

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

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Sold Summary

	2025	2024	% Change
Sold Dollar Volume	\$217,430,375	\$235,087,369	-7.51%
Avg Sold Price	\$1,469,248	\$1,565,261	-6.13%
Median Sold Price	\$1,360,000	\$1,477,500	-7.95%
Units Sold	149	154	-3.25%
Avg Days on Market	21	23	-8.70%
Avg List Price for Solds	\$1,459,264	\$1,526,541	-4.41%
Avg SP to OLP Ratio	99.7%	102.1%	-2.37%
Ratio of Avg SP to Avg OLP	98.7%	101.3%	-2.55%
Attached Avg Sold Price	\$1,006,728	\$1,090,239	-7.66%
Detached Avg Sold Price	\$1,627,589	\$1,720,872	-5.42%
Attached Units Sold	38	38	0.00%
Detached Units Sold	111	116	-4.31%

- 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	35
Conventional	111
FHA	0
Other	1
Owner	0
VA	2

Days on Market (Sold)

0	11
1 to 10	72
11 to 20	16
21 to 30	8
31 to 60	21
61 to 90	11
91 to 120	3
121 to 180	4
181 to 360	3
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	2
\$200K to \$299,999	0	0	0	0	0	0	2
\$300K to \$399,999	0	0	0	0	0	0	4
\$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	5	2	0	3
\$1M to \$2,499,999	1	0	30	5	69	11	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	30	10	80	11	17
Avg Sold Price	\$1,035,000	\$0	\$1,258,667	\$1,051,300	\$1,773,341	\$1,487,817	\$669,217
Prev Year - Avg Sold Price	\$1,250,083	\$885,000	\$1,418,960	\$1,074,687	\$1,800,986	\$1,633,875	\$725,889
Avg Sold % Change	-17.21%	0.00%	-11.30%	-2.18%	-1.53%	-8.94%	-7.81%
Prev Year - # of Solds	3	1	20	8	93	12	17

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	1
0	0	1
0	1	1
16	4	0
5	0	0
1	0	0
22	5	11

October 2025

Chevy Chase, Washington, DC

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26**↑ 36.4%**from Oct 2024:
11

YTD	2025	2024	+/-
	224	200	12.0%

5-year Oct average: **19****New Pendings****18****↑ 20.0%**from Sep 2025:
15**↑ 28.6%**from Oct 2024:
14

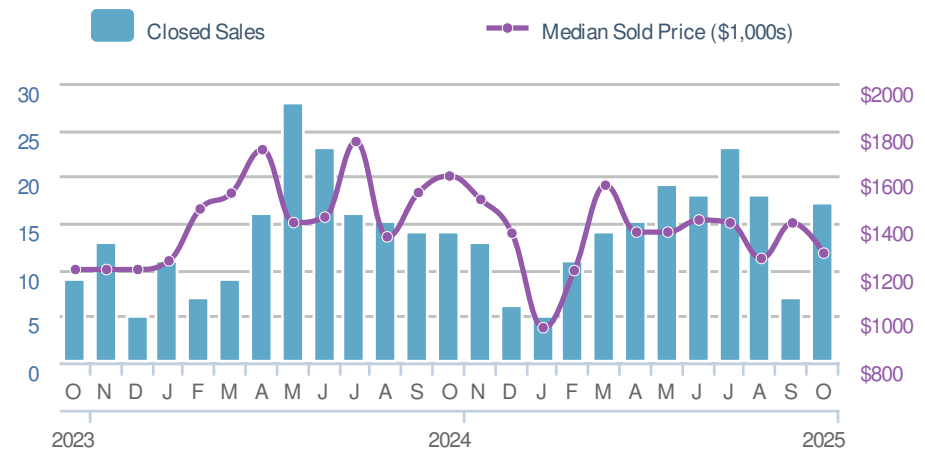
YTD	2025	2024	+/-
	163	158	3.2%

5-year Oct average: **16****Closed Sales****17****↑ 142.9%**from Sep 2025:
7**↑ 21.4%**from Oct 2024:
14

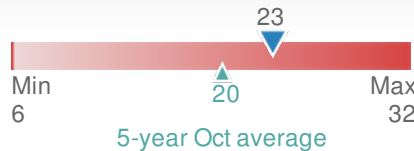
YTD	2025	2024	+/-
	149	154	-3.2%

5-year Oct average: **14****Median Sold Price****\$1,270,000****↓ -9.3%**from Sep 2025:
\$1,400,000**↓ -20.7%**from Oct 2024:
\$1,602,500

YTD	2025	2024	+/-
	\$1,360,000	\$1,477,500	-8.0%

5-year Oct average: **\$1,282,500****Active Listings****38**

Sep 2025	Oct 2024
41	21

Avg DOM**23**

Sep 2025	Oct 2024	YTD
20	6	21

Avg Sold to OLP Ratio**99.5%**

Sep 2025	Oct 2024	YTD
99.1%	104.5%	99.7%