

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

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Sold Summary

	2025	2024	% Change
Sold Dollar Volume	\$95,831,185	\$108,698,091	-11.84%
Avg Sold Price	\$1,495,792	\$1,568,877	-4.66%
Median Sold Price	\$1,360,000	\$1,442,500	-5.72%
Units Sold	65	72	-9.72%
Avg Days on Market	19	24	-20.83%
Avg List Price for Solds	\$1,474,325	\$1,509,695	-2.34%
Avg SP to OLP Ratio	101.3%	103.5%	-2.17%
Ratio of Avg SP to Avg OLP	100.3%	102.9%	-2.48%
Attached Avg Sold Price	\$1,124,928	\$1,039,900	8.18%
Detached Avg Sold Price	\$1,672,796	\$1,732,378	-3.44%
Attached Units Sold	21	17	23.53%
Detached Units Sold	44	55	-20.00%

- 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.

Financing (Sold)

Assumption	0
Cash	17
Conventional	47
FHA	0
Other	1
Owner	0
VA	0

Days on Market (Sold)

0	5
1 to 10	36
11 to 20	7
21 to 30	4
31 to 60	5
61 to 90	3
91 to 120	1
121 to 180	2
181 to 360	2
361 to 720	0
721+	0

Sold Detail

Price Ranges	Residential						Condo/Coop
	2 or Less BR		3 BR		4 or More BR		All
	Detached	Attached/TH	Detached	Attached/TH	Detached	Attached/TH	Attached
< \$50,000	0	0	0	0	0	0	0
\$50K to \$99,999	0	0	0	0	0	0	0
\$100K to \$149,999	0	0	0	0	0	0	0
\$150K to \$199,999	0	0	0	0	0	0	0
\$200K to \$299,999	0	0	0	0	0	0	2
\$300K to \$399,999	0	0	0	0	0	0	1
\$400K to \$499,999	0	0	0	0	0	0	0
\$500K to \$599,999	0	0	0	0	0	0	0
\$600K to \$799,999	0	0	0	0	0	0	0
\$800K to \$999,999	0	0	0	2	1	0	3
\$1M to \$2,499,999	0	0	16	2	22	7	4
\$2.5M to \$4,999,999	0	0	0	0	5	0	0
\$5,000,000+	0	0	0	0	0	0	0
Total	0	0	16	4	28	7	10
Avg Sold Price	\$0	\$0	\$1,275,252	\$1,065,000	\$1,899,964	\$1,567,141	\$839,350
Prev Year - Avg Sold Price	\$1,050,000	\$0	\$1,377,000	\$1,110,833	\$1,836,087	\$1,687,500	\$656,479
Avg Sold % Change	0.00%	0.00%	-7.39%	-4.13%	3.48%	-7.13%	27.86%
Prev Year - # of Solds	2	0	9	3	44	5	9

Active Detail

Active Listings		
Residential		Condo/Coop
Detached	Attached/TH	Attached
0	0	0
0	0	0
0	0	0
0	0	1
0	0	6
0	0	1
0	0	1
0	0	2
0	0	0
1	1	0
17	2	2
7	0	0
1	0	0
26	3	13

May 2025

Chevy Chase, Washington, DC

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63.2%
from Apr 2025:
19
93.8%
from May 2024:
16

YTD	2025	2024	+/-
	111	108	2.8%

5-year May average: **27****New Pendings****17**
0.0%
from Apr 2025:
17
-15.0%
from May 2024:
20

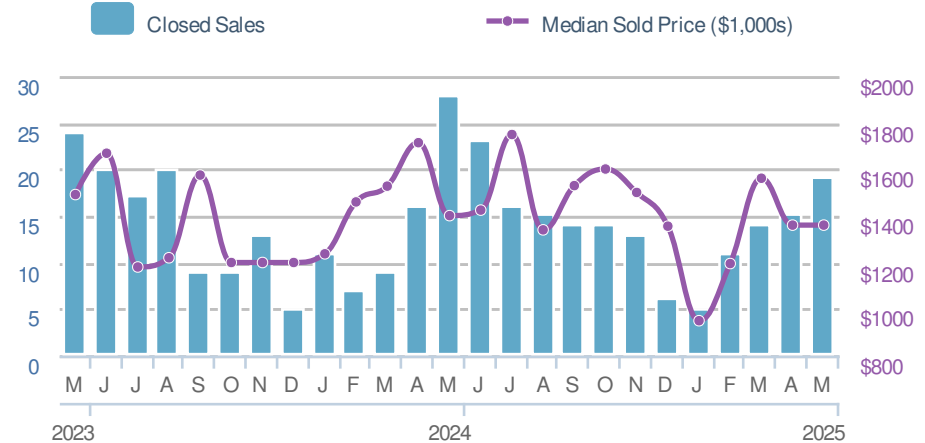
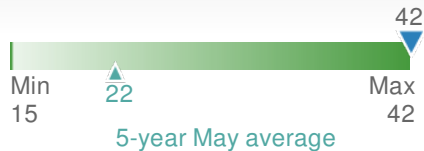
YTD	2025	2024	+/-
	75	86	-12.8%

5-year May average: **23****Closed Sales****19**
26.7%
from Apr 2025:
15
-32.1%
from May 2024:
28

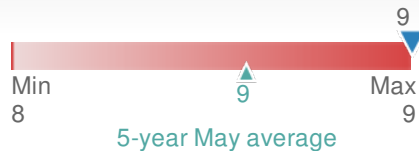
YTD	2025	2024	+/-
	65	72	-9.7%

5-year May average: **24****Median Sold Price****\$1,360,000**
0.0%
from Apr 2025:
\$1,360,000
-3.0%
from May 2024:
\$1,401,750

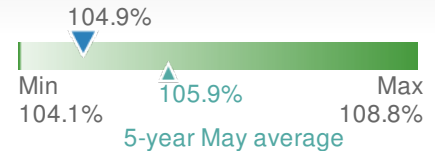
YTD	2025	2024	+/-
	\$1,360,000	\$1,442,500	-5.7%

5-year May average: **\$1,426,600****Active Listings****42**

Apr 2025	May 2024
29	16

Avg DOM**9**

Apr 2025	May 2024	YTD
16	8	19

Avg Sold to OLP Ratio**104.9%**

Apr 2025	May 2024	YTD
101.5%	104.1%	101.3%