

January thru September 2026 YTD

Chevy Chase, Washington, DC (Advertised)

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lenorerubino.com**Sold Summary**

	2026	2025	% Change
Sold Dollar Volume	\$189,288,250	\$193,700,075	-2.28%
Avg Sold Price	\$1,466,010	\$1,477,796	-0.80%
Median Sold Price	\$1,425,000	\$1,360,000	4.78%
Units Sold	130	132	-1.52%
Avg Days on Market	26	21	23.81%
Avg List Price for Solds	\$1,456,063	\$1,467,424	-0.77%
Avg SP to OLP Ratio	98.8%	99.7%	-0.97%
Ratio of Avg SP to Avg OLP	99.3%	98.6%	0.70%
Attached Avg Sold Price	\$734,550	\$1,008,534	-27.17%
Detached Avg Sold Price	\$1,735,495	\$1,640,600	5.78%
Attached Units Sold	35	34	2.94%
Detached Units Sold	95	98	-3.06%

Financing (Sold)

Assumption	0
Cash	36
Conventional	88
FHA	1
Other	1
Owner	0
VA	1

Days on Market (Sold)

0	10
1 to 10	61
11 to 20	15
21 to 30	10
31 to 60	15
61 to 90	5
91 to 120	3
121 to 180	5
181 to 360	5
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	1	0	0	0
\$150K to \$199,999	0	0	0	0	0	0	7	0	0	1
\$200K to \$299,999	0	0	0	0	0	0	4	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	2
\$500K to \$599,999	0	0	0	0	0	0	0	0	0	0
\$600K to \$799,999	0	1	1	0	0	0	3	0	0	2
\$800K to \$999,999	1	0	2	2	0	0	1	2	2	1
\$1M to \$2,499,999	0	0	19	1	62	9	1	15	3	0
\$2.5M to \$4,999,999	0	0	0	0	9	0	0	4	0	0
\$5,000,000+	0	0	0	0	1	0	0	0	0	0
Total	1	1	22	3	72	9	22	21	5	12
Avg Sold Price	\$825,000	\$664,000	\$1,221,643	\$1,043,333	\$1,905,150	\$1,525,764	\$371,972			
Prev Year - Avg Sold Price	\$1,035,000	\$0	\$1,270,179	\$1,046,000	\$1,799,693	\$1,474,099	\$698,824			
Avg Sold % Change	-20.29%	0.00%	-3.82%	-0.25%	5.86%	3.50%	-46.77%			
Prev Year - # of Solds	1	0	28	8	69	10	16			

September 2026

Chevy Chase, Washington, DC

New Listings

21

↑ 600.0%

from Aug 2026:
3

↓ -19.2%

from Sep 2025:
26

YTD	2026	2025	+/-
	176	200	-12.0%

5-year Sep average: 21

New Pendings

14

↑ 40.0%

from Aug 2026:
10

↓ -6.7%

from Sep 2025:
15

YTD	2026	2025	+/-
	134	143	-6.3%

5-year Sep average: 14

Closed Sales

13

↓ -7.1%

from Aug 2026:
14

↑ 85.7%

from Sep 2025:
7

YTD	2026	2025	+/-
	130	132	-1.5%

5-year Sep average: 11

Median Sold Price

\$1,210,000

↓ -4.0%

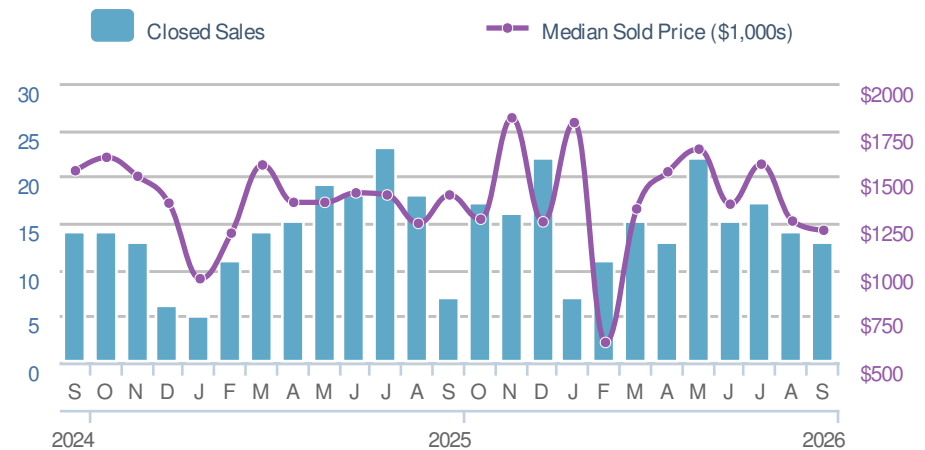
from Aug 2026:
\$1,260,000

↓ -13.6%

from Sep 2025:
\$1,400,000

YTD	2026	2025	+/-
	\$1,425,000	\$1,360,000	4.8%

5-year Sep average: \$1,382,500



Active Listings

38



Aug 2026	Sep 2025
23	41

Avg DOM

53



Aug 2026	Sep 2025	YTD
28	20	26

Avg Sold to OLP Ratio

93.1%



Aug 2026	Sep 2025	YTD
97.6%	99.1%	98.8%