

January thru December 2025 YTD

Chevy Chase, Washington, DC (Advertised)

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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**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	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

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 **-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 Pendings**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%

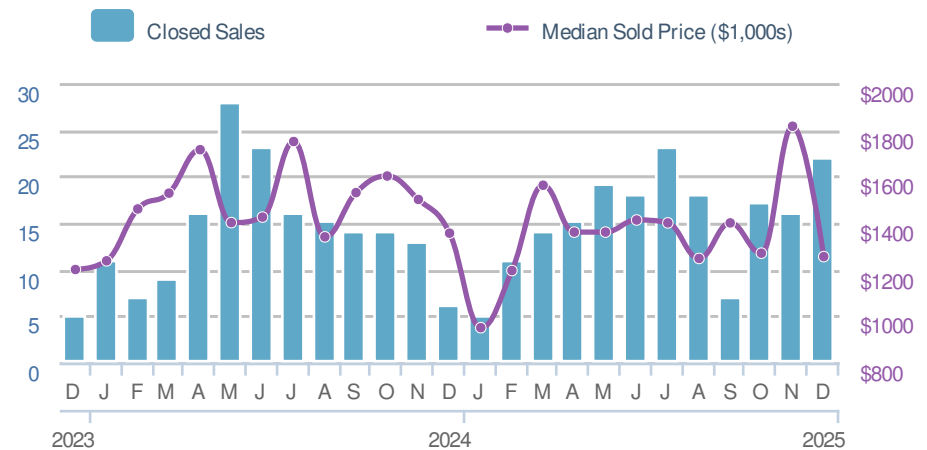
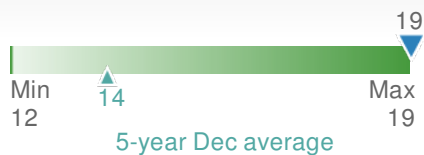
5-year Dec average: 12

Median Sold Price**\$1,255,500**

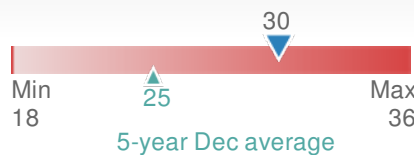
 **-30.8%**  **-7.4%**
 from Nov 2025: \$1,815,000 from Dec 2024: \$1,356,250

YTD	2025	2024	+/-
	\$1,358,500	\$1,500,000	-9.4%

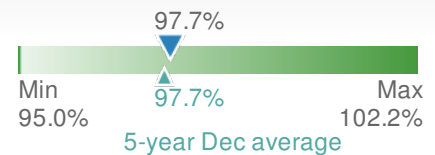
5-year Dec average: \$1,272,350

**Active Listings****19**

Nov 2025	Dec 2024
26	12

Avg DOM**30**

Nov 2025	Dec 2024	YTD
68	36	26

Avg Sold to OLP Ratio**97.7%**

Nov 2025	Dec 2024	YTD
97.4%	95.0%	99.3%