

January thru March 2025 YTD
Chevy Chase, Washington, DC (Advertised)

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Sold Summary

	2025	2024	% Change
Sold Dollar Volume	\$41,456,298	\$35,917,890	15.42%
Avg Sold Price	\$1,384,033	\$1,370,912	0.96%
Median Sold Price	\$1,289,500	\$1,403,000	-8.09%
Units Sold	30	27	11.11%
Avg Days on Market	25	23	8.70%
Avg List Price for Solds	\$1,381,876	\$1,330,292	3.88%
Avg SP to OLP Ratio	99.1%	103.0%	-3.74%
Ratio of Avg SP to Avg OLP	98.2%	102.2%	-3.92%
Attached Avg Sold Price	\$983,625	\$1,066,479	-7.77%
Detached Avg Sold Price	\$1,650,972	\$1,523,129	8.39%
Attached Units Sold	12	9	33.33%
Detached Units Sold	18	18	0.00%

Financing (Sold)

Assumption	0
Cash	11
Conventional	19
FHA	0
Other	0
Owner	0
VA	0

Days on Market (Sold)

0	4
1 to 10	15
11 to 20	2
21 to 30	1
31 to 60	0
61 to 90	3
91 to 120	1
121 to 180	2
181 to 360	2
361 to 720	0
721+	0

Notes:

- SP = Sold Price
- OLP = Original List Price
- LP = List Price (at time of sale)
- Garage/Parking Spaces are not included in Detached/Attached section totals.

Sold Detail

Active Detail

Price Ranges	Residential						Condo/Coop	Active Listings		
	2 or Less BR		3 BR		4 or More BR		All	Residential		Condo/Coop
	Detached	Attached/TH	Detached	Attached/TH	Detached	Attached/TH	Attached	Detached	Attached/TH	Attached
< \$50,000	0	0	0	0	0	0	0	0	0	0
\$50K to \$99,999	0	0	0	0	0	0	0	0	0	0
\$100K to \$149,999	0	0	0	0	0	0	0	0	0	0
\$150K to \$199,999	0	0	0	0	0	0	0	0	0	0
\$200K to \$299,999	0	0	0	0	0	0	2	0	0	2
\$300K to \$399,999	0	0	0	0	0	0	1	0	0	2
\$400K to \$499,999	0	0	0	0	0	0	0	0	0	0
\$500K to \$599,999	0	0	0	0	0	0	0	0	0	1
\$600K to \$799,999	0	0	0	0	0	0	0	0	0	0
\$800K to \$999,999	0	0	0	0	1	0	3	0	1	0
\$1M to \$2,499,999	0	0	6	1	9	2	3	11	1	1
\$2.5M to \$4,999,999	0	0	0	0	2	0	0	2	0	0
\$5,000,000+	0	0	0	0	0	0	0	1	0	0
Total	0	0	6	1	12	2	9	14	2	6
Avg Sold Price	\$0	\$0	\$1,310,416	\$1,185,000	\$1,821,250	\$1,755,000	\$789,833			
Prev Year - Avg Sold Price	\$0	\$0	\$1,355,750	\$1,400,000	\$1,570,952	\$1,713,333	\$611,663			
Avg Sold % Change	0.00%	0.00%	-3.34%	-15.36%	15.93%	2.43%	29.13%			
Prev Year - # of Solds	0	0	4	1	14	3	5			

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