

January thru July 2026 YTD

Chevy Chase, Washington, DC (Advertised)

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lenorerubino.com**Sold Summary**

	2026	2025	% Change
Sold Dollar Volume	\$153,815,350	\$160,652,525	-4.26%
Avg Sold Price	\$1,509,524	\$1,515,087	-0.37%
Median Sold Price	\$1,520,000	\$1,400,000	8.57%
Units Sold	103	107	-3.74%
Avg Days on Market	23	19	21.05%
Avg List Price for Solds	\$1,493,352	\$1,501,425	-0.54%
Avg SP to OLP Ratio	99.6%	100.0%	-0.43%
Ratio of Avg SP to Avg OLP	100.3%	99.0%	1.37%
Attached Avg Sold Price	\$795,084	\$1,083,053	-26.59%
Detached Avg Sold Price	\$1,763,339	\$1,668,213	5.70%
Attached Units Sold	27	28	-3.57%
Detached Units Sold	76	79	-3.80%

Financing (Sold)

Assumption	0
Cash	29
Conventional	69
FHA	1
Other	1
Owner	0
VA	0

Days on Market (Sold)

0	10
1 to 10	52
11 to 20	12
21 to 30	7
31 to 60	11
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	5	0	0	3
\$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	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	2	0	1	1
\$800K to \$999,999	1	0	1	2	0	0	0	1	1	0
\$1M to \$2,499,999	0	0	14	1	51	8	1	13	2	0
\$2.5M to \$4,999,999	0	0	0	0	7	0	0	4	0	0
\$5,000,000+	0	0	0	0	1	0	0	0	0	0
Total	1	0	16	3	59	8	16	18	4	11
Avg Sold Price	\$825,000	\$0	\$1,240,447	\$1,043,333	\$1,921,044	\$1,563,360	\$364,400			
Prev Year - Avg Sold Price	\$0	\$0	\$1,279,954	\$1,046,000	\$1,808,790	\$1,521,123	\$815,708			
Avg Sold % Change	0.00%	0.00%	-3.09%	-0.25%	6.21%	2.78%	-55.33%			
Prev Year - # of Solds	0	0	21	8	58	8	12			

July 2026

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-27.8%
 from Jun 2026:
18

-18.8%
 from Jul 2025:
16

YTD	2026	2025	+/-
	137	153	-10.5%

5-year Jul average: **15****New Pendings****14**

-12.5%
 from Jun 2026:
16

-17.6%
 from Jul 2025:
17

YTD	2026	2025	+/-
	108	117	-7.7%

5-year Jul average: **15****Closed Sales****17**

13.3%
 from Jun 2026:
15

-26.1%
 from Jul 2025:
23

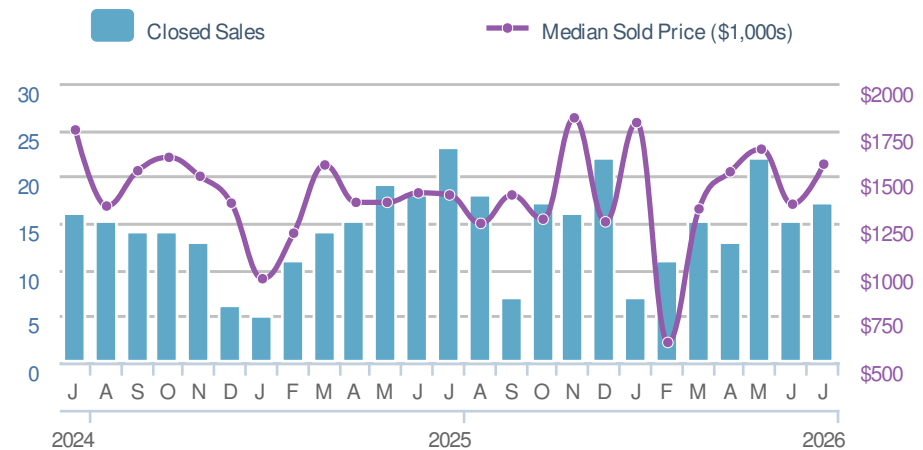
YTD	2026	2025	+/-
	103	107	-3.7%

5-year Jul average: **18****Median Sold Price****\$1,565,000**

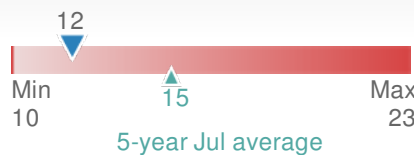
15.9%
 from Jun 2026:
\$1,350,000

11.8%
 from Jul 2025:
\$1,400,000

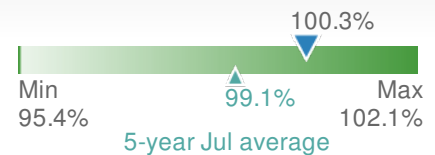
YTD	2026	2025	+/-
	\$1,520,000	\$1,400,000	8.6%

5-year Jul average: **\$1,449,000****Active Listings****33**

Jun 2026	Jul 2025
33	27

Avg DOM**12**

Jun 2026	Jul 2025	YTD
20	23	23

Avg Sold to OLP Ratio**100.3%**

Jun 2026	Jul 2025	YTD
99.9%	97.5%	99.6%