

January thru July 2025 YTD

Chevy Chase, Washington, DC (Advertised)

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lenorerubino.com**Sold Summary**

	2025	2024	% Change
Sold Dollar Volume	\$160,652,525	\$172,490,766	-6.86%
Avg Sold Price	\$1,515,087	\$1,600,288	-5.32%
Median Sold Price	\$1,400,000	\$1,465,000	-4.44%
Units Sold	107	111	-3.60%
Avg Days on Market	19	28	-32.14%
Avg List Price for Solds	\$1,501,425	\$1,553,970	-3.38%
Avg SP to OLP Ratio	100.0%	102.5%	-2.40%
Ratio of Avg SP to Avg OLP	99.0%	101.5%	-2.52%
Attached Avg Sold Price	\$1,083,053	\$1,187,358	-8.78%
Detached Avg Sold Price	\$1,668,213	\$1,726,596	-3.38%
Attached Units Sold	28	26	7.69%
Detached Units Sold	79	85	-7.06%

Financing (Sold)

Assumption	0
Cash	26
Conventional	78
FHA	0
Other	1
Owner	0
VA	2

Days on Market (Sold)

0	9
1 to 10	56
11 to 20	8
21 to 30	8
31 to 60	13
61 to 90	7
91 to 120	1
121 to 180	3
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	5
\$300K to \$399,999	0	0	0	0	0	0	2	0	0	3
\$400K to \$499,999	0	0	0	0	0	0	0	0	0	1
\$500K to \$599,999	0	0	0	0	0	0	0	0	0	0
\$600K to \$799,999	0	0	0	0	0	0	0	0	0	0
\$800K to \$999,999	0	0	0	4	2	0	3	1	2	1
\$1M to \$2,499,999	0	0	21	4	48	8	5	8	1	1
\$2.5M to \$4,999,999	0	0	0	0	8	0	0	3	0	0
\$5,000,000+	0	0	0	0	0	0	0	1	0	0
Total	0	0	21	8	58	8	12	13	3	11
Avg Sold Price	\$0	\$0	\$1,279,954	\$1,046,000	\$1,808,790	\$1,521,123	\$815,708			
Prev Year - Avg Sold Price	\$1,050,000	\$0	\$1,367,946	\$1,081,500	\$1,825,610	\$1,664,150	\$802,028			
Avg Sold % Change	0.00%	0.00%	-6.43%	-3.28%	-0.92%	-8.59%	1.71%			
Prev Year - # of Solds	2	0	15	5	68	10	11			

July 2025

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15 **100.0%**from Jul 2024:
8

YTD	2025	2024	+/-
	153	141	8.5%

5-year Jul average: **16****New Pendings****17** **-19.0%**from Jun 2025:
21 **21.4%**from Jul 2024:
14

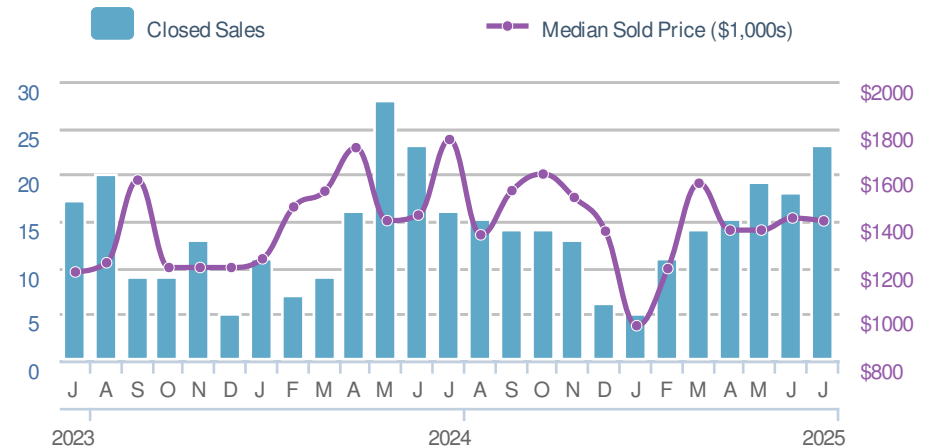
YTD	2025	2024	+/-
	117	116	0.9%

5-year Jul average: **16****Closed Sales****23** **27.8%**from Jun 2025:
18 **43.8%**from Jul 2024:
16

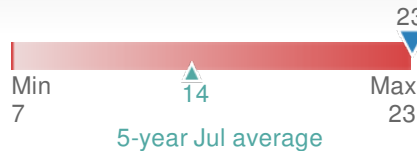
YTD	2025	2024	+/-
	107	111	-3.6%

5-year Jul average: **17****Median Sold Price****\$1,400,000** **-0.9%**from Jun 2025:
\$1,412,500 **-20.0%**from Jul 2024:
\$1,750,000

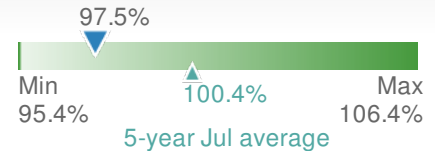
YTD	2025	2024	+/-
	\$1,400,000	\$1,465,000	-4.4%

5-year Jul average: **\$1,380,000****Active Listings****27**

Jun 2025	Jul 2024
33	17

Avg DOM**23**

Jun 2025	Jul 2024	YTD
15	21	19

Avg Sold to OLP Ratio**97.5%**

Jun 2025	Jul 2024	YTD
98.8%	95.4%	100.0%