in the last 40 years. Statistics are a funny thing though, this dramatic rise works out to about 5.5% a year over 40 years. So last year's rise of 10.9% was a stellar year. This average increase is caused in large part by new and dramatically improved homes in the Springfield/Westwood area.

With caution, I'd like to discuss the "missing middle" and Montgomery County's efforts to address the difficulties we have of finding housing for many people in our County. The Planning Board website comments that the *"Missing Middle housing provides housing options affordable to a range of incomes for an increasingly diverse population of downsizing seniors, professionals without children, young families and newcomers to the region."* I think most of us would love to have the professionals who teach our kids, fight fires and keep us safe living in our communities. Small business operators and entrepreneurs as well. To me it's a noble ambition.

However, as County Executive Marc Elrich has argued, the "Attainable Housing Strategies" being advanced are ill conceived. I look at it first and foremost through the lens of the realities on the ground. To begin with, they designated River Rd. as a "transit corridor." This seems like a stretch. The communities lining River Rd. from Western Avenue to the Beltway are going to use automobiles. They just are. Yes, there are some who will use the bus to get to Metro, and the hardy may walk to the new Westbard to get groceries, but the vast majority are going to travel by car. Building duplexes or triplexes near Westbard and Friendship Heights and the Metro makes sense. Expecting someone living on Ogden Ct. to consistently use the bus to go everywhere is not practical. River Rd. west of Little Falls Pkwy is not downtown Bethesda nor DC and never will be.

Because River Rd. was designated as a "transit corridor", the proposal would allow existing homes within 500 feet of River Rd. to be converted (by tear down) into duplexes, triplexes or in rare circumstances quadplexes. There is not a single home within 500 feet of River Rd. in Wood Acres or Springfield that is worth less than a million dollars, (save perhaps a few houses on the service Rd. off Devonshire). Most of these homes are at least 1.2 million and many are over two million dollars in value. The duplexes and triplexes are proposed to be "market priced-for profit" endeavors with no particular control on the end result pricing. We don't have to guess about what the cost of an end product will be, it's obvious. Builders are now paying over 1.3 million for lots in Springfield. They are building houses for \$3,500,000. If a builder buys a home on Ogden Ct. backing to River Rd. for \$1,200,000, carries it for a year while they are building the duplex and spends a \$1,000,000 to construct the residences, they are already in at close to \$2.3-2.4. They are going to want to sell each side of the duplex for \$1,500,000. THAT'S the missing middle? We are proposing to dramatically change the nature of our community, almost certainly overcrowd our schools, and congest our streets with inadequate parking in order to help somebody buy a home for \$1.5 million? It's obviously not the answer.

Take note that the words "affordable" and "attainable" seem to be bandied about interchangeably. Yes, more homes are "attainable" at \$1.5 if you build them here, but they are never going to be "affordable"

for firemen, police officers, school teachers and small business owners.

The correct solution to the very real hollowing out of the “missing middle” from our County is beyond my pay grade. These kinds of problems are not easily solved. Arlington Virginia is dealing with the same topic and potential solutions over there are contentious as well. It is particularly stunning to me that the Wood Acres architectural Covenants, which have been vigorously applied and defended over 84 years by the community are in jeopardy with the current proposal. Apparently, it is suggested that an implementation would override community covenants. For decades, I have told buyers “the streetscape you see now is the streetscape you will enjoy in the future.” Wood Acres is unique in their resistance to “tear downs.” In my estimation it is a plus. It’s one of the few neighborhoods in all of Bethesda where they are not allowed. It makes Wood Acres unique. I think almost all of the new homes built in Springfield are quite terrific and an enhancement to the community. But Springfield has always had a varied mix of architecture from the day it was built by Kettler, Bell, Cooley and Jacobsen in the late ‘40s/’50s. It’s a mix of colonials, splits, split-foyers and ramblers. Thus, a new home takes its place within the context of that variety. This is not what Wood Acres is. Albert Walker built every Wood Acres home as a colonial. And the community has seen to it that the 300+ additions that have occurred over the past 84 years were in harmony with that architecture. The effort has been stunningly successful. It would be a misguided for an “experiment” to permanently change that character. I don’t think it would happen anyway in Wood Acres because the price of houses is just too high. These duplex/triplex options are more likely to be built along Connecticut Ave outside the Beltway than along River Rd. but you never know. It feels like the tide is turning against the proposal with Councilman Will Jawando recently stating he does not support it as written.

Bethesda/Chevy Chase Data

- **825 detached homes were sold** in the four Bethesda/Chevy Chase zip codes last year. That’s the lowest number ever ...again... since I started tabulating these kinds of zip code stats 21 years ago. That’s a slight decrease from 839 sales the year before, and dramatically fewer than the 1331 in 2021 and the 1051 homes sold in 2022. “Golden Handcuffs” where homeowners have a mortgage rate around or under 3% will keep a lot of people sheltering in place! I don’t see it changing much in the next year.
- The average price of a single family home in the Bethesda/Chevy Chase zip codes continued its march upward last year, **rising 4.48% to \$1,728,005**. It’s an astonishing stat.
- 53 NEW homes were sold over \$3,000,000 last year. One more than the previous year and one less than the year before that. That’s a pretty steady stat. If the market has a “glut” in any price range, it is absolutely over \$3,000,000. If you wanted to see homes priced over \$3,000,000 today, I could show you 23 of them and drive by another four that are coming soon. For perspective, if you asked to see homes priced under \$1,000,000, I could show you only...ONE. Seriously, there is only one detached home for sale right now under a million in all of Bethesda/Chevy Chase. By the way, in 2024, 74 total homes sold for more than \$3,000,000 in the four studied zip codes. Almost 9%. Bump that to how many homes sold over \$2,000,000 and the number rises to 214 (26% of all homes sold). That’s up from 20.7% in 2023. Finally only 90 homes (11%) sold under a million dollars last year. The number of homes sold under 1.0 million in 2023 was 160 (19%). They are disappearing and the competition among builders to purchase and then tear down is fierce. It’s no wonder the “missing middle” is a topic of conversation.
- The number of days it took to sell a home throughout our area in 2024 was 27. Right in line with the last few years. However, in reality that number is skewed by builders who put their homes up for sale in MLS long before they actually finish the house. By the time the house is really finished and ready for full marketing, these homes often accumulate hundreds of days on market. Most homes sell a lot faster than 27 days.
- Our 20816 zip code distinguished itself in several ways last year. We had only 8 homes sell under a million dollars, the fewest of any Beth/Chevy Chase zip code. Our days on market was the lowest of four zip codes at an average of 16. 20816 sold over the original list price more than any other zip code, coming in at 103.1% of list price. 20814 was 101.8%, 20815 was 100.003%, and 20817 was 101%.
- 67 new homes were sold in MLS 2024 in Bethesda and Chevy Chase, about 1 in every 12 houses. The average sales price on these homes was \$2,455,972. That’s up 7.1% compared to last year. I can tell you though that builders have raised their ambitions. They seem to be paying upward of 1.1-1.4 for “land.” Meaning, they tear down houses they have bought for that much and build \$3,000,000+ houses. This is a change from just four years ago when the land seemed to cost at or just under \$1,000,000 and the ambition was around \$2,500,000. We are seeing this phenomenon up close. The home at 5804 Ridgefield Rd. was sold for a tear down at the surprisingly high price of \$1,390,000. That sort of blew me away. The home at 5511 Pollard Rd. sold for \$1,380,000 and a new home is now rising with ambitions over \$3.0 million as well.

Average price for a Bethesda/Chevy Chase single family home over the past 10 years

2014: \$1,142,000	2015: \$1,151,106	2016: \$1,170,138
2017: \$1,185,053	2018: \$1,220,928	2019: \$1,226,079
2020: \$1,368,233	2021: \$1,503,630	2022: \$1,625,935
2024: \$1,728,005 (+6.2%)		

20816 Data

- **The average price of a 20816 single family home rose again in value by 4.37% last year to \$1,623,265** on 156 sales, sixteen (9.5%) of which I found by an exhaustive search of public records that were not in MLS. There's definitely a growing movement to sometimes sell homes without coming on the market through MLS. Some of these sales are tear downs. A few in 20816 were very expensive properties in which the owners may have sought a degree of privacy. In some cases, an agent just knows the right person at the right time and sellers leverage that into a deal. After all, you can only sell a home to one buyer. However, the foundations of Bright MLS are being threatened by large companies who are seeking to sometimes share their listings only among themselves. All data that flows to Zillow/Redfin/Trulia and dozens of other sites spirals out of MLS. It is a treasure trove of important data that has served the public well for decades. This is a trend worth watching in the coming year. There's a time and a place for a quiet sale, but wide spread by-passing of MLS by real estate companies does not seem in the public's interest to me.
- The 156 home sales in 20816 are up slightly over the stunning low of 151 last year. For perspective there were 233 homes sold in the 20816 zip code in 2021. 51% of the homes sold in the 20816 zip code sold over the original list price. The number of days to sell a 20816 home was 16, the lowest of any of the Bethesda/Chevy Chase zip codes.
- The high sale took place at #10 Wissioming Ct. in Glen Echo Heights for \$5,575,000. This home was the highest sale in the zip code in 2008 when it sold to a "Mellon" for \$6,600,000. It then sold in 2014 for \$4,100,000. It's really hard to know what something is worth when prices get to be this high. The low sale was our own 6320 Avalon Dr. which sold for \$804,000. It's the first time in 45 years that a Wood Acres home was the low sale for the zip code. The fourth lowest sale was also a Wood Acres home at 6310 Newburn Dr. which sold for \$875,000. Both homes would have been tear down candidates were it not for your covenants. Builders would have swooped them up, torn them down and built 2.5+ million dollar homes. Your covenants at work with the streetscape preserved.
- The home that sold for the most over the list price in our zip code last year was 5508 Parkston Rd. This home was listed for \$2,495,000, had 8 offers and sold for 475K over the price at \$2,970,000. Breathtaking. A truly great transformed five level split with a deep, level backyard.
- **Springfield/Westwood** had 23 sales last year at an average price of **\$1,665,173**. **I sold SEVEN of these homes**, the most of any agent. Stuart & Maury was involved in the sale of 11 of them in total. Prices in this community rose a significant 10.9%, fueled largely by a high sale of a new home at \$3,695,000 on Pollard Rd. and the Parkston house that sold for 475K over the asking price at \$2,970,000. The low sale was an off market sale I discovered at 5501 Christy Dr. for \$970,000. The "telltale" tripod post/LLC ownership out front now suggests the home might be a tear down, which would be a first for Christy Dr. Another fairly low off market sale I found was on Chesterbrook Rd. at \$975,000. I doubt that home is a tear down, it appears to have been occupied. There have now been 24 homes sell in our area over \$2,000,000.
- **Wood Acres** had 16 sales last year which averaged **\$1,274,969**. I sold 4 of them. Stuart & Maury in total sold 6 of them. The high sale was at 6205 Cromwell Dr. for \$1,750,000 and the low sale was the low sale for the zip code at 6320 Avalon Dr. for \$804,000. Wood Acres prices rose 3% last year.
- **In Sumner/Mass Ave. Hills**, there were only 12 homes that came on the market, selling for **\$1,725,924**, which was 3% more than the list price. They sold on average in 11 days. Only 3 of the 11 took longer than a week to go under contract. The high sale was at 5017 Scarsdale which sold at the full price of \$2,125,000, the low was at 5012 Sangamore Rd. which sold for 55K over the list price at \$1,250,000.

2024 Springfield/Westwood Sales



5512 Pollard Rd.
Orig. list Price: \$3,795,000
Sold Price: \$3,695,000
Days on Market: 99



5508 Parkston Rd.
List Price: \$2,495,000
Sold Price: \$2,970,000
Days on Market: 7



5503 Pollard Rd.* **
List Price: \$2,100,000
Sold Price: \$2,310,000
Days on Market: 2
***Matthew Maury**
****Bob Jenets**



5604 Albia Rd.**
List Price: \$1,989,000
Sold Price: \$1,989,000
Days on Market: 6
****Bob Jenets sale**



5300 Briley Place
Orig. List Price: \$2,050,000
Sold Price: \$1,849,000
Days on Market: 180



5505 Albia Rd.* **
List Price: \$1,625,000
Sold Price: \$1,650,000
Days on Market: 2
***Matthew Maury**
****Bob Jenets**



5709 Cromwell Dr.*
List Price: \$1,499,000
Sold Price: \$1,641,904
Days on Market: 4
***Matthew Maury sale**



5512 Ridgefield Rd.*
List Price: \$1,249,000
Sold Price: \$1,425,000
Days on Market: 4
***Matthew Maury sale**



5911 Springfield Dr.
List Price: \$1,595,000
Sold Price: \$1,595,000
Days on Market: 10

2024 Springfield/Westwood continued...



5405 Newington Rd.
List Price: \$1,390,000
Sold Price: \$1,556,000
Days on Market: 6



5404 Ridgefield Rd.**
List Price: \$1,349,000
Sold Price: \$1,552,100
Days on Market: 4
****Bob Jenets sale**



5407 Christy Dr.***
List Price: \$1,249,000
Sold Price: \$1,415,000
DOM: 3 S&M sale
*****Kate Slawta**



5510 Westbard Ave.
List Price: \$1,449,000
Sold Price: \$1,399,000
Days on Market: 6



5804 Ridgefield Rd.
List Price: \$1,390,000
Sold Price: \$1,390,000
Days on Market: 13
Tear down



5511 Pollard Rd.
List Price: \$1,100,000
Sold Price: \$1,380,000
Days on Market: 6
Tear down



5824 Ogden Ct.*
List Price:\$1,349,000
Sold Price: \$1,300,000
***Matthew Maury sale**



5313 Briley Place
List Price:\$1,175,000
Sold Price: \$1,287,000
Days on market: 5



5721 Ogden Rd.*
Sold Price: \$1,225,000
Not on market
***Matthew Maury sale**



5320 Briley Place*
Sold Price: \$1,280,000
Not on market
***Matthew Maury sale**



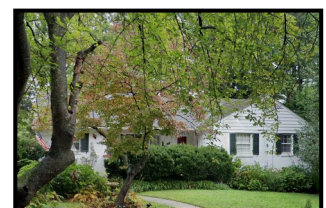
5600 Ridgefield Rd.
Sold Price: \$1,100,000
Not on market



5302 Cromwell Dr.
List Price: \$1,050,000
Sold Price: \$1,080,000
Days on market: 9



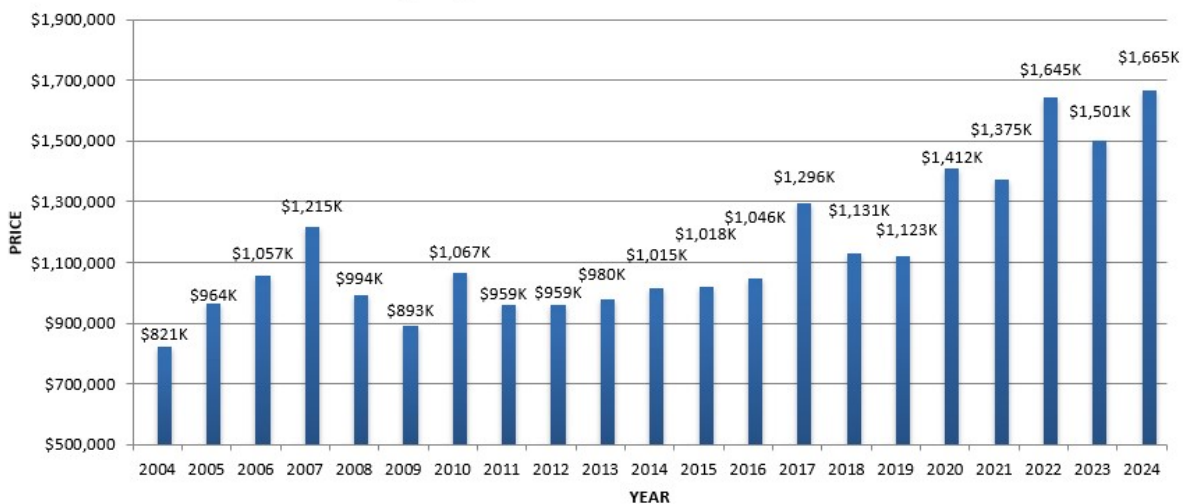
5603 Chesterbrook Rd.
Sold Price: \$975,000
Not on market



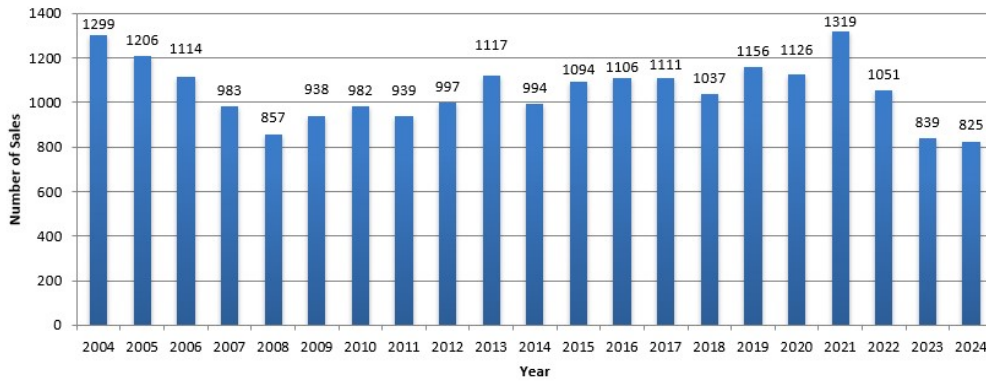
5501 Christy Dr.
Sold Price: \$970,000
Not on market

- **Glen Echo Heights** had 26 sales last year. That’s fairly low for that community, which had 43 a few years ago, although they had only 21 in 2023. The average sales price was a whopping \$1,971,057, juiced by the high sale at #10 Wissioming Ct.. An off market sale on Winnebago for \$3,312,000, and a new home sale on Dahlonga for \$3,200,000. The low sale took place on Walhonding Rd. for \$900,000; it has been a rental for many years.
- **Westmoreland Hills/Overlook** came back to earth a bit this year, averaging **\$1,741,532** on 18 sales. In the past few years there has been an extraordinary sale or two that drove astronomical averages. This year the high sale was “only” \$2,195,000. Off market, 4414 Boxwood sold for \$1,900,000 and a low sale of \$1,250,000 took place on Blackistone. The previous year, a home sold in this community for \$8,450,000, skewing the stats!
- I include stats on **Sumner Village** each year because it has become a logical “next step” for senior Wood Acres residents over the years. The brisk activity at Sumner Village every year is quite amazing. There were 19 sales last year at an average of \$792,074. They sold for 99.5% of their asking price. On average it took 13 days to sell a unit. The low sale was 570K for a 2BR2BA with 1410 sq. ft. and the highest sale was \$1,050 for the largest unit at Sumner Village at 2185 square feet. By the way, the condo fee on the largest unit is \$1590 a month. The previous year’s average sale was \$700,362. The highest sale to ever take place at Sumner Village was sold to a previous Wood Acres owner at \$1,116,000 in 2023.
- During the 45 year span in which I’ve done this newsletter, I have never collated **condo sales** in 20816. I’ve always felt they were a bit apples and oranges. You will sometimes see a Zillow reference to the average price of a dwelling in the 20816 zip code that is vastly different than the data I provide. They don’t differentiate condos/townhouses/single family. If you are interested, 49 condos were sold in the 20816 zip code in 2024, at an average price of \$534,831. They sold for 96.4% of their list price. These sales were in several nearby condo buildings including the Kenwood Place condo ringing the new shopping center, Sumner Village, The Kenwood high rise at Little Falls Pkwy and River Rd., and Sumner Court, the smaller garden condo near the Shoppes at Sumner.
- I keep anticipating a jump in prices at **Kenwood Place**. As the new shopping center rises to completion you would think that location is going to be very appealing and “walkable.” And yet there were seven sales in that complex last year at an average price of \$316,700. Prices just have not moved much. The very high condo fee of \$1280 a month for a three bedroom and \$960/month for a two bedroom is daunting and suppresses value to a degree. As does the restriction on laundry installation in the unit, they have common laundry rooms. And pets are technically not allowed even though you often see them around.

Springfield Prices 2004-2024



Total Single Family Sales in ZIP Codes 20814-20817



5814 Johnson Ave.
\$935,000



12010 Galena Dr.
\$425,000



3927 Kincaid Terr.
\$360,000



7510 Old Georgetown Rd.
\$960,000



5225 Pook Hill
\$225,000



5903 Carlton Lane
\$975,000



5922 Welborn Dr.
\$1,210,000



5907 Mass. Ave.
\$1,150,000



6742 Surreywood Lane
\$1,180,000



8509 Gavin Manor
\$1,425,000



5709 Cromwell Dr.
\$1,641,500



5824 Ogden Ct.
\$1,300,000



5505 Albia Rd.
\$1,650,000



6015 Woodacres Dr.
\$1,320,000



6100 Welborn Dr.
\$1,110,500



6113 Cromwell Dr.
\$1,650,000



5320 Briley Place
\$1,280,000



5503 Pollard Rd.
\$2,310,000



5721 Ogden Rd.
\$1,225,000



5920 Walhonding Rd.
\$2,440,000 Settled Jan '25



4420 Sangamore Rd.
Pending list price
\$1,439,900 Settles Jan '25



11604 Danville Dr.
Pending list price
\$1,000,000
Settles Jan '25



5407 Lambeth Rd.
Pending list price
\$1,549,500 Settles 2025

Matthew Maury 2024-Jan 2025 Sales

My sales in 2024-Jan 2025 exceeded total volume of \$34,100,000 (when I both listed and sold a property, that dollar volume counts twice). 2024 was one of my best years ever. In fact, it's the fifth highest total in my entire career. I get asked from time to time, "are you retired?" Obviously, I am not! I enjoy what I do and it's rewarding to help people.

The first four sales on the previous page were all part of a Family Trust I was asked to help this past year. The elderly parents had accumulated five rental properties over the years. Both parents died in 2024 and The Trust was tasked with liquidating their holdings. These properties included two in Bethesda, one in Kensington and one in Rockville. There is a fifth property in Wheaton that I hope to sell early in 2025. We gave the tenant notice to vacate in mid-May of 2024 and they *still* haven't moved out! While my focus is on the 20816 zip code, I am well versed in other areas and fully capable of providing real estate services at the highest level.

When I look back on the last year, literally every one of the 22 sales I was involved in spiraled directly out of my deep connections to the Wood Acres/Springfield community. Last year I was entrusted with finding a home for parents of a Wood Acres resident; I sold a home for Wood Acres residents who inherited a condo upon the death of a parent. I've been asked to help young people who grew up in Wood Acres and are now starting their home ownership journey, I helped a Springfield couple sell their home and buy an easier to manage townhouse and I've been recommended repeatedly to young couples interested in our area that need guidance and expertise. I sold homes for sellers who I helped buy decades ago. I value your trust and confidence over the years.

There are always storm clouds on the horizon. Rates have inched back up, not down, a result of an economy that is stubbornly really good with low unemployment and excellent corporate earnings. The Bond market roots for misery. It goes against the narrative because we live in a country with two diverging economies. The "haves" and the "have nots." For one group it's "how much are my stocks up today?" For the other it's "how do I put food on the table at these prices." I don't have good answers as to how we might close the gap.

Will the political emphasis on deconstructing the "deep state" result in moving entire parts of the government from the DC area? And what might the effect be on our real estate market if that were to come to pass? While the DC area is not a "one employer town" by any means, so much of our economic vibrancy feeds off the Federal government here. Again, who knows? Anecdotally, we are hearing from some that their plans to purchase a new home are on hold until it becomes clearer where we are headed. Stay tuned.



Finally (because you indulge me with your interest), the two grandkids are freaking awesome. For those out there who have grandkids, you know what I'm talking about. For younger readers, your day will come. They are so pure of thought and take joy in the smallest of things. And the interaction between the 4.5 year old and his 1.5 year old brother is precious. Because they live around the corner, Barbara and I are in the middle of their lives in the best possible way. And we haven't even gotten to MSI soccer, BCC baseball and the joys of Wood Acres Elementary yet. Will my generation do all we can to make our country more safe, fair, kind and more prosperous for all so that these two little guys can live the kind of wonderful life that so many Boomers have? I hope so.

My golf game? After only playing for four years, I am learning regression is part of the game. I was better in the Fall than earlier in the year. The VI-Kings? My '60s/'70s band did some really cool shows in 2024. We drew 265 people to the Glen Echo Bumper Car Pavillion in July, that was great fun! And we'll be back to do it again on July 26th this coming year. We learned Rhiannon, Layla, Running on Empty and a slew of other great songs from the golden era. The Commanders season was insane, who saw THAT coming? All the best to Springfield/Westwood/Beacon Hill, if I haven't said it enough, thanks.

Sincerely,

Matthew Maury

20814							
Year	# Sales	Avg. Price	% Change	Avg. Days On mrkt	High Sale	Low Sale	#Sales Over One Million
2024	150	\$1,664,973	+6.3%	29	\$6,500,000	\$725,000	118 (79%)
2023	130	\$1,505,017	-5.1%	34	\$4,750,000	\$645,000	91 (77%)
2022	189	\$1,581,222	+7.2%	18	\$5,150,000	\$685,000	146 (77%)
2021	234	\$1,465,114	+16.9%	15	\$5,250,000	\$600,000	162
2020	211	\$1,253,510	+7.77%	40	\$4,100,000	\$540,000	112
2019	193	\$1,160,860	-3.0%	40	\$4,700,000	\$399,000	105
2018	191	\$1,195,714	+2.88%	57	\$5,750,000	\$550,000	94
2017	188	\$1,162,141	+1.0%	65	\$5,000,000	\$520,000	92
2016	203	\$1,150,659	6.20%	56	\$6,500,000	\$570,000	89
2015	198	\$1,083,446	1.95%	52	\$4,400,000	\$520,000	86
2014	162	\$1,062,706	-0.43%	37	\$8,550,000	\$500,000	63
2013	195	\$1,067,244	17.26%	47	\$4,000,000	\$440,000	82
2012	191	\$910,116	-7.66%	52	\$3,750,000	\$457,000	52
2011	193	\$985,592	11.93%	47	\$10,000,000	\$250,000	59
2010	185	\$880,579	2.87%	60	\$4,000,000	\$400,000	50

20815							
Year	# Sales	Avg. Price	% Change	Avg. Days On mrkt	High Sale	Low Sale	#Sales Over 1 Million
2024	185	\$1,861,423	+4.85%	29	\$5,600,000	\$715,000	170 (92%)
2023	205	\$1,775,183	-6.3%	28	\$6,879,000	\$675,000	175 (85%)
2022	226	\$1,902,552	+12.2%	18	\$8,350,000	\$578,000	196 (86%)
2021	334	\$1,694,484	+10.0%	21	\$5,400,000	\$625,000	278
2020	259	\$1,540,074	+13.4%	47	\$10,000,000	\$480,000	188
2019	290	\$1,357,408	-3.5%	50	\$4,890,000	\$430,000	192
2018	245	\$1,412,292	+6.05%	51	\$4,795,000	\$561,000	176
2017	251	\$1,324,905	+5.42%	68	\$3,700,000	\$530,000	179
2016	263	\$1,256,673	-2.30%	55	\$4,295,000	\$410,000	160
2015	255	\$1,285,592	-2.51%	61	\$4,200,000	\$480,500	156
2014	256	\$1,318,698	7.56%	36	\$4,750,000	\$419,000	146
2013	249	\$1,226,043	-1.58%	42	\$5,000,000	\$365,000	127
2012	228	\$1,245,667	8.48%	66	\$7,050,000	\$300,000	123
2011	225	\$1,148,291	2.70%	62	\$3,250,000	\$370,000	105
2010	238	\$1,118,148	2.75%	73	\$3,800,000	\$450,000	102

20816

Year	# Sales	Avg. Price	% Change	Avg. Days On mrkt	High Sale	Low Sale	#Sales Over 1 Million
2024	156	\$1,623,265	+4.37%	16	\$5,725,000	\$804,000	144 (92.3%)
2023	151	\$1,555,315	+4.1%	20	\$8,450,000	\$720,000	126 (83%)
2022	206	\$1,493,846	+3.5%	13	\$3,115,125	\$665,000	176 (85%)
2021	233	\$1,442,451	+5.4%	13	\$3,595,000	\$630,000	196
2020	205	\$1,368,373	+15.3%	26	\$15,000,000	\$625,000	137
2019	204	\$1,186,727	+3.77%	47	\$3,875,000	\$540,000	114
2018	197	\$1,143,592	-0.09%	46	\$2,455,000	\$515,000	134
2017	215	\$1,144,563	+5.3%	41	\$2,879,900	\$560,000	112
2016	219	\$1,087,312	-1.38%	51	\$2,900,000	\$570,000	95
2015	190	\$1,102,508	1.09%	43	\$2,700,000	\$450,000	82
2014	186	\$1,090,568	5.56%	32	\$4,100,000	\$605,000	87
2013	195	\$1,033,093	8.06%	52	\$2,622,500	\$530,000	82
2012	171	\$956,066	-5.71%	61	\$2,495,000	\$480,000	51
2011	167	\$1,013,937	8.37%	53	\$2,225,000	\$400,000	63
2010	187	\$935,598	-3.28%	55	\$2,150,000	\$355,000	55

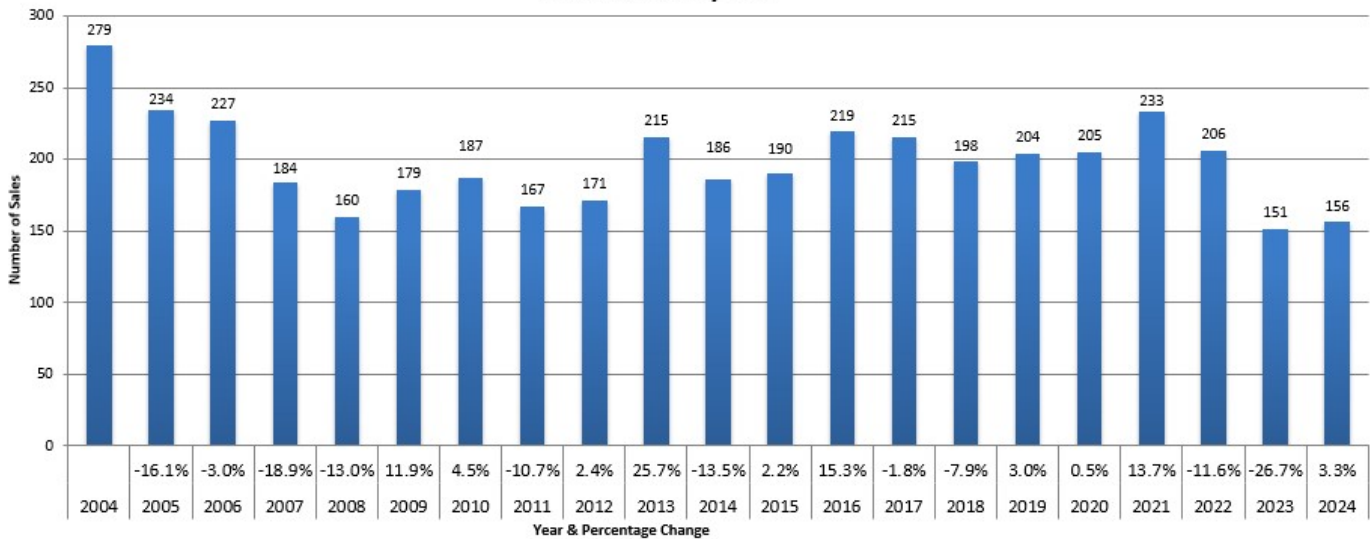
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Year	# Sales	Avg. Price	% Change	Avg. Days On mrkt	High Sale	Low Sale	#Sales Over 1 Million
2024	334	\$1,730,897	4.1%	30	\$9,250,000	\$690,000	302 (90.4%)
2023	351	\$1,662,425	+5.3%	29	\$9,185,000	\$585,000	286 (81%)
2022	409	\$1,579,174	+11.0%	22	\$6,600,000	\$620,000	324 (79%)
2021	513	\$1,421,621	9.5%	19	\$7,000,000	\$610,000	363
2020	432	\$1,298,361	9.2%	67	\$11,300,000	\$510,000	259
2019	469	\$1,188,829	+2.74%	64	\$6,900,000	\$480,000	236
2018	425	\$1,157,042	+2.1%	58	\$5,625,000	\$362,250	203
2017	457	\$1,132,954	-2.4%	67	\$5,100,000	\$505,000	207
2016	436	\$1,160,696	2.86%	75	\$4,800,000	\$485,000	212
2015	451	\$1,127,710	-1.02%	65	\$4,995,000	\$520,000	210
2014	390	\$1,139,380	9.35%	53	\$7,350,000	\$438,999	160
2013	458	\$1,041,996	8.50%	47	\$3,800,000	\$471,000	176
2012	407	\$960,408	-0.68%	63	\$3,850,000	\$410,000	120
2011	354	\$967,016	-2.05%	72	\$5,995,000	\$415,000	120
2010	372	\$987,245	6.25%	67	\$3,500,000	\$392,500	134

YEAR	AVG. SALES PRICE	HOUSES SOLD	GAIN/LOSS
1983	\$194,511	22	**
1984	\$202,464	28	4.00%
1985	\$221,315	29	9.30%
1986	\$247,090	22	11.60%
1987	\$312,560	33	26.50%
1988	\$404,444	45	28.10%
1989	\$391,091	19	-3.30%
1990	\$453,300	20	15.90%
1991	\$383,591	28	-15.40%
1992	\$372,950	16	-2.80%
1993	\$421,695	22	13.00%
1994	\$404,260	23	-4.10%
1995	\$393,294	17	-2.70%
1996	\$387,227	26	-1.50%
1997	\$382,227	36	-1.30%
1998	\$409,821	31	7.20%
1999	\$476,245	31	16.20%
2000	\$511,386	22	7.40%
2001	\$570,112	19	11.50%
2002	\$616,812	32	8.20%
2003	\$732,150	20	18.70%

YEAR	AVG. SALES PRICE	HOUSES SOLD	GAIN/LOSS
2004	\$821,325	27	12.10%
2005	\$964,430	32	17.40%
2006	\$1,056,909	22	8.70%
2007	\$1,214,792	26	14.90%
2008	\$993,545	11	-20.00%
2009	\$892,500	29	-10.18%
2010	\$1,067,321	14	19.58%
2011	\$959,406	16	-11.25%
2012	\$959,029	17	No change
2013	\$980,461	26	2.23%
2014	\$1,005,067	26	2.50%
2015	\$1,018,681	22	1.35%
2016	\$1,046,677	31	2.75%
2017	\$1,296,384	26	23.80%
2018	\$1,130,865	22	-12.76%
2019	\$1,123,384	26	-0.70%
2020	\$1,411,646	3	-25.60%
2021	\$1,374,040	30	-2.67%
2022	\$1,645,602	23	19.76%
2023	\$1,501,766	17	-8.74%
2024	\$1,665,173	23	10.88%

20816 Sales By Year





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Springfield/Westwood Sales in 2024

		Orig. Price	Final Price	BR**	Baths	SQ. FT.*	DOM	Settle Date
1.	5512 Pollard Rd.	\$3,795,000	\$3,600,000	6	7.5	5030	99	March 24
2.	5508 Parkston Rd.	\$2,450,000	\$2,970,000	5	5.5	4105	7	May 24
3.	5503 Pollard Rd. *	\$2,100,000	\$2,310,000	5	4.5	3616	2	April 24
4.	5604 Albia Rd. **	\$1,989,000	\$1,989,000	4	3.5	2744	5	March 24
5.	5300 Briley Place	\$2,050,000	\$1,849,000	6	6.0	3038	180	May 24
6.	5505 Albia Rd. * **	\$1,625,000	\$1,650,000	5	4.5	2808	2	Feb 24
7.	5709 Cromwell Dr. *	\$1,499,000	\$1,641,904	4	3.5	2797	4	May 24
8.	5512 Ridgefield Rd. *	\$1,425,000	\$1,610,000	5	3.0	2608	4	March 24
9.	5911 Springfield Dr.	\$1,595,000	\$1,595,000	4	3.5	1924	10	June 24
10.	54005 Newington Rd.	\$1,390,000	\$1,556,000	5	3.5	1602	6	July 24
11.	5404 Ridgefield **	\$1,349,000	\$1,552,100	4	3.5	2248	4	June 24
12.	5407 Christy Dr ***	\$1,249,000	\$1,415,000	4	2.5	2796	3	Mar 24
13.	5510 Westbard Ave.	\$1,449,000	\$1,399,000	6	3.5	3333	6	April 24
14.	5804 Ridgefield Rd.	\$1,390,000	\$1,390,000	3	2.5	1461	13	Aug 24
15.	5511 Pollard Rd	\$1,100,000	\$1,380,000	5	3.0	2676	6	April 24
16.	5824 Ogden Ct. *	\$1,349,000	\$1,300,000	5	3.0	1596	9	Aug 24
17.	5313 Briley Place	\$1,175,000	\$1,287,000	4	2.5	1850	6	Sept 24
18.	5320 Briley Place *	\$1,280,000	\$1,280,000	5	3.0	1755	0	April 24
19.	5721 Ogden Rd. *	\$1,225,000	\$1,225,000	4	4.0	2037	0	April 24
20.	5600 Ridgefield Rd.	Unknown	\$1,100,000	4	2.5	1536	0	Sept 24
21.	5302 Cromwell Dr.	\$1,050,000	\$1,080,000	3	3	1820	9	May 24
22.	5603 Chesterbrook	Unknown	\$975,000	3	2.5	1372	0	Aug 24
23.	5501 Christy Dr.	Unknown	\$970,000	3	2..5	1482	0	June 24

* Matthew Maury sales (7) ** Bob Jenets sale *** Kate Slawta sale. Square footage is above grade/not lower level. Average Price: \$1,665,172.

