

January thru June 2026 YTD

Chevy Chase, Washington, DC (Advertised)

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lenorerubino.com**Sold Summary**

	2026	2025	% Change
Sold Dollar Volume	\$124,436,950	\$123,465,685	0.79%
Avg Sold Price	\$1,497,798	\$1,510,506	-0.84%
Median Sold Price	\$1,475,000	\$1,360,000	8.46%
Units Sold	84	83	1.20%
Avg Days on Market	26	18	44.44%
Avg List Price for Solds	\$1,481,392	\$1,487,538	-0.41%
Avg SP to OLP Ratio	99.5%	100.7%	-1.21%
Ratio of Avg SP to Avg OLP	100.4%	99.7%	0.68%
Attached Avg Sold Price	\$757,720	\$1,116,931	-32.16%
Detached Avg Sold Price	\$1,793,829	\$1,652,451	8.56%
Attached Units Sold	24	22	9.09%
Detached Units Sold	60	61	-1.64%

Financing (Sold)

Assumption	0
Cash	22
Conventional	59
FHA	1
Other	1
Owner	0
VA	0

Days on Market (Sold)

0	8
1 to 10	43
11 to 20	9
21 to 30	4
31 to 60	9
61 to 90	2
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	1
\$200K to \$299,999	0	0	0	0	0	0	3	0	0	4
\$300K to \$399,999	0	0	0	0	0	0	5	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	2	0	0	1
\$800K to \$999,999	1	0	0	2	0	0	0	0	0	0
\$1M to \$2,499,999	0	0	9	1	43	6	1	17	1	1
\$2.5M to \$4,999,999	0	0	0	0	5	0	0	4	0	0
\$5,000,000+	0	0	0	0	1	0	0	0	0	0
Total	1	0	10	3	49	6	15	21	1	11
Avg Sold Price	\$825,000	\$0	\$1,196,316	\$1,043,333	\$1,935,543	\$1,570,314	\$375,560			
Prev Year - Avg Sold Price	\$0	\$0	\$1,254,390	\$1,041,800	\$1,819,081	\$1,567,141	\$839,350			
Avg Sold % Change	0.00%	0.00%	-4.63%	0.15%	6.40%	0.20%	-55.26%			
Prev Year - # of Solds	0	0	18	5	43	7	10			

June 2026

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 **38.5%**
from May 2026:
13
 **20.0%**
from Jun 2025:
15

YTD	2026	2025	+/-
	123	131	-6.1%

5-year Jun average: **17****New Pendings****16**
 **-5.9%**
from May 2026:
17
 **-23.8%**
from Jun 2025:
21

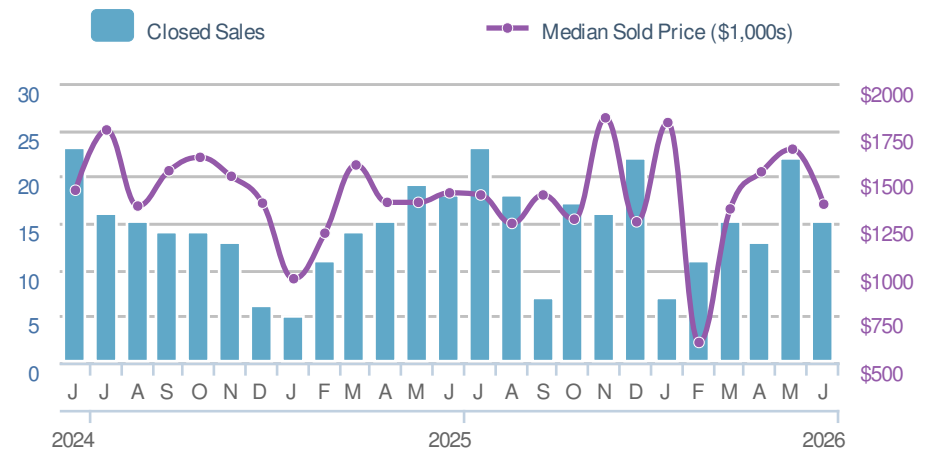
YTD	2026	2025	+/-
	94	99	-5.1%

5-year Jun average: **18****Closed Sales****15**
 **-31.8%**
from May 2026:
22
 **-16.7%**
from Jun 2025:
18

YTD	2026	2025	+/-
	84	83	1.2%

5-year Jun average: **19****Median Sold Price****\$1,350,000**
 **-18.0%**
from May 2026:
\$1,646,500
 **-4.4%**
from Jun 2025:
\$1,412,500

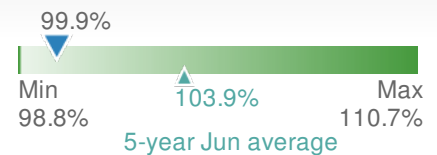
YTD	2026	2025	+/-
	\$1,475,000	\$1,360,000	8.5%

5-year Jun average: **\$1,476,050****Active Listings****33**

May 2026	Jun 2025
30	33

Avg DOM**20**

May 2026	Jun 2025	YTD
8	15	26

Avg Sold to OLP Ratio**99.9%**

May 2026	Jun 2025	YTD
102.5%	98.8%	99.5%