

WOOD ACRES

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

January, 2026

Dear Wood Acres Area Resident,

Let's imagine the following scenario: In early 1940, your grandparents venture out of DC on a Sunday drive into the "distant" Maryland suburbs and come upon a brand new community called...Wood Acres. They purchase one of the first homes to be built on Upper Harwick Rd. for...\$8,490. I know the price because I have the brochure from early 1940 before World War II broke out (left):

Luxurious, practical living at modest cost is the keynote of Albert W. Walker's Wood Acres. Pursuing this theme, homes in the development utilize the comfort and convenience of Gas "For the Four Big Jobs"—air-conditioned heating, hot water, cooling and refrigeration. This modern, labor-saving equipment is installed as an integral part of all Wood Acres homes.

To insure minimum costs in heating, thorough insulation with four inches of Johns-Manville Rock Wool is incorporated, not only on the roof but also in the side walls of Wood Acres homes. Unusual, too, in homes of this price, are two complete colored tile bathrooms, one of them adjoining the master bedroom.

Noteworthy in these dwellings are well-planned rooms, the beautiful finishing touches, the fine details of construction. To families interested in living in better surroundings, in having the finest things in life, these homes will have definite appeal.

From the standpoint of the family budget, Wood Acres offers real price attraction:

\$8,490 UP



By May 1942, with construction material shortages tightening, Albert Walker, the builder of Wood Acres, raised prices to around \$9750. The first major phase of Wood Acres was built in the area of Upper Harwick, Wynnwood, Upper Gloster above Wynnwood, Ardmore Ct. and parts of Mass. Ave. These homes were delivered by the end of 1941. The next phase of this effort was on Welborn between Ramsgate and Gloster, Cobalt Rd. half way down the hill and almost all of Lower Harwick and Milo. These homes were all delivered by mid to late 1942 and construction would not commence again until 1947.

Back to your grandparents, they lived in their Wood Acres home for forty years and in 1980 the home was passed down to your parents. At the time it would have been worth about \$149,300. I know this because I started this newsletter in January of 1981 and my stats for the previous year calculated that average sales price. Your parents then lived in the home until 2025, at which point YOU inherited the house, which was worth approximately...\$1,250,000. This is assuming normal and conscientious maintenance and care, perhaps a garage conversion to a den and/or a porch enclosure for extra space. Your kitchen would likely have been updated several times and perhaps bathroom updating as well. A very nice return.

I got to thinking recently about this explosive value growth in Wood Acres and how it compared 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 \$8,490 in 1940 worth in 2025 dollars?" Literally in seconds the answer came back at \$153,315, about 17 times more than in 1940.

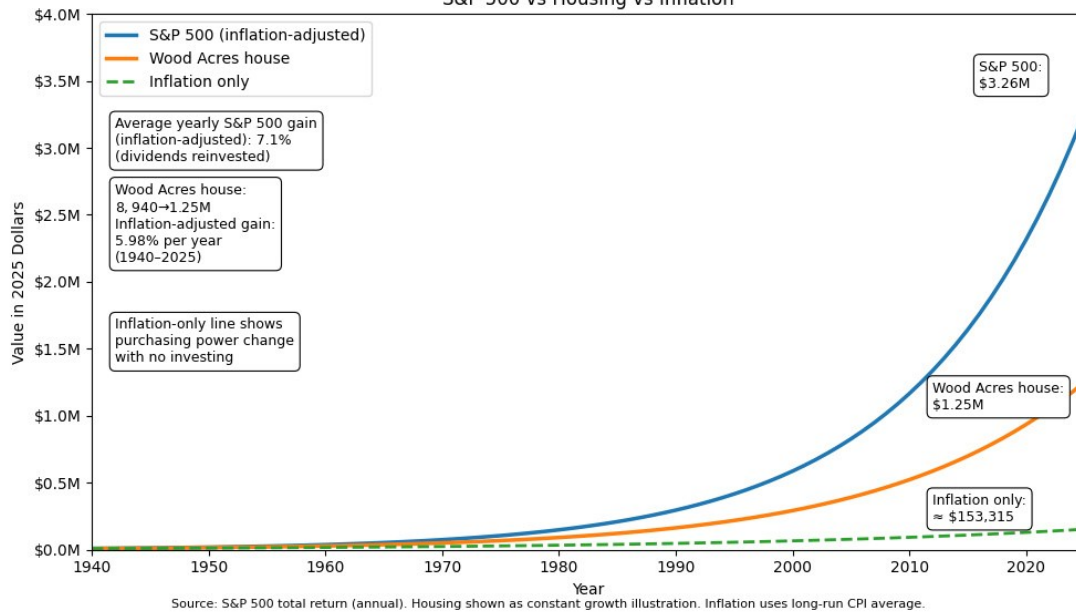
Obviously, no homes are valued at \$153,315 in Wood Acres in 2025! **While the "average" price of a Wood Acres house in 2025 was \$1,321,713** (not including the two high Avalon Dr./Ct sales), the original homes often did not have dens on the first floor. Thus, I used the \$1,250,000 average while instructing AI. I asked what the yearly inflation adjusted appreciation rate was in Wood Acres over the past 85 years, given the data I provided. The answers came back quickly.

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 1940 to 2025 is approximately **3.73%**. Thus \$8,940.00 in 1940 is the equivalent of **\$153,315** in today's 2025 dollars.
- The average rate of yearly inflation adjusted appreciation for Wood Acres homes from 1940 to 2025 was close to **5.98%**, about 60% more than the inflation rate. Very impressive.

However, for perspective, if you invested \$8,940 in the S&P 500 Index in 1940, the value of those stocks, allowing for inflation would be....wait for it....**\$3,260,000. That's not a misprint.** It's an illuminating number. The S&P rose on average 11% a year over 85 years. Adjusting for inflation, that is about a 7.1% net. A bit more than 1% a year doesn't seem like that much, but over 85 years, it is huge. I will say that living in Wood Acres got you not only "shelter" but schools, parks, neighbors, community, the whole package. In short, "a life."

What \$8,940 in 1940 Became by 2025:
S&P 500 vs Housing vs Inflation



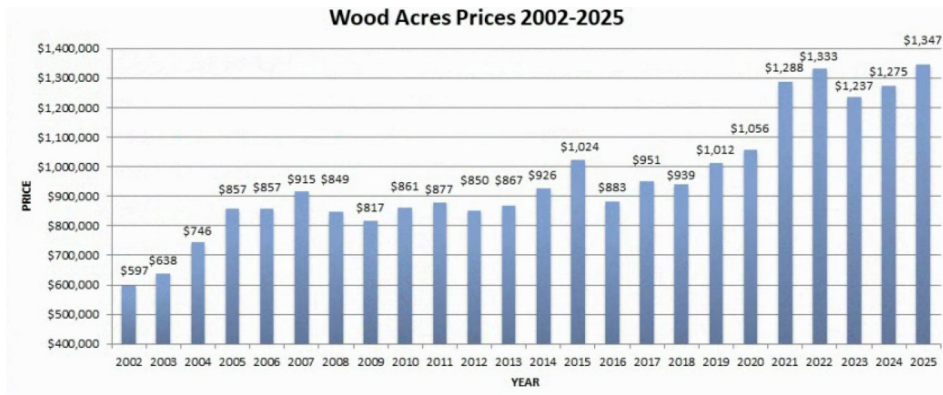
Yes, the differential between the Wood Acres ownership return and the S&P 500 Index is astounding. Because AI can answer complicated math questions infinitely more quickly than it would ever take me to come up with answers, I fed average sales figures for Wood Acres that I have compiled in this newsletter for 45 years into ChatGPT and had answers in minutes:

- ◆ Wood Acres homes appreciated on average 7.44% each year from 1940 to 1980.
- Wood Acres homes appreciated on average 12.1% each year from 1980-1990.
- Wood Acres homes appreciated on average 3.65% each year from 1990-2000.
- Wood Acres homes appreciated on average 6.22% each year from 2000-2010.
- Wood Acres homes appreciated on average 2.07% each year from 2010-2020.
- Wood Acres homes have already appreciated 4.83% from 2020-2025. A pandemic bump.

It is all quite amazing to me. When I sold my first Wood Acres house on Welborn Dr. in 1981 for \$152,000, I would never have dreamed where we were headed. Let's take a look at Wood Acres sales in 2025:

- ◆ 22 homes were sold in total 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. It has a Ned Hengerer/Homestretchers addition which was added a couple of decades ago, That addition created a Primary Suite 4th bedroom and third bath upstairs and a FR/1st floor bedroom as well. A two story addition such as this could well cost north of \$700,000-\$800,000K today. I sold the home to those owners in 1999 for \$495,000.
- ◆ 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**.

- ◆ 17 of the 22 sales last year went under contract in less than a week. Wood Acres homes sold for 99.2% of their list price as there were several homes that had to reduce after starting at “ambitious” list prices.



20816 Data

- **The average price of a 20816 single family home rose 4.37% in 2024 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 skewed 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 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.
- While Wood Acres had 22 sales last year, the 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 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.
- **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.

2025 Wood Acres Sales



18 Avalon Ct.
List Price: \$1,675,000
Sold Price: \$1,700,000
Days on Market: 5



6113 Cromwell Dr.
List Price \$1,595,500
Sold Price: \$1,572,500
Days on Market: 5



6305 Avalon Dr.*
Orig. list Price:\$1,568,000
Sold Price: \$1,500,000
14 DOM/*Bob Jenets sale



5906 Ramsgate Rd.
List Price: \$1,469,000
Sold Price: \$1,469,000
Days on Market: 5



5903 Ramsgate Rd.*
List Price: \$1,449,000
Sold Price: \$1,449,000
3 DOM/*Bob Jenets sale



5902 Cobalt Rd.*
Orig. List Price \$1,469,000
Sold Price: \$1,439,000
17 DOM/*Bob Jenets sale



5905 Gloster Rd.
List Price: \$1,425,000
Sold Price: \$1,433,000
Days on Market: 6



6310 Newburn Dr.
Orig. List Price: \$1,495,000
Sold Price: \$1,400,000
Days on Market: 25



5903 Harwick Rd.
List Price: unknown
Sold Price: \$1,400,000
Sold off market



5907 Woodacres Dr. **
List Price: \$1,395,000
Sold Price: \$1,375,000
Matthew Maury sale



5708 Harwick Rd.
List Price: \$1,249,000
Sold Price: \$1,373,000
Days on Market: 5



6104 Wynnwood Rd
List Price: unknown
Sold Price: \$1,350,000
Sold off Market

2025 Wood Acres Sales



**6008 Wynnwood Rd.
List Price: \$1,325,000
Sold Price: \$1,328,750
Days on Market: 1**



**5914 Gloster Rd.
List Price \$1,295,000
Sold Price: \$1,325,000
Days on Market: 2**



6309 Newburn Dr.
List Price: \$1,299,000
Sold Price: \$1,299,000
Matthew Maury sale**



**6005 Wynnwood Rd.
Orig. List Price: \$1,365,000
Sold Price: \$1,290,000
Days on Market: 27**



6012 Welborn Dr.
List Price: \$1,249,000
Sold Price: \$1,255,000
Matthew Maury sale**



**5905 Welborn Dr.
Orig. List Price: \$1,325,000
Sold Price: \$1,250,000
Days on Market: 29**



**6009 Osceola Rd.
List Price: \$1,225,000
Sold Price: \$1,200,000
Days on Market: 1**



**5910 Cobalt Rd.*
Orig. List Price: \$1,250,000
Sold Price: \$1,171,000
DOM:44/*Bob Jenets sale**



**6107 Mass. Ave.
Orig. List Price: \$1,125,000
Sold Price: \$1,095,000
Days on Market: 88**



6309 Newburn Dr.
List Price: \$949,000
Sold Price: \$935,000
Matthew Maury sale**

Bethesda/Chevy Chase Data

- 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). It's an astonishing stat. The average sales price in 2025 was **\$1,803,197**. 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 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. 9% 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 7% 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. The number of homes sold under 1.0 million in 2023, just two years ago, was 160 (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.
- The number of days it took to sell a home throughout our area in 2024 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 four zip codes at an average of 28.

Average price for a Bethesda/Chevy Chase single family home over the past 12 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
2023: \$1,653,08	2024: \$1,728,005	2025: \$1,803,197 (4.3%)

- 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** were 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 built by EYA in total. 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**. The low market price sale was **\$1,038,545**.



ZIP CODE DATA

- 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.



I had total sales volume of over **\$20,000,000** in 2025. 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 ...Wood Acres. I love being part of that journey.

I helped a friend of 65 years sell the Wood Acres home that had been his parent's for over 60 years. Eric Toumayan grew up on Newburn and he and I went to Wood Acres Elementary together. I've sold Eric several homes over the years. When his father passed in 2025, we strategized on the best course of action. The home was gently lived in but ready for a complete renovation. The time, money and decisions that would go into that were more than he wanted to deal with from overseas where he would be on vacation all summer. The home was sold to a caring, respectful renovator and he did a great job updating the home. And best of all, a wonderful couple wandered into my Thursday open house, loved it, called their agent and they are now part of our community!

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, sometimes moving close by is 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 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.

I have a treasure trove of historical Wood Acres photos I have acquired over the decades. This year I will share a few pics along the way. Here's a taste. The photo on the left is from the 4th of July parade in the early '60s at the corner of Cromwell and Welborn.



The photo on the right defies the imagination. Frank Cook's dad bought an original home not yet constructed in 1940. Frank grew up at 6108 Welborn and 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. They've just carved out what will be Cobalt Rd. Wow!

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

301-928-8686

Matthew@matthewmaury.com

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

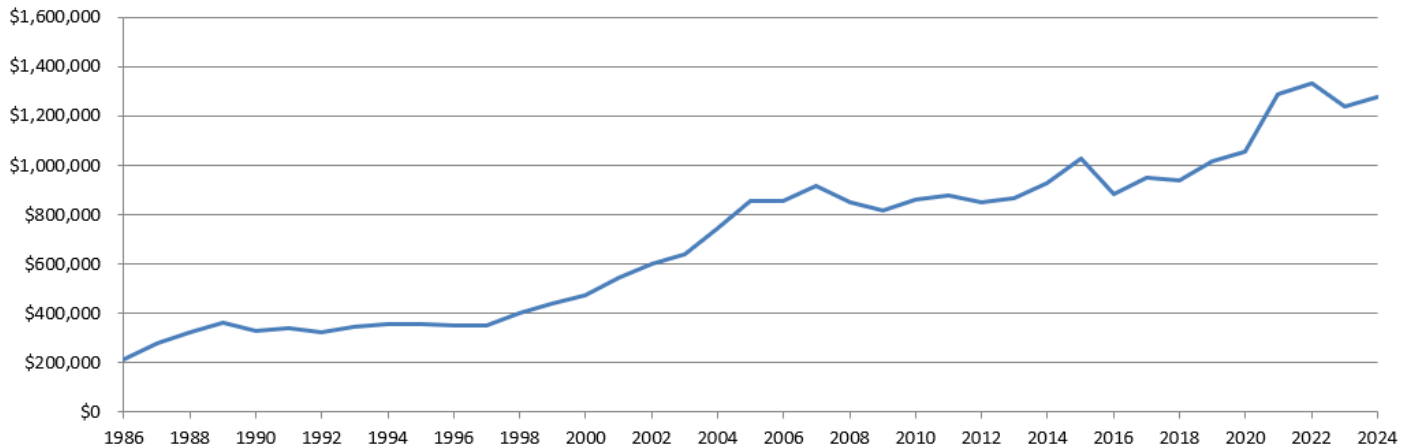
20817							
Year	# Sales	Avg. Price	% Change	Avg. Days On mrkt	High Sale	Low Sale	#Sales Over 1 Million
2025	362	\$1,801,194	+4.2%	40	\$6,625,000	\$742,000	326 (90%)
2024	334	\$1,730,897	4.1%	30	\$9,250,000	\$690,000	302 (90.4%)
2023	351	\$1,662,425	+5.3%	29	\$9,185,000	\$585,000	286 (81%)
2022	409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

Wood Acres Sales History through the Years!

YEAR	AVG. SALES PRICE	HOUSES SOLD	GAIN/LOSS
1979	\$136,120	11	**
1980	\$149,300	11	10%
1981	\$153,785	12	3%
1982	\$148,456	20	3%
1983	\$159,808	23	7%
1984	\$179,280	29	12%
1985	\$194,000	26	8%
1986	\$209,543	31	8%
1987	\$276,972	22	32%
1988	\$319,808	25	15%
1989	\$358,000	19	12%
1990	\$328,626	19	-8%
1991	\$335,810	29	2%
1992	\$323,795	22	-4%
1993	\$343,366	29	6%
1994	\$354,481	27	3%
1995	\$355,411	18	0%
1996	\$347,846	13	-2%
1997	\$351,105	19	1%
1998	\$396,528	17	13%
1999	\$436,842	38	10%

YEAR	AVG. SALES PRICE	# SOLD	GAIN/LOSS
2000	\$470,800	20	8%
2001	\$543,312	24	15%
2002	\$596,541	25	10%
2003	\$638,465	19	7%
2004	\$745,664	28	17%
2005	\$856,876	21	15%
2006	\$856,658	22	Even
2007	\$915,014	11	7%
2008	\$848,921	14	-7%
2009	\$817,236	16	-4%
2010	\$861,263	19	5%
2011	\$876,957	14	2%
2012	\$849,859	14	-3%
2013	\$867,000	21	2%
2014	\$926,900	10	7%
2015	\$1,024,979	13	11%
2016	\$883,561	14	-14%
2017	\$950,608	18	8%
2018	\$938,607	20	-1%
2019	\$1,012,750	8	8%
2020	\$1,056,826	20	4%
2021	\$1,288,473	19	22%
2022	\$1,333,411	17	+3.4%
2023	\$1,237,375	12	-7.2%
2024	\$1,274,969	16	+3.0%
2025	\$1,347,011	22	+5.6%

AVG. SALES PRICE





Matthew Maury, Associate Broker

Stuart & Maury Inc., Realtors
4833 Bethesda Avenue Suite 200
Bethesda, Maryland 20814

www.MatthewMaury.com

301-928-8686 cell
301-654-3200 office

PRSRT STD
U.S. POSTAGE
PAID
Suburban, MD
Permit No. 4615

«AddressBlock»

«~~br~~»

Wood Acres Sales in 2025

		Orig. Price	Final Price	BR**	Baths	SQ. FT.*	DOM	Settle Date
1.	18 Avalon Ct.	\$1,695,000	\$1,700,000	4(up)	3.5	3040	5	April 25
2.	5905 Cromwell Dr.	\$1,595,000	\$1,572,500	4(up)	5.0.	2647	5	Dec. 25
3.	6305 Avalon Dr. **	\$1,568,000	\$1,500,000	4(up)	4.5	2728	14	April 25
4.	5906 Ramsgate Rd.	\$1,469,000	\$1,439,000	4	2.5	2391	5	June 25
5.	5903 Ramsgate Rd. **	\$1,449,000	\$1,449,000	3 (up)	2.5	2363	3	June 25
6.	5902 Cobalt Rd. **	\$1,469,000	\$1,439,000	3(up)	2.5	2196	19	April 25
7.	5905 Gloster Rd.	\$1,425,000	\$1,433,000	3	2.5	1820	6	August 25
8.	6310 Newburn Dr.	\$1,495,000	\$1,400,000	3	2.5	1545	55	April 25
9.	5903 Harwick Rd.	Unknown	\$1,400,000	3	2.5	1978	0	March 25
10.	5907 Woodacres Dr.*	\$1,395,000	\$1,375,000	3	3.5	2200	5	Dec. 25
11.	5708 Harwick Rd.	\$1,249,000	\$1,373,000	3	2.5	1500	3	May 25
12.	6008 Wynnwood Rd.	\$1,325,000	\$1,328,500	3	2.5	1691	1	June 25
13.	6104 Wynnwood Rd.	unknown	\$1,350,000	4	3.5	2050	0	June 25
14.	5914 Gloster Rd.	\$1,295,000	\$1,325,000	3	2.5	1800	2	June 25
15.	6309 Newburn Dr. *	\$1,299,000	\$1,299,500	3	2.5	1596	6	Sept 25
16.	6005 Wynnwood Rd.	\$1,265,000	\$1,295,000	3	3.5	1617	25	July 25
17.	6012 Welborn Dr. *	\$1,249,000	\$1,255,000	3	2.5	1659	2	Sept. 25
18.	6105 Welborn Dr.	\$1,325,000	\$1,250,000	3	2.5	1500	29	July 25
19.	6009 Osceola Rd.+	\$1,200,000	\$1,225,000+	2	2.0	1470	1	Nov. 25
20.	5910 Cobalt Rd. **	\$1,250,000	\$1,171,000	3 (up)	2.5	1470	44	Aug. 25
21.	6107 Mass. Ave.	\$1,125,000	\$1,095,000	3	2.5	1751	88	Oct 25
22.	6309 Newburn Dr. *	\$949,000	\$935,000	3	2.5	1596	0	July 2025

*Matthew Maury sales (4) ** Bob Jenets Sales (4)

+ Seller paid a \$30,625 closing cost credit.

