Presented by:
Lenore G. Rubino

202.262.1261
lenore.rubino@wfp.com
lenorerubino.com

January thru April 2026 YTD

Chevy Chase, Washington, DC (Advertised)

Sold Summary

	2026	2025	% Change
Sold Dollar Volume	$62,637,550	$65,035,185	-3.69%
Avg Sold Price	$1,357,761	$1,453,887	-6.61%
Median Sold Price	$1,320,000	$1,360,000	-2.94%
Units Sold	46	45	2.22%
Avg Days on Market	36	22	63.64%
Avg List Price for Solds	$1,361,685	$1,445,226	-5.78%
Avg SP to OLP Ratio	98.0%	99.9%	-1.92%
Ratio of Avg SP to Avg OLP	98.9%	99.2%	-0.28%
Attached Avg Sold Price	$831,968	$1,123,440	-25.94%
Detached Avg Sold Price	$1,638,183	$1,654,515	-0.99%
Attached Units Sold	16	17	-5.88%
Detached Units Sold	30	28	7.14%

Financing (Sold)

Assumption	0
Cash	14
Conventional	30
FHA	1
Other	1
Owner	0
VA	0

Days on Market (Sold)

0	2
1 to 10	27
11 to 20	4
21 to 30	1
31 to 60	3
61 to 90	1
91 to 120	1
121 to 180	3
181 to 360	3
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

	Residential						Condo/Coop	Active Listings		
	2 or Less BR		3 BR		4 or More BR		All	Residential		Condo/Coop
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	4	0	0	1
$200K to $299,999	0	0	0	0	0	0	2	0	0	4
$300K to $399,999	0	0	0	0	0	0	2	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	1	0	0	2
$800K to $999,999	0	0	0	0	0	0	0	0	0	0
$1M to $2,499,999	0	0	6	1	20	5	1	16	1	1
$2.5M to $4,999,999	0	0	0	0	3	0	0	1	0	0
$5,000,000+	0	0	0	0	0	0	0	1	0	0
Total	0	0	7	1	23	5	10	18	1	11
Avg Sold Price	$0	$0	$1,156,166	$1,325,000	$1,784,884	$1,667,000	$365,150			
Prev Year - Avg Sold Price	$0	$0	$1,274,221	$1,048,333	$1,900,588	$1,768,998	$789,833			
Avg Sold % Change	0.00%	0.00%	-9.26%	26.39%	-6.09%	-5.77%	-53.77%			
Prev Year - # of Solds	0	0	11	3	17	5	9			

Copyright © 2026 MarketStats by ShowingTime. All Rights Reserved.
Data Source: Bright MLS. Statistics calculated May 06, 2026.

Presented by:
Lenore G. Rubino

202.262.1261
lenore.rubino@wfp.com
lenorerubino.com

April 2026

Chevy Chase, Washington, DC

New Listings 18

0.0% from Mar 2026: **18**

-5.3% from Apr 2025: **19**

YTD	2026	2025	+/-
	77	**75**	2.7%

5-year Apr average: **22**

New Pendings 16

-11.1% from Mar 2026: **18**

-5.9% from Apr 2025: **17**

YTD	2026	2025	+/-
	60	**58**	3.4%

5-year Apr average: **20**

Closed Sales 13

-13.3% from Mar 2026: **15**

-13.3% from Apr 2025: **15**

YTD	2026	2025	+/-
	46	**45**	2.2%

5-year Apr average: **16**

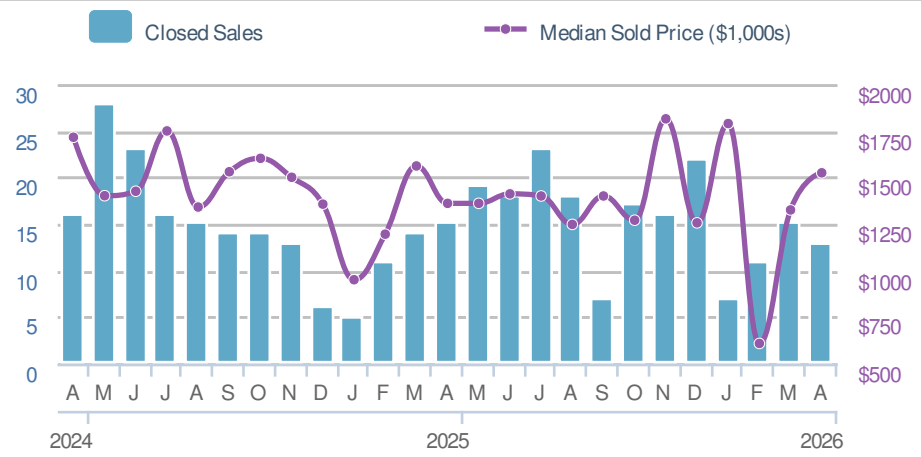
Median Sold Price $1,525,000

15.1% from Mar 2026: **$1,325,000**

12.1% from Apr 2025: **$1,360,000**

YTD	2026	2025	+/-
	$1,320,000	**$1,360,000**	-2.9%

5-year Apr average: **$1,511,400**



Active Listings 30

Min 17 | 23 | Max 30

5-year Apr average

Mar 2026	Apr 2025
24	**29**

Avg DOM 23

Min 7 | 23 | Max 55

5-year Apr average

Mar 2026	Apr 2025	YTD
12	**16**	**36**

Avg Sold to OLP Ratio 101.2%

Min 101.2% | 103.5% | Max 108.6%

5-year Apr average

Mar 2026	Apr 2025	YTD
99.1%	**101.5%**	**98.0%**

Copyright © 2026 MarketStats by ShowingTime. All Rights Reserved.
Data Source: Bright MLS. Statistics calculated May 06, 2026.

MarketStats by ShowingTime