

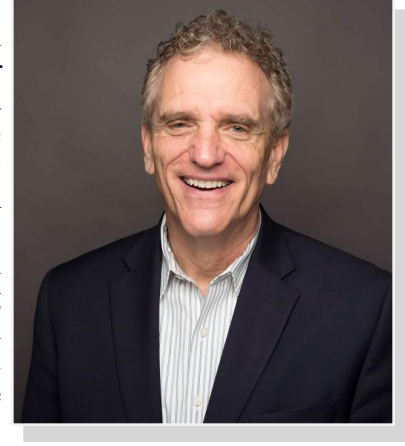
# SPRINGFIELD/ Westwood/ Beacon Hill

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

January, 2026

Dear Springfield, Westwood, Beacon Hill Area Resident,

Let's imagine the following scenario. A young aspiring 26 year old builder named F. Meade Bell returned to the DC area in the late 40's after serving in the military during WWII. He purchased several lots in 1948 in a not yet built community to be named Springfield just off River Rd. That side of River had once been part of the Kenwood Golf Course. His first house went up in the 5600 block of Ridgefield Rd. a handsome four bedroom red brick colonial. He had a very difficult time selling it. He finally resorted to holding the house open every night of the week in the evening, turning on all the lights in hopes of attracting someone to take a look. A doctor was heading home from a house call (hey, it was the 40s!) stopped by the home at 7pm and by 11pm the Doc had agreed to buy the house. While the sales price is a bit of a "moving target", as best as I can piece the story together, the home sold for \$17,000. His son Frank relayed the story to me, as told to him.



That sale eventually resulted in Mr. Bell building the grouping of colonials that can be seen today in the 5500-5600 block of Ridgefield and a few on Springfield Dr. near Ridgefield. By my count 13 homes were built in 1948-1949. Springfield was underway. Over the next 14-15 years, a total of 649 single family homes would be built in our community by a variety of builders. Kettler Brothers built a substantial number of split levels/ramblers and a few cape cods, commencing when their company was founded in 1952. Kettler went on to create Montgomery Village and dozens of other communities. Milton Kettler built the magnificent Raleigh Tavern recreation for himself which is landmark community home on Pollard Rd. I played in that house with his son Bobby as a young kid. The Kettlers built an incredible bomb shelter under a part of the front yard. (Hey, it was the 60s!). I'm told it is still there.

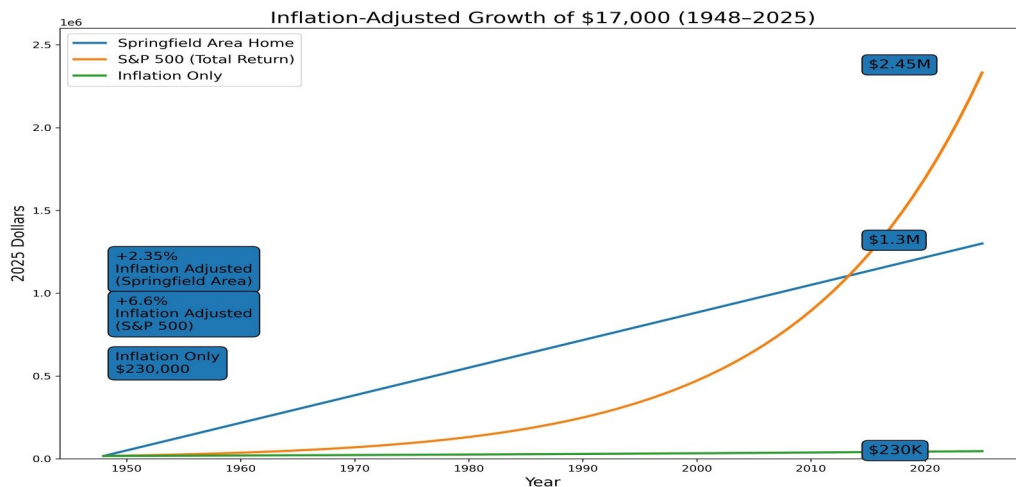
Gruver Cooley built a number of colonials sprinkled throughout the neighborhood. Porto Builders built most of Albia Rd. A builder named Jacobson built Ogden Ct. and Mr. Searl first, and then The Beacon Hill Construction Company, built the Searl Terrace enclave. I'm not sure who built the single family homes on Westbard in 1961/1962. I can vividly remember looking out the window of my first grade classroom at Wood Acres Elementary and watching the homes on Wiltshire being built in 1958 and 1959.

I got to thinking recently about the explosive value growth in our Springfield area homes and how it compares to other metrics. Say what you will about "AI" it certainly has merit for this usage. I asked ChatGPT "allowing for the U.S. inflation rate, how much is \$17,000 (the price of that first Ridgefield home in 1948) worth in 2025 dollars?" Quickly, the answer came back at \$230,000, about 13.5 times more than in 1948.

Obviously, no homes are valued at \$230,000 in our Springfield area in 2025! **The "average" price of a Springfield area house in 2025 was the second highest all time at \$1,649,077.** The home on Ridgefield that sold for 17K is probably worth about \$1.3 million today. That's 76 times more than in 1948. Thus, I used the \$1,300,000 average while instructing AI. I asked what the yearly appreciation rate was for that home over the past 77 years. The answer was a growth rate of 6.5% annually, and adjusted for inflation, a rate of 2.35% a year.

Through a series of detailed instructions, I then asked ChatGPT to create a graph that showed the relative appreciation rates side by side. The chart is on the next page. The results were stunning. Here's the bottom line:

- The average inflation rate of the yearly Consumer Price Index in the United States from 1/1/48 to 12/31 2025 is approximately **3.6%**. Thus, \$17,000 in 1948 is the equivalent of **\$1,300,000** in today's 2025 dollars.
- The average rate of yearly inflation adjusted appreciation for Springfield area homes from 1948 to 2025 was close to **2.35%**. The graph on the next page tells the story.



However, for perspective, if Mr. Bell had invested \$17,000 (assuming he had it) in the S&P 500 Index in 1948, the value of those stocks would have risen an average of 6.6% per year after adjusting for inflation. With dividends and interest reinvested each year, 17K turns into ...**\$2,450,000. That's not a misprint.** It's an illuminating number. The S&P rose on average 10.3% a year over 77 years. I will say that living in a Springfield area home provided the "leverage" of borrowing, mortgage interest and property tax deductions, and ... a buyer got not only "shelter" but schools, parks, neighbors, community, the whole package. In short, 'a life.'

Nonetheless, the differential between home ownership and the S&P investment is astounding. By the way, Meade Bell was the father of Frank Bell of Bell Builders fame, the master builder who rebuilt my home on Ogden in 1998 and completed many stellar transformations in our community. I spoke with Frank by phone recently. He and his wife Jocelyn are enjoying the warm weather in Florida where Frank opened a motorcycle repair shop. Loving life! Frank's childhood home, built by his dad in 1952, is the cape cod at 5622 Parkston Rd.

It is all quite amazing to me. When I sold my first Springfield house on Ogden Rd. in 1982 for \$152,000, I would never have dreamed where we were headed. Let's take a look at Springfield/Westwood area sales in 2025:

- ♦ The average sale price in Springfield/Westwood in 1983 was \$194,311. **In 2025, the average price of \$1,649,077 is a 2nd highest all time high.** 2024 was \$1,665,173.
- ♦ While Wood Acres had 22 sales last year, averaging \$1,347,011 our community of **Springfield/Westwood, with 50% more homes**, had just 13 sales at an average price of **\$1,649,077**. The high sale was a home at 5606 Parkston which sold for **\$3,200,000**. The buyer's agent was Bob Jenets of Stuart & Maury. It's the second home to sell in our community over \$3,000,000.
- ♦ The low sale was at 5814 Ogden Ct. for **\$1,050,000**. On average it took 12 days to sell a Springfield home and they sold for 102.3% of their list price. Half of the homes sold over the list price.

#### 20816 Data

- **The average price of a 20816 single family home rose 4.37% in 2025 to \$1,709,658.** It is an all time record. The "median" sales price was \$1,550,000. I get asked all the time; "are Federal job cut backs affecting the real estate market?" It's a fair question. At least in 2025, the answer has been no. Especially not in the 20816 zip code as you will see below. There were 8 homes old over \$3,000,000 last year and another 28 that sold between 2-3 million dollars. Only 12 homes in the entire zip code sold under \$1,000,000.
- There were **184** single family home sales in 20816 last year, up **18%** from the previous year. That doesn't fit the narrative of 2025 having the fewest home sales nationally in many decades, but it is a fact. 184 sales is better than the last two years but still way under the 233 that sold in 2022. 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 24 up significantly from 16 the previous year, but the "median" number of days to sell a house was only 8 days. The

- average gets skewered by a few seriously overpriced properties. 20816 homes sold for 98.3% of their original list price last year. Take particular note that 15 of the 184 sales last year occurred without ever coming on the market, a growing trend. This includes two Wood Acres homes that were sold on Harwick and Wynnwood.
- The high 20816 sale took place at 5110 Cammack Dr. in Spring Hill next to Westmoreland Hills which sold for **\$7,000,000**. The low sale was at 6216 Mass. Ave. across from Wood Acres at **\$750,000**.
- The home that sold for the most over the list price in our zip code last year was 5914 Onondaga Rd in High Point next to Wood Acres. It sold **315K** over the \$1,395,000 list price at \$1,710,000 with multiple offers. The home that sold for the most OFF the original listing price was a home in Sumner on Baltan Rd. which listed for \$3,500,000 and sold 600K off the price at \$2,900,000. I defy just about anybody to tell me exactly what the difference is between a 3.5 and 3.0 million dollar house. It gets hard to price in that range.
- 22 homes were sold in total in **Wood Acres** in 2025, the most home sales in TWENTY YEARS. Go figure. The average sales price for the original homes was **\$1,321,713**, an increase of **3.66%** over the previous year. Once again, it's the second highest average of all time. The high sale was at **18 Avalon Ct.** which had been totally renovated inside and out and sold for **\$1,700,000**. The highest original home sold settled in December at 5909 Cromwell Dr. for \$1,572,500. The low sale was a home that I sold to a renovator at **6309 Newburn Dr.** for **\$935,000**. I tried my best to convince numerous young buyers of the wisdom of the renovation project but they all thought it was too much work. Respectfully, they were all wrong, the renovator made several hundred thousand dollars and sold it for \$1,299,000. Not dissimilar from the renovator success across the street at 6310 Newburn this year. 16 of the 20 homes original Wood Acres homes sold last year were homes that I have sold in my 45 year career at one point or another! If you add in the two Avalon homes that sold at \$1,700,000 and \$1,500,000, the average Wood Acres sale in 2025 rises to **\$1,347,011**.
- **In Sumner/Mass Ave. Hills**, there were only 12 homes that came on the market and two more that sold off market, selling for an average of **\$1,840,926** in 13 days, at 97.9% of their list price. The high sale was at the aforementioned Baltan Rd. for **\$2,900,000**, the low sale was an off market sale on Westpath Way at **\$1,080,000**.
- **Glen Echo Heights**: This community is a bit insane every year. They had **38** sales last year, more than Wood Acres and Springfield combined. The average sale in 2025 was a brisk **\$1,799,089**. The high sale was at 6424 Wiscasset for **\$2,999,500** and the low sale was at 6216 Mass Ave. for **\$750,000**.
- **Westmoreland Hills/Overlook** had 23 sales averaging **\$2,183,338** last year! Damn. The highest sale in the zip code occurred on Cammack Rd. for **\$7,000,000**, the "low" was on Portsmouth for "only" **\$1,520,000**. Westmoreland Hills has always been the most expensive community in our zip code and 2025 was no different.

#### **Bethesda/Chevy Chase Data 20814-20817 zip code data 2025**

- The total number of single family detached homes sold in the Bethesda/Chevy Chase zip codes of 20814-20817, increased 10% from the previous year. How about that! **909 detached homes were sold**. For perspective, 1331 were sold in the pandemic influenced 2021. We've got a long way to go to get back to those kinds of numbers.
- The average price of a single family home in the Bethesda/Chevy Chase zip codes rose another **4.3%** (it was up 4.8% in 2024). The average sales price in 2025 was **\$1,803,197**. It's an astonishing stat. How do young people buy a house these days? They have to be superstars in their professions.
- If you drive around Bethesda/Chevy Chase and feel like there sure are a lot of teardowns/new homes rising, you are not wrong. For the first time last year, I analyzed just how many new homes were built. 93 were built and sold in 2024. The number rose in 2025 to 102. Nine percent of the entire resale market was new home sales last year. 80% of these homes sold over \$2,000,000 and 24 of them sold over \$3,000,000. There were 65 \$3,000,000+ sales including resales last year. That's 6.4% of the total market.

- There are also **21 new homes for sale right now**, all priced over \$2,000,000. 60% of these homes are priced over \$3,000,000. With construction prices rising dramatically, new homes just flat out cost more. I hear that lumber prices are 48% higher, and steel 39% higher than a year or two ago. And yet the builders keep accepting the risk of purchasing homes, tearing them down, and building ever larger homes in their place. Springfield/Westwood has cracked the \$3,000,000 barrier with two home sales in the last two years over \$3,000,000.
- Finally only 89 homes (10%) sold under a million dollars in 2025, there were 90 the previous year. Just two years ago, there were 160 sales under \$1,000,000 (19%). They continue to disappear as builders are keenly interested in them under a million dollars. As long as \$3,000,000 new homes keep selling, this phenomenon will continue unabated. We don't know for sure yet, but it's possible that the very recent sale at 5811 Ridgefield Rd., which sold for \$1,105,000, may be a tear down. Across the street, the new home priced at \$3,189,000 was under contract but that deal fell apart and the home is back up for sale.
- The number of days it took to sell a home throughout our area in 2025 was 37, up from 27 the previous year. The numbers are skewed by builders who offer homes for sale when they are being built.
- Our 20816 zip code distinguished itself in several ways last year. There were only 9 homes sold under \$1,000,000 in our zip code last year. Our days on market was the lowest of 4 zip codes at an average of 28.

**Average price for a Bethesda/Chevy Chase single family home over the past 12 years**

<b>2014:</b> \$1,142,000	<b>2015:</b> \$1,151,106	<b>2016:</b> \$1,170,138
<b>2017:</b> \$1,185,053	<b>2018:</b> \$1,220,928	<b>2019:</b> \$1,226,079
<b>2020:</b> \$1,368,233	<b>2021:</b> \$1,503,630	<b>2022:</b> \$1,625,930
<b>2023:</b> \$1,653,08	<b>2024:</b> \$1,728,005	<b>2025:</b> <b>\$1,803,197 (4.3%)</b>

- Last year for the first time, I assembled data for condo sales in 20816. If you are interested, there were 46 condo sales in 2025 (49 the year before), at an average price of **\$591,639**. That's up 10.6% over the previous year (the "graying of America?") They sold for 98.3% of their original list price, exactly like 20816 single family houses. The high condo sale in 20816 was at Sumner Village for \$1,162,065 and the low was at The Kenwood high rise on River Rd. for \$198,000.
- The remarkable sales success of the new townhouses at **Westbard Square** was a big story in 2025. As the first phase goes to settlement, data starts to appear. The EYA townhome builder's web site states that the entire project is SOLD OUT. That includes the townhouses yet to come out of the ground on the old Manor Care site near River Rd. Eventually there will be total 102 units built by EYA. Public record shows that 39 have settled so far, at an average price of \$1,530,120 not including the four low sales at \$228,065 which were the affordable MPDUs mandated by The County. What a deal for those people! Their units are slightly smaller but you could never tell from the street. The high sale so far settled at **\$1,913,148**.

Interestingly, there are currently two "resales" in the finished section of Westbard Square. Both townhouses were purchased in the initial phase that sold like wildfire in a few days. The residence at 5348 Zenith Outlook is priced at \$1,999,995 they settled on it 10/25/26 for \$1,749,261. It's never been lived in. It has 3139 sq. ft. of living space above grade. The other townhome, with arguably the best vista out the back of the home at the end of the complex near the Westland woods, and one of the first units grabbed on the day the units were released, is on the market for \$2,195,000. It has 3270 sq. ft. above grade and has also never been lived in. It's often true that when a multiple sales project from a new builder is completed, prices jump. It will be fascinating

to see how these resales unfold.

### A COMMUNITY TREASURE...

“The best time to plant a tree is....20 years ago. The next best time...is today!” Truer words were never spoken by our remarkable neighbor Glen Sutcliffe at 6002 Springfield Dr. Glen lives on the corner adjacent to River Rd. 16 years ago, he began a project to cultivate, plant and nurture what I call “The Great Green Wall of Bethesda.” Through his tireless efforts, year after year after year the dense wall of plantings have created a beautiful and effective barrier to busy River Rd.

While Glen started planting next to his house, his endeavors have led him to create a valuable green screening for his neighbors along Ridgefield Rd as well. His efforts are ongoing too. It’s a remarkable achievement and a significant contribution to our community. It has been entirely Glen’s own personal labor and expense throughout the years and he continues to plant, prune and protect the greenery with tireless effort. Great communities evolve on the backs of citizens who “give back.” We are fortunate to have Glen living in Springfield with us. Thanks Glen!

### 2026 TAX ASSESSMENTS

Yes, we all received new property tax assessments for our homes recently. This happens once every three years. The State of Maryland uses algorithms based on lot size, interior square footage and comparable sales both in your neighborhood and in surrounding areas. There’s always a degree of consternation among homeowners who receive a new assessment that soars ever higher. Good news: the value of your house continues to rise, bad news: your property taxes rise with the new assessment. The State does phase this increase in over three years so you don’t get hit all at once. And assuming you have correctly secured an approved “Homestead Application”, your actual tax increases cannot exceed 10% each year. Over time this can be a significant savings. If you don’t know how to check the status of your Homestead Application, shoot me an email, I’ll look it up for you.

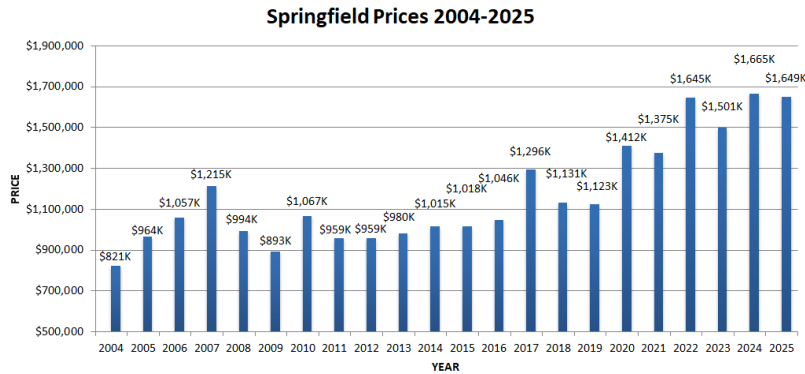
There is an appeal process and for some perhaps that’s worth a shot, although I will say that even though assessments have risen on average about 12% over the last assessment phase for our tax “zone”, that is what I call a “macro” stat. There are plenty of homes in the Springfield area that have new assessments well over 12%, including my own on Ogden Rd. And these new assessments are almost all *still under actual resale value*. I’ve looked carefully at a lot of the new assessments; despite the prodigious increases, in most cases, I come away thinking that the home is still worth more than the assessment. Fortunately, the State of Md., mercifully just doesn’t always get it right. More often low than high, but they don’t know whether you have updated your home.

If you choose to appeal your assessment, I am glad to assist and pull data that may help you make your case. Feel free to reach out if you want guidance. File an appeal and obtain the State “worksheet” on your house. This is the roadmap to figuring out if they are working off of “mistakes” such as the size of your lot, interior square footage, bedrooms and baths. Comparisons to your neighbor’s assessment is not an effective metric.

I researched this assessment topic in the last few days and extracted a few interesting data points about our Springfield area community:

- Of the 50 homes in the Springfield area that public record has with the **most** interior above grade square footage, 33 of them were assessed over \$2,000,000 in **2025**. It is almost certainly more now. There are likely 5-10 homes now assessed over \$3,000,000, and the highest assessment in our community now after this round of assessments is **\$4,127,500** for a home with 6371 square feet above grade. Prior to this round of new assessments, 20 homes were assessed under \$900,000 with the lowest assessment being a home on Mass. Ave. assessed at \$777,000. I don’t think there is a home in our community that would sell under \$1,000,000 at this point. Certainly none of these owners should be considering an appeal and I suspect that all of their assessments are at least in the 900K range now unless suppressed by the Homestead exemption.
- Yes, **SHREDDER DAY** is coming this Spring. Mark your calendars for **April 11th, 2026**, 10am-noon. Details will come in a postcard well before the date.





I had total sales volume of over **\$20,000,000** in 2025. Career sales now over \$1.1 Billion. I also have a great pipeline of homes coming up for sale in 2026. As it has always been, my focus is on Bethesda/Chevy Chase and this past year was very rewarding as I was able to help several young couples in their 30s obtain the house they will build their family and life around. They were all exceptionally smart and studious in their home search and willing to listen to someone with 45+ years of experience as I guided them through what can be a complicated process. My greatest joy is to observe them settle into a community, make friends, have kids, get involved and add to the history and legend that is our community. I love being part of that journey.

The move from Wood Acres to more space in Springfield/Westwood has been a constant over the decades. The cost of additions/renovations continues to spiral ever upward. Thus, moving close by can be a viable scenario. For one such couple, I helped them wrestle a great house away from competing offers. Their new residence on Kirkwood Dr. in Springfield is almost twice as much square footage as their previous Welborn Dr. house. They purchased for \$1,751,000 and we sold Welborn in Wood Acres for \$1,255,000. Adam and Marium are two of my favorite clients of all time and I am thrilled to have helped them complete their vision.

The photo on the right below defies the imagination. Frank Cook's dad bought an original Wood Acres home on Welborn Dr. not yet constructed in 1940. Frank died in 2022. He left behind Wood Acres photos and historical artifacts that the family was kind enough to bestow to me. That's his wife standing at the intersection of Cobalt Rd. (behind her) and Welborn. Not a house in sight yet. The photo on the left is the parade-1963!



And finally a short story: In the spring of 2025, I was discussing with my 5 year old grandchild James that when I went to kindergarten in 1957 at Wood Acres I sat at the "Banana Table." We never discussed it again. Flash forward six months to this September and we are walking with him and the whole family to his first day of kindergarten at Wood Acres. As we approach the school, he says to me, "Papa, I just hope I get to sit at the banana table!" I nearly died. The circle of life my friends.

Sincerely,

Matthew Maury

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# 2025/26 Springfield/Westwood Sales



**5606 Parkston Rd. \*\***  
**List Price: \$3,224,000**  
**Sold Price: \$3,200,000**  
**Days on Market: 65**  
**\*\*Bob Jenets sale**



**5626 Newington Rd.**  
**List Price: 2,275,000**  
**Sold Price: \$2,550,000**  
**Days on Market: 2**



**5801 Searl Terrace \*\***  
**List Price: \$1,675,000**  
**Sold Price: \$1,791,000**  
**Days on Market: 5**  
**\*\*Bob Jenets sale**



**5407 Kirkwood Dr. \***  
**List Price: \$1,699,000**  
**Sold Price: \$1,751,000**  
**\*Matthew Maury Sale**



**5308 Briley Pl.**  
**List Price: \$1,795,000**  
**Sold Price: \$1,725,000**  
**Days on Market: 30**



**5713 Newington Rd.**  
**List Price: \$1,495,000**  
**Sold Price: \$1,560,000**  
**Days on market: 7**



**5801 Ogden Ct.**  
**List Price: \$1,379,000**  
**Sold Price: \$1,370,000**  
**Days on market: 8**



**5610 Parkston Rd.**  
**List Price: \$1,200,000**  
**Sold Price: \$1,312,000**  
**Days on market: 4**



**5410 Christy Dr.\*\***  
**Sold Price: \$1,300,000**  
**\*\*Bob Jenets/Kate Slawta**  
**Sale/0 days on market**



**5813 Ogden Ct\*\***  
**List Price: \$1,239,000**  
**Sold Price: \$1,230,000**  
**\*\*Bob Jenets sale**



**5815 Cromwell Dr.**  
**List Price: \$1,199,000**  
**Sold Price: \$1,199,000**  
**Days on market: 6**  
**Congrats Trish Sweeney!**



**5814 Ogden Ct.**  
**List Price: \$995,000**  
**Sold Price: \$1,050,000**  
**Days on market: 0**



**SETTLED JAN 2026**  
**5702 Ogden Rd. \***  
**List Price: \$1,375,000**  
**Sold Price: \$1,375,000**  
**\*Matthew Maury**



**SETTLED JAN 2026**  
**5811 Ridgefield Rd. \*\***  
**List Price: \$1,139,000**  
**Sold Price: \$1,105,000**  
**\*\*Bob Jenets Sale**





- The **20814** zip code had 152 sales (out Old Georgetown Rd.) They had 150 the year before. Prices rose again to **\$1,736,369**. The high sale was \$7,800,000 in Edgemoor. The low sale was \$742,000 on Edwards Ave.



7527 Hampton Lane



9906 Edwards Ave

- The “average” sold price in the Chevy Chase **20815** zip code last year was...ouch...**\$1,936,347**. This zip now has the distinction of having the highest average sold price for a year in the history of my newsletter going back many decades. The high sale was in Chevy Chase Village at \$7,300,000, the low sale in Donnybrook on Terrace Dr. off E-W Hwy. for \$741,000.



2 Oxford St



2944 Terrace Dr.

- ♦ The 20817 zip code out Bradley Blvd. always has the most sales as it is the largest zip; 362 sales in 2025. The high sale was \$6,625,000 at 7000 Longwood Dr.. The low sale was at 6401 Stoneham Rd. for \$700,000.



7000 Longwood Dr.



6401 Stoneham Rd.



## Historical sales data on Bethesda and Chevy Chase zip codes since 2010

20814							
Year	# Sales	Avg. Price	% Change	Avg. Days On mrkt	High Sale	Low Sale	#Sales Over One Million
2025	152	\$1,736,369	4.2%	37	\$7,800,000	\$742,000	123 (81%)
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
2025	211	\$1,936,347	+4.0%	42	\$7,300,000	\$1,000,000	196 (93%)
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
2025	184	\$1,709,658	+5.3%	28	\$7,000,000	\$750,000	173 (94%)
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

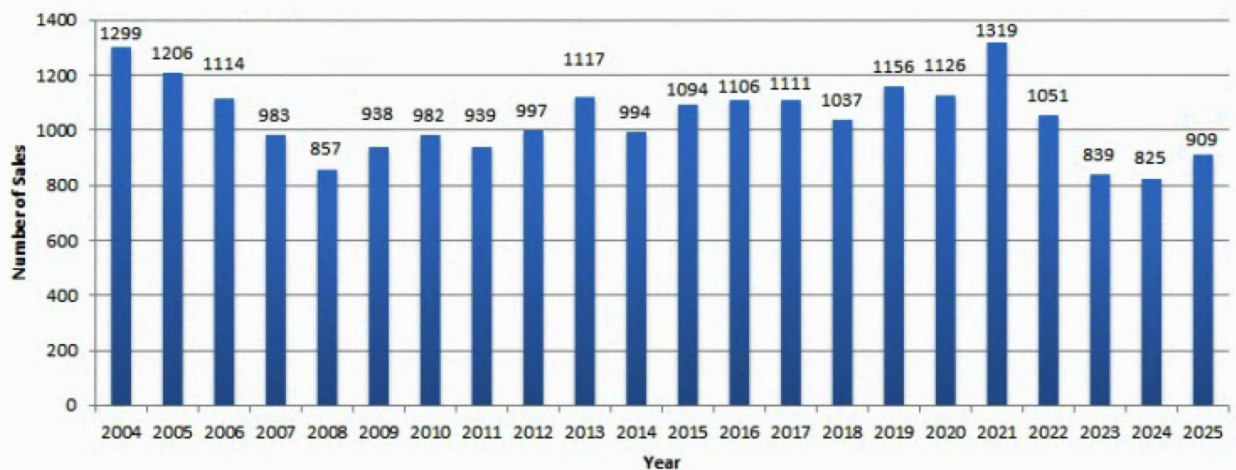
20817							
Year	# Sales	Avg. Price	% Change	Avg. Days On mrkt	High Sale	Low Sale	#Sales Over 1 Million
2025	362	\$1,801,194	+4.2%	40	\$6,625,000	\$742,000	326 (90%)
2024	334	\$1,730,897	4.1%	30	\$9,250,000	\$690,000	302 (90.4%)
2023	351	\$1,662,425	+5.3%	29	\$9,185,000	\$585,000	286 (81%)
2022	409	\$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

## Springfield area Sales History through the Years!

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%
2025	\$1,649,077	13	-0.97%

**Total Single Family Sales in ZIP Codes 20814-20817**





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## Springfield/Westwood Area Sales in 2025

		Orig. Price	Final Price	BR**	Baths	SQ. FT.*	DOM	Settle Date
1.	5606 Parkston Rd.	\$3,224,000	\$3,200,000	6	7.5	5030	65	Sept 25
2.	5626 Newington Rd.	\$2,275,000	\$2,550,000	5	3.5	3459	2	Nov 25
3.	5901 Searl Terrace	\$1,675,000	\$1,791,000	5	3.5	2484	5	June 25
4.	5407 Kirkwood Dr.	\$1,699,000	\$1,751,000	5	5.0	3505	4	Aug 25
5.	5308 Briley Place	\$1,795,000	\$1,725,000	5	4.0	3061	30	Aug 25
6.	5714 Newington Rd.	\$1,495,000	\$1,560,000	5	3.0	2808	7	July 25
7.	5513 Westbard Ave.	\$1,475,000	\$1,400,000	6	4.5	3172	19	July 25
8.	5801 Ogden Court	\$1,379,000	\$1,370,000	4	3.0	2265	8	May 25
9.	5612 Parkston Rd.	\$1,200,000	\$1,312,000	3	3.5	1415	4	June 25
10..	5410 Christy Dr.	\$1,300,000	\$1,300,000	3	2.5	1825	0	June 25
11.	5813 Ogden Court	\$1,239,000	\$1,230,000	4	3.0	1602	6	Nov 25
12.	5815 Cromwell Dr.	\$1,199,000	\$1,199,000	4	2.5	1881	6	Oct 25
13.	5814 Ogden Ct.	\$995,000	\$1,050,000	5	3.0	2098	0	Oct 25

Square footage is public record above grade only. Average Price: **\$1,649,077.**

