

January thru May 2026 YTD

Chevy Chase, Washington, DC (Advertised)

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Sold Summary

	2026	2025	% Change
Sold Dollar Volume	\$101,993,950	\$95,831,185	6.43%
Avg Sold Price	\$1,497,261	\$1,495,792	0.10%
Median Sold Price	\$1,535,000	\$1,360,000	12.87%
Units Sold	69	65	6.15%
Avg Days on Market	27	19	42.11%
Avg List Price for Solds	\$1,478,173	\$1,474,325	0.26%
Avg SP to OLP Ratio	99.4%	101.3%	-1.82%
Ratio of Avg SP to Avg OLP	100.5%	100.3%	0.23%
Attached Avg Sold Price	\$798,922	\$1,124,928	-28.98%
Detached Avg Sold Price	\$1,824,144	\$1,672,796	9.05%
Attached Units Sold	22	21	4.76%
Detached Units Sold	47	44	6.82%

Financing (Sold)

Assumption	0
Cash	21
Conventional	46
FHA	1
Other	1
Owner	0
VA	0

Days on Market (Sold)

0	5
1 to 10	41
11 to 20	6
21 to 30	2
31 to 60	5
61 to 90	1
91 to 120	1
121 to 180	3
181 to 360	4
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	5
\$300K to \$399,999	0	0	0	0	0	0	4	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	2	0	0	2
\$800K to \$999,999	0	0	0	2	0	0	0	1	0	0
\$1M to \$2,499,999	0	0	6	1	35	6	1	14	0	1
\$2.5M to \$4,999,999	0	0	0	0	4	0	0	2	0	0
\$5,000,000+	0	0	0	0	1	0	0	1	0	0
Total	0	0	7	3	40	6	13	18	0	12
Avg Sold Price	\$0	\$0	\$1,156,166	\$1,043,333	\$1,941,040	\$1,570,314	\$386,492			
Prev Year - Avg Sold Price	\$0	\$0	\$1,275,252	\$1,065,000	\$1,899,964	\$1,567,141	\$839,350			
Avg Sold % Change	0.00%	0.00%	-9.34%	-2.03%	2.16%	0.20%	-53.95%			
Prev Year - # of Solds	0	0	16	4	28	7	10			

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