

**January thru February 2026 YTD**

Chevy Chase, Washington, DC (Advertised)

**Sold Summary**

	2026	2025	% Change
Sold Dollar Volume	\$21,687,800	\$19,011,399	14.08%
Avg Sold Price	\$1,192,522	\$1,163,687	2.48%
Median Sold Price	\$1,082,500	\$1,190,000	-9.03%
Units Sold	18	16	12.50%
Avg Days on Market	65	31	109.68%
Avg List Price for Solds	\$1,204,877	\$1,188,212	1.40%
Avg SP to OLP Ratio	94.7%	95.9%	-1.22%
Ratio of Avg SP to Avg OLP	97.7%	94.2%	3.68%
Attached Avg Sold Price	\$698,055	\$910,250	-23.31%
Detached Avg Sold Price	\$1,686,988	\$1,315,750	28.21%
Attached Units Sold	9	6	50.00%
Detached Units Sold	9	10	-10.00%

**Financing (Sold)**

Assumption	0
Cash	8
Conventional	9
FHA	0
Other	1
Owner	0
VA	0

**Days on Market (Sold)**

0	0
1 to 10	8
11 to 20	0
21 to 30	0
31 to 60	3
61 to 90	1
91 to 120	1
121 to 180	3
181 to 360	1
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	0
\$200K to \$299,999	0	0	0	0	0	0	2	0	0	2
\$300K to \$399,999	0	0	0	0	0	0	1	0	0	1
\$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	1	0	0	0
\$800K to \$999,999	0	0	0	0	0	0	0	0	1	0
\$1M to \$2,499,999	0	0	1	0	5	2	1	6	2	1
\$2.5M to \$4,999,999	0	0	0	0	2	0	0	2	0	0
\$5,000,000+	0	0	0	0	0	0	0	0	0	0
<b>Total</b>	0	0	2	0	7	2	7	8	3	5
Avg Sold Price	\$0	\$0	\$935,000	\$0	\$1,901,842	\$1,687,500	\$415,357			
Prev Year - Avg Sold Price	\$0	\$0	\$1,247,500	\$1,185,000	\$1,384,000	\$1,550,000	\$681,625			
Avg Sold % Change	0.00%	0.00%	-25.05%	0.00%	37.42%	8.87%	-39.06%			
Prev Year - # of Solds	0	0	5	1	5	1	4			

## February 2026

Chevy Chase, Washington, DC

