

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

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Sold Summary

	2025	2024	% Change
Sold Dollar Volume	\$123,465,685	\$142,784,767	-13.53%
Avg Sold Price	\$1,510,506	\$1,565,126	-3.49%
Median Sold Price	\$1,360,000	\$1,425,000	-4.56%
Units Sold	83	95	-12.63%
Avg Days on Market	18	29	-37.93%
Avg List Price for Solds	\$1,487,538	\$1,502,997	-1.03%
Avg SP to OLP Ratio	100.7%	103.7%	-2.85%
Ratio of Avg SP to Avg OLP	99.7%	103.1%	-3.33%
Attached Avg Sold Price	\$1,116,931	\$1,149,839	-2.86%
Detached Avg Sold Price	\$1,652,451	\$1,697,787	-2.67%
Attached Units Sold	22	23	-4.35%
Detached Units Sold	61	72	-15.28%

- 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	21
Conventional	60
FHA	0
Other	1
Owner	0
VA	1

Days on Market (Sold)

0	7
1 to 10	46
11 to 20	8
21 to 30	5
31 to 60	7
61 to 90	5
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	3	2	0	3
\$1M to \$2,499,999	0	0	18	2	35	7	4
\$2.5M to \$4,999,999	0	0	0	0	6	0	0
\$5,000,000+	0	0	0	0	0	0	0
Total	0	0	18	5	43	7	10
Avg Sold Price	\$0	\$0	\$1,254,390	\$1,041,800	\$1,819,081	\$1,567,141	\$839,350
Prev Year - Avg Sold Price	\$1,050,000	\$0	\$1,342,442	\$1,076,875	\$1,809,758	\$1,664,562	\$802,028
Avg Sold % Change	0.00%	0.00%	-6.56%	-3.26%	0.52%	-5.85%	4.65%
Prev Year - # of Solds	2	0	14	4	56	8	11

Active Detail

Active Listings		
Residential		Condo/Coop
Detached	Attached/TH	Attached
0	0	0
0	0	0
0	0	0
0	0	0
0	0	6
0	0	1
0	0	1
0	0	0
0	0	0
1	1	0
17	0	1
3	0	0
1	0	0
22	1	10

June 2025

Chevy Chase, Washington, DC

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↓ **-51.6%**
from May 2025:
31

↓ **-6.3%**
from Jun 2024:
16

YTD	2025	2024	+/-
	131	129	1.6%

5-year Jun average: **19****New Pendings****21**

↑ **23.5%**
from May 2025:
17

↑ **16.7%**
from Jun 2024:
18

YTD	2025	2024	+/-
	99	104	-4.8%

5-year Jun average: **19****Closed Sales****18**

↓ **-5.3%**
from May 2025:
19

↓ **-21.7%**
from Jun 2024:
23

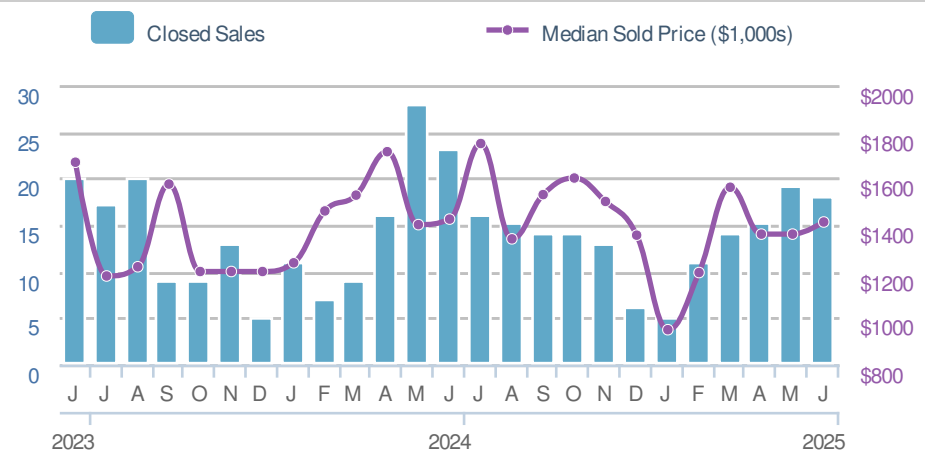
YTD	2025	2024	+/-
	83	95	-12.6%

5-year Jun average: **22****Median Sold Price****\$1,412,500**

↑ **3.9%**
from May 2025:
\$1,360,000

↓ **-0.9%**
from Jun 2024:
\$1,425,000

YTD	2025	2024	+/-
	\$1,360,000	\$1,425,000	-4.6%

5-year Jun average: **\$1,482,050****Active Listings****33**

Min 16

21

33

Max 33

5-year Jun average

May 2025	Jun 2024
42	16

Avg DOM**15**

15

Min 7

16

Max 43

5-year Jun average

May 2025	Jun 2024	YTD
9	43	18

Avg Sold to OLP Ratio**98.8%**

98.8%

Min 98.8%

105.0%

Max 110.7%

5-year Jun average

May 2025	Jun 2024	YTD
104.9%	104.2%	100.7%