

January thru December 2025 YTD
Chevy Chase, Washington, DC (Advertised)202.262.1261
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lenorerubino.com**Sold Summary**

| | 2025 | 2024 | % Change |
|----------------------------|---------------|---------------|----------|
| Sold Dollar Volume | \$279,090,074 | \$267,907,168 | 4.17% |
| Avg Sold Price | \$1,489,395 | \$1,578,623 | -5.65% |
| Median Sold Price | \$1,358,500 | \$1,500,000 | -9.43% |
| Units Sold | 188 | 173 | 8.67% |
| Avg Days on Market | 26 | 24 | 8.33% |
| Avg List Price for Solds | \$1,484,521 | \$1,548,596 | -4.14% |
| Avg SP to OLP Ratio | 99.3% | 101.6% | -2.35% |
| Ratio of Avg SP to Avg OLP | 98.0% | 100.7% | -2.72% |
| Attached Avg Sold Price | \$993,099 | \$1,078,877 | -7.95% |
| Detached Avg Sold Price | \$1,654,827 | \$1,728,922 | -4.29% |
| Attached Units Sold | 47 | 40 | 17.50% |
| Detached Units Sold | 141 | 133 | 6.02% |

Financing (Sold)

| | |
|--------------|-----|
| Assumption | 0 |
| Cash | 45 |
| Conventional | 138 |
| FHA | 1 |
| Other | 1 |
| Owner | 0 |
| VA | 3 |

Days on Market (Sold)

| | |
|------------|----|
| 0 | 13 |
| 1 to 10 | 88 |
| 11 to 20 | 19 |
| 21 to 30 | 13 |
| 31 to 60 | 25 |
| 61 to 90 | 15 |
| 91 to 120 | 3 |
| 121 to 180 | 6 |
| 181 to 360 | 5 |
| 361 to 720 | 1 |
| 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

| | Residential | | | | | | Condo/Coop | Active Listings | | |
|----------------------------|--------------|-------------|-------------|-------------|--------------|-------------|------------|-----------------|-------------|----------|
| | 2 or Less BR | | 3 BR | | 4 or More BR | | | All | Residential | |
| Price Ranges | 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 | 2 | 0 | 0 | 1 |
| \$200K to \$299,999 | 0 | 0 | 0 | 0 | 0 | 0 | 3 | 0 | 0 | 2 |
| \$300K to \$399,999 | 0 | 0 | 0 | 0 | 0 | 0 | 5 | 0 | 0 | 3 |
| \$400K to \$499,999 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| \$500K to \$599,999 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | 0 | 0 | 0 |
| \$600K to \$799,999 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 |
| \$800K to \$999,999 | 0 | 1 | 0 | 6 | 4 | 1 | 3 | 0 | 1 | 0 |
| \$1M to \$2,499,999 | 2 | 0 | 34 | 8 | 89 | 12 | 5 | 6 | 1 | 1 |
| \$2.5M to \$4,999,999 | 0 | 0 | 0 | 0 | 11 | 0 | 0 | 2 | 0 | 0 |
| \$5,000,000+ | 0 | 0 | 0 | 0 | 1 | 0 | 0 | 1 | 0 | 0 |
| Total | 2 | 1 | 34 | 14 | 105 | 13 | 19 | 9 | 2 | 8 |
| Avg Sold Price | \$1,047,500 | \$925,000 | \$1,265,295 | \$1,079,857 | \$1,792,530 | \$1,437,768 | \$628,510 | | | |
| Prev Year - Avg Sold Price | \$1,163,812 | \$885,000 | \$1,397,465 | \$1,097,500 | \$1,822,167 | \$1,633,875 | \$710,339 | | | |
| Avg Sold % Change | -9.99% | 4.52% | -9.46% | -1.61% | -1.63% | -12.00% | -11.52% | | | |
| Prev Year - # of Solds | 4 | 1 | 23 | 9 | 106 | 12 | 18 | | | |

December 2025

Chevy Chase, Washington, DC

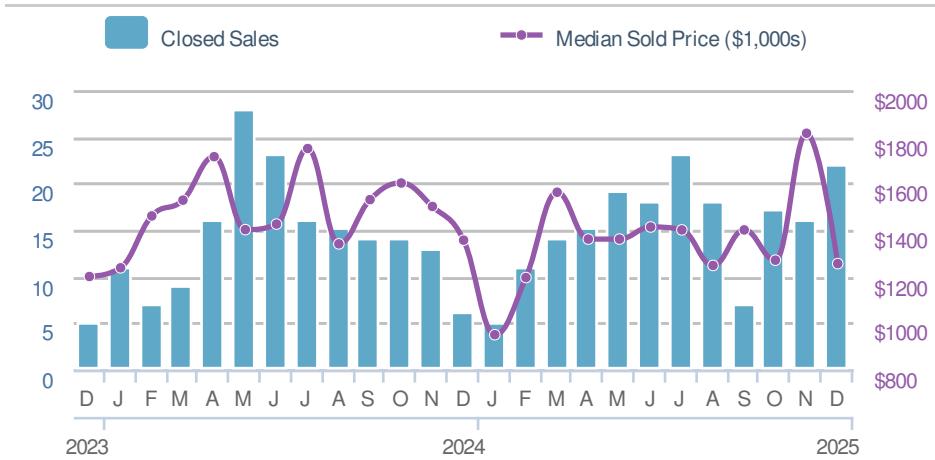
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| | | |
|-----------------------|------------------|-------|
| New Listings | 6 | |
| ⬇️ -33.3% | ⬆️ 200.0% | |
| from Nov 2025: 9 | from Dec 2024: 2 | |
| YTD 2025 2024 +/- | | |
| 244 | 206 | 18.4% |
| 5-year Dec average: 4 | | |

| | | |
|-----------------------|------------------|-------|
| New Pensions | 13 | |
| ⬇️ -7.1% | ⬆️ 225.0% | |
| from Nov 2025: 14 | from Dec 2024: 4 | |
| YTD 2025 2024 +/- | | |
| 190 | 171 | 11.1% |
| 5-year Dec average: 8 | | |

| | | |
|------------------------|------------------|------|
| Closed Sales | 22 | |
| ⬆️ 37.5% | ⬆️ 266.7% | |
| from Nov 2025: 16 | from Dec 2024: 6 | |
| YTD 2025 2024 +/- | | |
| 188 | 173 | 8.7% |
| 5-year Dec average: 12 | | |

| | | |
|---------------------------------|----------------------------|-------|
| Median Sold Price | \$1,255,500 | |
| ⬇️ -30.8% | ⬇️ -7.4% | |
| from Nov 2025: \$1,815,000 | from Dec 2024: \$1,356,250 | |
| YTD 2025 2024 +/- | | |
| \$1,358,500 | \$1,500,000 | -9.4% |
| 5-year Dec average: \$1,272,350 | | |



| | |
|--------------------|-------------|
| Active Listings | 19 |
| Min 12 | 14 |
| Max 19 | 19 |
| 5-year Dec average | |
| Nov 2025 26 | Dec 2024 12 |

| | |
|--------------------|-------------|
| Avg DOM | 30 |
| Min 18 | 25 |
| Max 36 | 30 |
| 5-year Dec average | |
| Nov 2025 68 | Dec 2024 36 |
| YTD 26 | |

| | |
|-----------------------|----------------|
| Avg Sold to OLP Ratio | 97.7% |
| Min 95.0% | 97.7% |
| Max 102.2% | 97.7% |
| 5-year Dec average | |
| Nov 2025 97.4% | Dec 2024 95.0% |
| YTD 99.3% | |