

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

202.262.1261
lenore.rubino@wfp.com
lenorerubino.com

Sold Summary

	2025	2024	% Change
Sold Dollar Volume	\$183,675,325	\$194,291,666	-5.46%
Avg Sold Price	\$1,481,016	\$1,579,967	-6.26%
Median Sold Price	\$1,360,000	\$1,455,000	-6.53%
Units Sold	125	126	-0.79%
Avg Days on Market	21	26	-19.23%
Avg List Price for Solds	\$1,469,402	\$1,541,997	-4.71%
Avg SP to OLP Ratio	99.8%	102.0%	-2.22%
Ratio of Avg SP to Avg OLP	98.6%	101.1%	-2.50%
Attached Avg Sold Price	\$1,018,380	\$1,115,006	-8.67%
Detached Avg Sold Price	\$1,640,203	\$1,731,691	-5.28%
Attached Units Sold	32	31	3.23%
Detached Units Sold	93	95	-2.11%

- 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	28
Conventional	94
FHA	0
Other	1
Owner	0
VA	2

Days on Market (Sold)

0	11
1 to 10	61
11 to 20	10
21 to 30	8
31 to 60	18
61 to 90	9
91 to 120	3
121 to 180	3
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	1
\$200K to \$299,999	0	0	0	0	0	0	2
\$300K to \$399,999	0	0	0	0	0	0	3
\$400K to \$499,999	0	0	0	0	0	0	0
\$500K to \$599,999	0	0	0	0	0	0	1
\$600K to \$799,999	0	0	0	0	0	0	0
\$800K to \$999,999	0	0	0	4	2	0	3
\$1M to \$2,499,999	1	0	26	4	55	9	5
\$2.5M to \$4,999,999	0	0	0	0	9	0	0
\$5,000,000+	0	0	0	0	0	0	0
Total	1	0	26	8	66	9	15
Avg Sold Price	\$1,035,000	\$0	\$1,264,039	\$1,046,000	\$1,797,558	\$1,487,110	\$722,413
Prev Year - Avg Sold Price	\$1,050,000	\$0	\$1,358,188	\$1,065,416	\$1,833,177	\$1,664,150	\$768,747
Avg Sold % Change	-1.43%	0.00%	-6.93%	-1.82%	-1.94%	-10.64%	-6.03%
Prev Year - # of Solds	2	0	17	6	76	10	15

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	5
0	0	3
0	0	0
0	0	0
0	0	1
1	2	1
7	2	1
4	0	0
1	0	0
13	4	11

August 2025

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-37.5%
 from Jul 2025:
16

-23.1%
 from Aug 2024:
13

YTD	2025	2024	+/-
	165	162	1.9%

5-year Aug average: **10****New Pendings****9**

-47.1%
 from Jul 2025:
17

-35.7%
 from Aug 2024:
14

YTD	2025	2024	+/-
	128	129	-0.8%

5-year Aug average: **12****Closed Sales****18**

-21.7%
 from Jul 2025:
23

20.0%
 from Aug 2024:
15

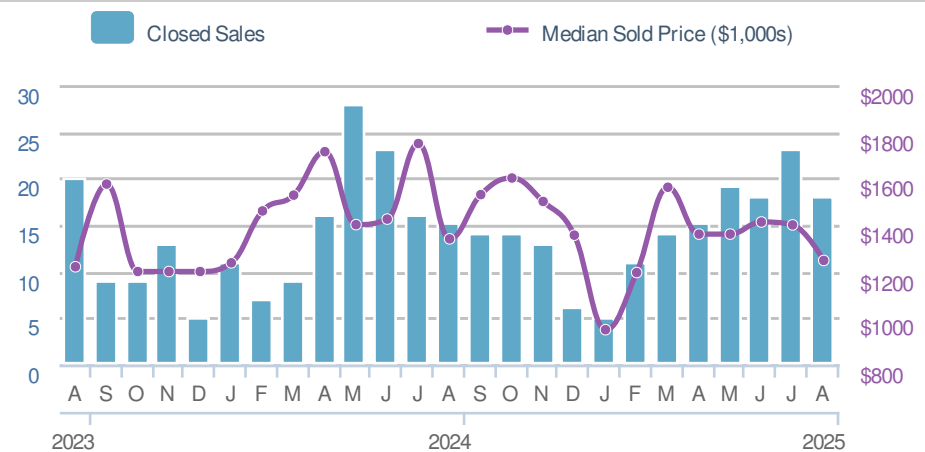
YTD	2025	2024	+/-
	125	126	-0.8%

5-year Aug average: **19****Median Sold Price****\$1,247,000**

-10.9%
 from Jul 2025:
\$1,400,000

-6.9%
 from Aug 2024:
\$1,340,000

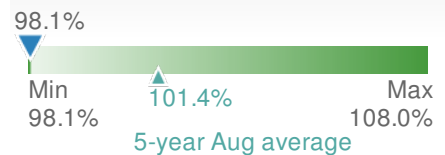
YTD	2025	2024	+/-
	\$1,360,000	\$1,455,000	-6.5%

5-year Aug average: **\$1,261,400****Active Listings****28**

Jul 2025	Aug 2024
27	16

Avg DOM**32**

Jul 2025	Aug 2024	YTD
23	15	21

Avg Sold to OLP Ratio**98.1%**

Jul 2025	Aug 2024	YTD
97.5%	98.6%	99.8%