

January thru March 2026 YTD
Chevy Chase, Washington, DC (Advertised)

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Sold Summary

	2026	2025	% Change
Sold Dollar Volume	\$40,958,600	\$41,456,298	-1.20%
Avg Sold Price	\$1,236,380	\$1,384,033	-10.67%
Median Sold Price	\$1,279,000	\$1,289,500	-0.81%
Units Sold	33	30	10.00%
Avg Days on Market	41	25	64.00%
Avg List Price for Solds	\$1,241,169	\$1,381,876	-10.18%
Avg SP to OLP Ratio	96.7%	99.1%	-2.44%
Ratio of Avg SP to Avg OLP	98.8%	98.2%	0.61%
Attached Avg Sold Price	\$698,321	\$983,625	-29.01%
Detached Avg Sold Price	\$1,632,845	\$1,650,972	-1.10%
Attached Units Sold	14	12	16.67%
Detached Units Sold	19	18	5.56%

Financing (Sold)

Assumption	0
Cash	13
Conventional	18
FHA	1
Other	1
Owner	0
VA	0

Days on Market (Sold)

0	0
1 to 10	20
11 to 20	2
21 to 30	0
31 to 60	3
61 to 90	1
91 to 120	1
121 to 180	3
181 to 360	2
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	4	0	0	2
\$200K to \$299,999	0	0	0	0	0	0	2	0	0	3
\$300K to \$399,999	0	0	0	0	0	0	2	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	0	0	0	1
\$600K to \$799,999	0	0	1	0	0	0	1	0	0	1
\$800K to \$999,999	0	0	0	0	0	0	0	1	1	0
\$1M to \$2,499,999	0	0	4	1	12	3	1	7	1	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	1	0	0
Total	0	0	5	1	14	3	10	11	2	11
Avg Sold Price	\$0	\$0	\$1,102,633	\$1,325,000	\$1,822,207	\$1,600,000	\$365,150			
Prev Year - Avg Sold Price	\$0	\$0	\$1,310,416	\$1,185,000	\$1,821,250	\$1,755,000	\$789,833			
Avg Sold % Change	0.00%	0.00%	-15.86%	11.81%	0.05%	-8.83%	-53.77%			
Prev Year - # of Solds	0	0	6	1	12	2	9			

March 2026

Chevy Chase, Washington, DC

