

January thru January 2026 YTD

Chevy Chase, Washington, DC (Advertised)

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Sold Summary

	2026	2025	% Change
Sold Dollar Volume	\$11,583,900	\$5,372,000	115.63%
Avg Sold Price	\$1,653,271	\$991,800	66.69%
Median Sold Price	\$1,789,900	\$950,000	88.41%
Units Sold	7	5	40.00%
Avg Days on Market	21	69	-69.57%
Avg List Price for Solds	\$1,654,842	\$1,074,400	54.02%
Avg SP to OLP Ratio	98.3%	89.8%	9.41%
Ratio of Avg SP to Avg OLP	98.4%	85.5%	15.05%
Attached Avg Sold Price	\$0	\$803,000	0%
Detached Avg Sold Price	\$1,653,271	\$1,275,000	29.67%
Attached Units Sold	0	3	0%
Detached Units Sold	7	2	250.00%

Financing (Sold)

Assumption	0
Cash	2
Conventional	4
FHA	0
Other	1
Owner	0
VA	0

Days on Market (Sold)

0	0
1 to 10	5
11 to 20	0
21 to 30	0
31 to 60	2
61 to 90	0
91 to 120	0
121 to 180	0
181 to 360	0
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

	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	0	0	0	1
\$200K to \$299,999	0	0	0	0	0	0	0	0	0	2
\$300K to \$399,999	0	0	0	0	0	0	0	0	0	2
\$400K to \$499,999	0	0	0	0	0	0	0	0	0	0
\$500K to \$599,999	0	0	0	0	0	0	0	0	0	1
\$600K to \$799,999	0	0	1	0	0	0	0	0	0	0
\$800K to \$999,999	0	0	0	0	0	0	0	0	0	0
\$1M to \$2,499,999	0	0	0	0	5	0	0	2	2	1
\$2.5M to \$4,999,999	0	0	0	0	1	0	0	2	0	0
\$5,000,000+	0	0	0	0	0	0	0	0	0	0
Total	0	0	1	0	6	0	0	4	2	7
Avg Sold Price	\$0	\$0	\$780,000	\$0	\$1,798,816	\$0	\$0			
Prev Year - Avg Sold Price	\$0	\$0	\$0	\$0	\$1,275,000	\$0	\$803,000			
Avg Sold % Change	0.00%	0.00%	0.00%	0.00%	41.08%	0.00%	0.00%			
Prev Year - # of Solds	0	0	0	0	2	0	3			

January 2026

Chevy Chase, Washington, DC

New Listings		7
 16.7%	 -30.0%	
from Dec 2025: 6	from Jan 2025: 10	
YTD 2026 2025 +/-		
7	10	-30.0%
5-year Jan average: 10		

New Pensions		11
 -15.4%	 -31.3%	
from Dec 2025: 13	from Jan 2025: 16	
YTD 2026 2025 +/-		
11	16	-31.3%
5-year Jan average: 10		

Closed Sales		7
 -68.2%	 40.0%	
from Dec 2025: 22	from Jan 2025: 5	
YTD 2026 2025 +/-		
7	5	40.0%
5-year Jan average: 7		

Median Sold Price		\$1,789,900
 42.6%	 88.4%	
from Dec 2025: \$1,255,500	from Jan 2025: \$950,000	
YTD 2026 2025 +/-		
\$1,789,900	\$950,000	88.4%
5-year Jan average: \$1,302,780		



Active Listings		13
13	14	18
Min 12	14	Max 18
5-year Jan average		
Dec 2025 19	Jan 2025 13	YTD 21

Avg DOM		21
21	32	69
Min 13	32	Max 69
5-year Jan average		
Dec 2025 30	Jan 2025 69	YTD 21

Avg Sold to OLP Ratio		98.3%
98.3%	95.7%	101.2%
Min 89.8%	95.7%	Max 101.2%
5-year Jan average		
Dec 2025 97.7%	Jan 2025 89.8%	YTD 98.3%