

# SINGLE FAMILY HOUSING

## Chevy Chase

### Closed sales, averages Jan 2022

### Closed sales, averages Jan 2021

	Properties sold	List price	Sales price	CDOM*	Properties sold	Sales price	CDOM*	Change from 2021
ALL PRICE POINTS	3	\$1,349,633	\$1,379,167	13	14	\$1,501,907	19	- 8%
< \$1 MILLION	-	-	-	-	2	\$874,500	10	-
\$1 – 2 MILLION	3	\$1,349,633	\$1,379,167	13	10	\$1,425,270	12	- 3%
> \$2 MILLION	-	-	-	-	2	\$2,512,500	61	-

*I am proud to say that 60 percent of my business comes from previous clients and client referrals. Give me a call today to discuss how I can help you best position yourself for a successful purchase or sale. Talk to me about the Eastern Shore and the Virginia countryside if you are considering a second home.*

**Lenore G. Rubino**

202.262.1261 - lenore.rubino@wfp.com  
lenorerubino.com

*'Virtually' ready and always client first*

Washington Fine Properties, LLC – 3201 New Mexico Ave NW #220, Washington, DC 20016 - 202.944.5000

\*Cumulative Days on Market.

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# SINGLE FAMILY HOUSING

## Chevy Chase

Closed sales, averages from Jan – Feb, 2022

Closed sales, averages from Jan – Feb, 2021

	Properties sold	List price	Sales price	CDOM*	Properties sold	Sales price	CDOM*	Change from 2021
ALL PRICE POINTS	10	\$1,343,790	\$1,450,650	19	25	\$1,540,972	13	-6%
< \$1 MILLION	-	-	-	-	3	\$893,000	8	-
\$1 – 2 MILLION	10	\$1,343,790	\$1,450,650	19	19	\$1,475,016	9	-2%
> \$2 MILLION	-	-	-	-	3	\$2,606,667	48	-

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# SINGLE FAMILY HOUSING

## Chevy Chase

Closed sales, averages from Jan. – Mar., 2022

Closed sales, averages from Jan. – Mar., 2021

	Properties sold	List price	Sales price	CDOM*	Properties sold	Sales price	CDOM*	Change from 2021
ALL PRICE POINTS	19	\$ 1,460,889	\$ 1,501,816	20	37	\$ 1,488,524	12	1%
< \$1 MILLION	1	\$ 995,000	\$ 980,000	80	4	\$ 917,250	12	7%
\$1 – 2 MILLION	16	\$ 1,316,681	\$ 1,415,906	14	29	\$ 1,422,159	8	< -1%
> \$2 MILLION	2	\$ 2,847,500	\$ 2,450,000	40	4	\$ 2,540,948	36	- 4%

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# SINGLE FAMILY HOUSING

## Chevy Chase

Closed sales, averages from Jan. – Apr., 2022

Closed sales, averages from Jan. – Apr., 2021

	Properties sold	List price	Sales price	CDOM*	Properties sold	Sales price	CDOM*	Change from 2021
ALL PRICE POINTS	40	\$ 1,523,598	\$ 1,628,816	14	57	\$ 1,481,294	9	10%
< \$1 MILLION	1	\$ 995,000	\$ 980,000	80	7	\$ 902,857	9	8%
\$1 – 2 MILLION	32	\$ 1,344,997	\$ 1,471,207	12	43	\$ 1,426,002	7	3%
> \$2 MILLION	7	\$ 2,415,571	\$ 2,442,000	15	7	\$ 2,399,383	24	2%

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**January thru May 2022 YTD**  
Chevy Chase, Washington, DC (Advertised)202.262.1261  
lenore.rubino@wfp.com  
lenorerubino.com**Sold Summary**

	2022	2021	% Change
Sold Dollar Volume	\$99,749,300	\$117,435,301	-15.06%
Avg Sold Price	\$1,365,896	\$1,254,329	8.89%
Median Sold Price	\$1,466,000	\$1,295,000	13.20%
Units Sold	79	100	-21.00%
Avg Days on Market	14	15	-6.67%
Avg List Price for Solds	\$1,262,649	\$1,174,353	7.52%
Avg SP to OLP Ratio	106.8%	105.7%	1.04%
Ratio of Avg SP to Avg OLP	107.2%	105.6%	1.50%
Attached Avg Sold Price	\$811,909	\$651,877	24.55%
Detached Avg Sold Price	\$1,653,543	\$1,524,996	8.43%
Attached Units Sold	27	31	-12.90%
Detached Units Sold	52	69	-24.64%

**Financing (Sold)**

Assumption	0
Cash	21
Conventional	55
FHA	1
Other	2
Owner	0
VA	0

**Days on Market (Sold)**

0	5
1 to 10	49
11 to 20	9
21 to 30	2
31 to 60	4
61 to 90	4
91 to 120	1
121 to 180	3
181 to 360	2
361 to 720	0
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**

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	2	0	0	0
\$200K to \$299,999	0	0	0	0	0	0	2	0	0	4
\$300K to \$399,999	0	0	0	0	0	0	5	0	0	1
\$400K to \$499,999	0	0	0	0	0	0	3	0	0	1
\$500K to \$599,999	0	0	0	0	0	0	0	0	0	0
\$600K to \$799,999	0	0	0	0	0	0	0	0	0	0
\$800K to \$999,999	0	0	1	1	0	0	3	1	1	0
\$1M to \$2,499,999	1	0	14	3	34	5	3	3	0	3
\$2.5M to \$4,999,999	0	0	0	0	2	0	0	1	0	0
\$5,000,000+	0	0	0	0	0	0	0	0	0	0
<b>Total</b>	<b>1</b>	<b>0</b>	<b>15</b>	<b>4</b>	<b>36</b>	<b>5</b>	<b>18</b>	<b>5</b>	<b>1</b>	<b>9</b>
Avg Sold Price	\$1,005,000	\$0	\$1,425,533	\$1,140,000	\$1,766,563	\$1,491,250	\$550,294			
Prev Year - Avg Sold Price	\$0	\$0	\$1,179,252	\$955,833	\$1,629,371	\$1,318,333	\$478,100			
Avg Sold % Change	0.00%	0.00%	20.88%	19.27%	8.42%	13.12%	15.10%			
Prev Year - # of Solds	0	0	16	6	53	3	22			

**Active Detail**

**May 2022**

Chevy Chase, Washington, DC

202.262.1261  
lenore.rubino@wfp.com  
lenorerubino.com**New Listings 26**

 **-3.7%**  
 from Apr 2022: 27  
 **-7.1%**  
 from May 2021: 28

YTD	2022	2021	+/-
	<b>115</b>	<b>118</b>	-2.5%

5-year May average: **29****New Pendings 26**

 **8.3%**  
 from Apr 2022: 24  
 **4.0%**  
 from May 2021: 25

YTD	2022	2021	+/-
	<b>98</b>	<b>103</b>	-4.9%

5-year May average: **25****Closed Sales 25**

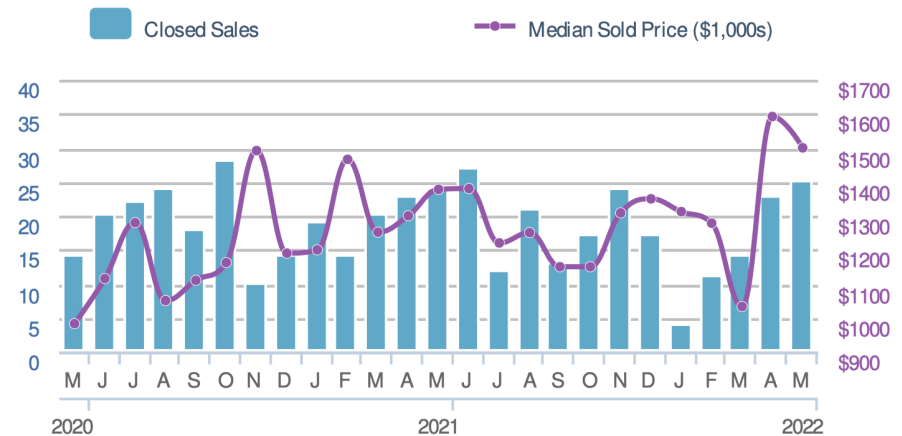
 **8.7%**  
 from Apr 2022: 23  
 **4.2%**  
 from May 2021: 24

YTD	2022	2021	+/-
	<b>79</b>	<b>100</b>	-21.0%

5-year May average: **22****Median Sold Price \$1,500,000**

 **-5.8%**  
 from Apr 2022: \$1,592,000  
 **8.8%**  
 from May 2021: \$1,378,750

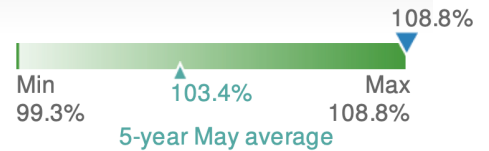
YTD	2022	2021	+/-
	<b>\$1,466,000</b>	<b>\$1,295,000</b>	13.2%

5-year May average: **\$1,192,250****Active Listings 15**

Apr 2022	May 2021
<b>17</b>	<b>15</b>

**Avg DOM 9**

Apr 2022	May 2021	YTD
<b>14</b>	<b>9</b>	<b>14</b>

**Avg Sold to OLP Ratio 108.8%**

Apr 2022	May 2021	YTD
<b>108.6%</b>	<b>106.0%</b>	<b>106.8%</b>

## January thru June 2022 YTD

Chevy Chase, Washington, DC (Advertised)

202.262.1261

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## Sold Summary

	2022	2021	% Change
Sold Dollar Volume	\$127,771,100	\$153,863,300	-16.96%
Avg Sold Price	\$1,392,669	\$1,288,845	8.06%
Median Sold Price	\$1,484,375	\$1,300,000	14.18%
Units Sold	100	127	-21.26%
Avg Days on Market	13	13	0.00%
Avg List Price for Solds	\$1,277,711	\$1,211,522	5.46%
Avg SP to OLP Ratio	107.7%	105.7%	1.85%
Ratio of Avg SP to Avg OLP	107.9%	105.4%	2.41%
Attached Avg Sold Price	\$852,708	\$738,700	15.43%
Detached Avg Sold Price	\$1,635,261	\$1,506,484	8.55%
Attached Units Sold	31	36	-13.89%
Detached Units Sold	69	91	-24.18%

## Financing (Sold)

Assumption	0
Cash	26
Conventional	71
FHA	1
Other	2
Owner	0
VA	0

## Days on Market (Sold)

0	6
1 to 10	66
11 to 20	9
21 to 30	3
31 to 60	4
61 to 90	6
91 to 120	1
121 to 180	3
181 to 360	2
361 to 720	0
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

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	2	0	0	0
\$200K to \$299,999	0	0	0	0	0	0	2	0	0	5
\$300K to \$399,999	0	0	0	0	0	0	5	0	0	1
\$400K to \$499,999	0	0	0	0	0	0	3	0	0	1
\$500K to \$599,999	0	0	0	0	0	0	0	0	0	1
\$600K to \$799,999	0	0	0	0	0	0	1	0	0	1
\$800K to \$999,999	0	0	1	1	0	1	3	1	1	0
\$1M to \$2,499,999	1	0	17	3	48	7	3	3	0	3
\$2.5M to \$4,999,999	0	0	0	0	2	0	0	1	0	0
\$5,000,000+	0	0	0	0	0	0	0	0	0	0
Total	1	0	18	4	50	8	19	5	1	12
Avg Sold Price	\$1,005,000	\$0	\$1,428,583	\$1,140,000	\$1,722,270	\$1,414,843	\$555,536			
Prev Year - Avg Sold Price	\$0	\$0	\$1,225,897	\$999,444	\$1,585,523	\$1,416,000	\$478,100			
Avg Sold % Change	0.00%	0.00%	16.53%	14.06%	8.62%	-0.08%	16.20%			
Prev Year - # of Solds	0	0	20	9	71	5	22			

**June 2022**

Chevy Chase, Washington, DC

202.262.1261  
lenore.rubino@wfp.com  
lenorerubino.com**New Listings 21**

**-19.2%**    **-30.0%**  
 from May 2022: 26    from Jun 2021: 30

YTD	2022	2021	+/-
	<b>136</b>	<b>148</b>	-8.1%

5-year Jun average: 27

**New Pendings 14**

**-46.2%**    **-33.3%**  
 from May 2022: 26    from Jun 2021: 21

YTD	2022	2021	+/-
	<b>112</b>	<b>124</b>	-9.7%

5-year Jun average: 24

**Closed Sales 20**

**-20.0%**    **-25.9%**  
 from May 2022: 25    from Jun 2021: 27

YTD	2022	2021	+/-
	<b>100</b>	<b>127</b>	-21.3%

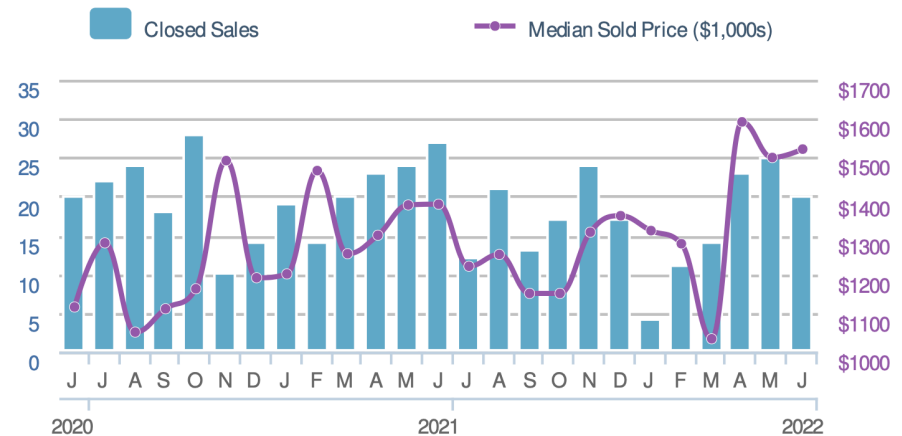
5-year Jun average: 23

**Median Sold Price \$1,522,000**

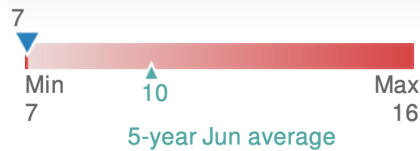
**1.5%**    **10.3%**  
 from May 2022: \$1,500,000    from Jun 2021: \$1,380,000

YTD	2022	2021	+/-
	<b>\$1,484,375</b>	<b>\$1,300,000</b>	14.2%

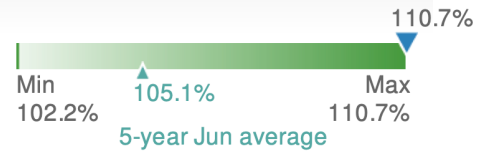
5-year Jun average: \$1,282,400

**Active Listings 18**

May 2022	Jun 2021
15	22

**Avg DOM 7**

May 2022	Jun 2021	YTD
9	7	13

**Avg Sold to OLP Ratio 110.7%**

May 2022	Jun 2021	YTD
108.8%	105.6%	107.7%

**January thru July 2022 YTD**

Chevy Chase, Washington, DC (Advertised)

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lenorerubino.com**Sold Summary**

	2022	2021	% Change
Sold Dollar Volume	\$149,562,899	\$169,030,200	-11.52%
Avg Sold Price	\$1,379,660	\$1,292,239	6.77%
Median Sold Price	\$1,475,000	\$1,300,000	13.46%
Units Sold	117	139	-15.83%
Avg Days on Market	12	13	-7.69%
Avg List Price for Solds	\$1,278,315	\$1,216,044	5.12%
Avg SP to OLP Ratio	106.6%	105.7%	0.91%
Ratio of Avg SP to Avg OLP	106.9%	105.2%	1.60%
Attached Avg Sold Price	\$839,855	\$759,163	10.63%
Detached Avg Sold Price	\$1,610,064	\$1,492,803	7.86%
Attached Units Sold	35	38	-7.89%
Detached Units Sold	82	101	-18.81%

**Financing (Sold)**

Assumption	0
Cash	30
Conventional	82
FHA	1
Other	4
Owner	0
VA	0

**Days on Market (Sold)**

0	8
1 to 10	71
11 to 20	15
21 to 30	6
31 to 60	4
61 to 90	4
91 to 120	3
121 to 180	4
181 to 360	2
361 to 720	0
721+	0

**Notes:**

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- OLP = Original List Price
- LP = List Price (at time of sale)
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**Sold 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	2	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	6	0	0	1
\$400K to \$499,999	0	0	0	0	0	0	3	0	0	2
\$500K to \$599,999	0	0	0	0	0	0	0	0	0	0
\$600K to \$799,999	0	0	0	0	0	0	1	0	0	1
\$800K to \$999,999	1	0	1	1	0	1	3	0	0	0
\$1M to \$2,499,999	0	0	22	3	56	7	5	3	0	3
\$2.5M to \$4,999,999	0	0	0	0	2	0	0	2	0	0
\$5,000,000+	0	0	0	0	0	0	0	0	0	0
<b>Total</b>	<b>1</b>	<b>0</b>	<b>23</b>	<b>4</b>	<b>58</b>	<b>8</b>	<b>23</b>	<b>5</b>	<b>0</b>	<b>12</b>
Avg Sold Price	\$903,103	\$0	\$1,384,565	\$1,140,000	\$1,711,676	\$1,414,843	\$587,660			
Prev Year - Avg Sold Price	\$0	\$0	\$1,211,372	\$1,022,727	\$1,580,521	\$1,416,000	\$478,100			
Avg Sold % Change	0.00%	0.00%	14.30%	11.47%	8.30%	-0.08%	22.92%			
Prev Year - # of Solds	0	0	24	11	77	5	22			

**Active Detail**

**July 2022**

Chevy Chase, Washington, DC

202.262.1261  
lenore.rubino@wfp.com  
lenorerubino.com**New Listings 23**

**9.5%**  
 from Jun 2022:  
 21

**15.0%**  
 from Jul 2021:  
 20

YTD	2022	2021	+/-
	<b>159</b>	<b>167</b>	-4.8%

5-year Jul average: 20

**New Pendings 22**

**57.1%**  
 from Jun 2022:  
 14

**22.2%**  
 from Jul 2021:  
 18

YTD	2022	2021	+/-
	<b>135</b>	<b>141</b>	-4.3%

5-year Jul average: 18

**Closed Sales 17**

**-15.0%**  
 from Jun 2022:  
 20

**41.7%**  
 from Jul 2021:  
 12

YTD	2022	2021	+/-
	<b>117</b>	<b>139</b>	-15.8%

5-year Jul average: 19

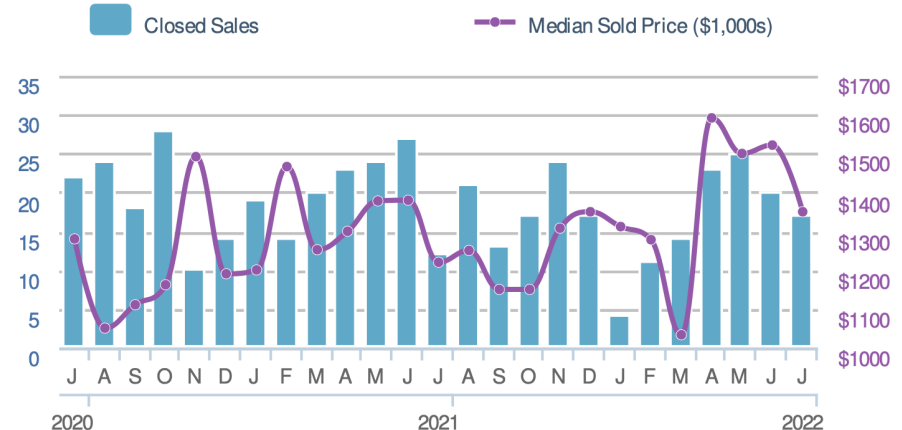
**Median Sold Price \$1,350,000**

**-11.3%**  
 from Jun 2022:  
 \$1,522,000

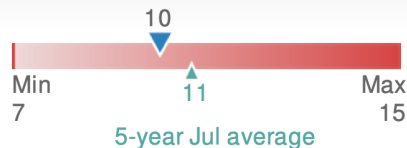
**10.7%**  
 from Jul 2021:  
 \$1,220,000

YTD	2022	2021	+/-
	<b>\$1,475,000</b>	<b>\$1,300,000</b>	13.5%

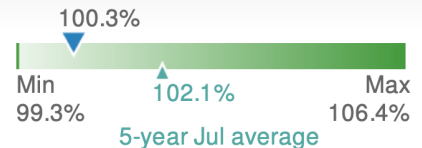
5-year Jul average: \$1,230,100

**Active Listings 17**

Jun 2022	Jul 2021
<b>18</b>	<b>20</b>

**Avg DOM 10**

Jun 2022	Jul 2021	YTD
<b>7</b>	<b>7</b>	<b>12</b>

**Avg Sold to OLP Ratio 100.3%**

Jun 2022	Jul 2021	YTD
<b>110.7%</b>	<b>106.4%</b>	<b>106.6%</b>

**January thru August 2022 YTD**

Chevy Chase, Washington, DC (Advertised)

202.262.1261

lenore.rubino@wfp.com

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**Sold Summary**

	2022	2021	% Change
Sold Dollar Volume	\$174,775,798	\$194,926,100	-10.34%
Avg Sold Price	\$1,343,301	\$1,290,060	4.13%
Median Sold Price	\$1,425,000	\$1,295,000	10.04%
Units Sold	139	161	-13.66%
Avg Days on Market	13	12	8.33%
Avg List Price for Solds	\$1,257,379	\$1,210,721	3.85%
Avg SP to OLP Ratio	105.8%	106.0%	-0.12%
Ratio of Avg SP to Avg OLP	105.9%	105.6%	0.25%
Attached Avg Sold Price	\$817,296	\$776,995	5.19%
Detached Avg Sold Price	\$1,586,924	\$1,477,024	7.44%
Attached Units Sold	44	43	2.33%
Detached Units Sold	95	118	-19.49%

**Financing (Sold)**

Assumption	0
Cash	34
Conventional	96
FHA	1
Other	6
Owner	0
VA	1

**Days on Market (Sold)**

0	8
1 to 10	81
11 to 20	20
21 to 30	9
31 to 60	5
61 to 90	4
91 to 120	3
121 to 180	5
181 to 360	4
361 to 720	0
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**

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	2	0	0	1
\$200K to \$299,999	0	0	0	0	0	0	6	0	0	0
\$300K to \$399,999	0	0	0	0	0	0	6	0	0	1
\$400K to \$499,999	0	0	0	0	0	0	3	0	0	2
\$500K to \$599,999	0	0	0	0	0	0	0	0	0	0
\$600K to \$799,999	0	0	0	0	0	0	3	0	0	0
\$800K to \$999,999	1	0	1	2	1	1	3	0	0	0
\$1M to \$2,499,999	0	0	24	6	65	7	5	0	1	4
\$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	0	0	0
<b>Total</b>	<b>1</b>	<b>0</b>	<b>25</b>	<b>8</b>	<b>69</b>	<b>8</b>	<b>28</b>	<b>1</b>	<b>1</b>	<b>8</b>
Avg Sold Price	\$903,103	\$0	\$1,387,800	\$1,155,000	\$1,668,981	\$1,414,843	\$550,082			
Prev Year - Avg Sold Price	\$915,500	\$0	\$1,207,051	\$1,010,384	\$1,575,687	\$1,351,085	\$470,356			
Avg Sold % Change	-1.35%	0.00%	14.97%	14.31%	5.92%	4.72%	16.95%			
Prev Year - # of Solds	2	0	28	13	88	7	23			

**Active Detail**



**August 2022**

Chevy Chase, Washington, DC

202.262.1261  
lenore.rubino@wfp.com  
lenorerubino.com**New Listings 6**

**-73.9%**  
 from Jul 2022:  
 23

**-57.1%**  
 from Aug 2021:  
 14

YTD	2022	2021	+/-
	<b>165</b>	<b>183</b>	-9.8%

5-year Aug average: 12

**New Pendings 10**

**-54.5%**  
 from Jul 2022:  
 22

**-23.1%**  
 from Aug 2021:  
 13

YTD	2022	2021	+/-
	<b>144</b>	<b>154</b>	-6.5%

5-year Aug average: 12

**Closed Sales 22**

**29.4%**  
 from Jul 2022:  
 17

**4.8%**  
 from Aug 2021:  
 21

YTD	2022	2021	+/-
	<b>139</b>	<b>161</b>	-13.7%

5-year Aug average: 21

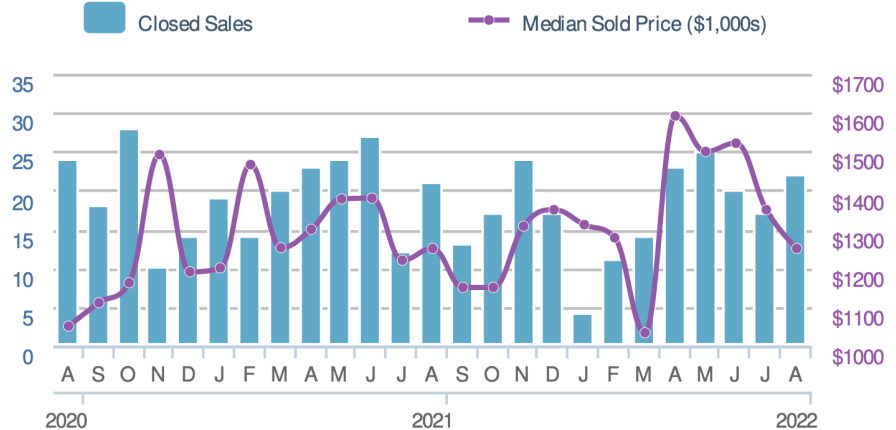
**Median Sold Price \$1,250,000**

**-7.4%**  
 from Jul 2022:  
 \$1,350,000

**0.0%**  
 from Aug 2021:  
 \$1,250,000

YTD	2022	2021	+/-
	<b>\$1,425,000</b>	<b>\$1,295,000</b>	10.0%

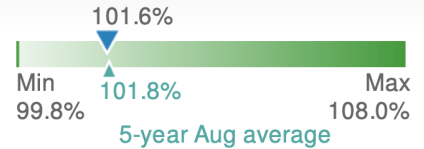
5-year Aug average: \$1,109,075

**Active Listings 10**

Jul 2022	Aug 2021
17	16

**Avg DOM 15**

Jul 2022	Aug 2021	YTD
10	10	13

**Avg Sold to OLP Ratio 101.6%**

Jul 2022	Aug 2021	YTD
100.3%	108.0%	105.8%



**January thru September 2022 YTD**

Chevy Chase, Washington, DC (Advertised)

202.262.1261

lenore.rubino@wfp.com

lenorerubino.com

**Sold Summary**

	2022	2021	% Change
Sold Dollar Volume	\$190,457,698	\$209,851,100	-9.24%
Avg Sold Price	\$1,332,416	\$1,285,969	3.61%
Median Sold Price	\$1,399,500	\$1,292,500	8.28%
Units Sold	152	174	-12.64%
Avg Days on Market	13	12	8.33%
Avg List Price for Solds	\$1,253,011	\$1,206,040	3.89%
Avg SP to OLP Ratio	105.2%	105.9%	-0.64%
Ratio of Avg SP to Avg OLP	105.3%	105.8%	-0.42%
Attached Avg Sold Price	\$837,091	\$812,466	3.03%
Detached Avg Sold Price	\$1,568,056	\$1,482,300	5.79%
Attached Units Sold	49	51	-3.92%
Detached Units Sold	103	123	-16.26%

**Financing (Sold)**

Assumption	0
Cash	38
Conventional	103
FHA	1
Other	7
Owner	0
VA	1

**Days on Market (Sold)**

0	9
1 to 10	89
11 to 20	20
21 to 30	10
31 to 60	8
61 to 90	4
91 to 120	3
121 to 180	5
181 to 360	4
361 to 720	0
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**

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	2	0	0	0
\$200K to \$299,999	0	0	0	0	0	0	7	0	0	1
\$300K to \$399,999	0	0	0	0	0	0	6	0	0	0
\$400K to \$499,999	0	0	0	0	0	0	3	0	0	1
\$500K to \$599,999	0	0	0	0	0	0	1	0	0	0
\$600K to \$799,999	0	0	0	0	0	0	3	0	0	0
\$800K to \$999,999	1	0	1	3	1	1	3	0	0	0
\$1M to \$2,499,999	0	0	27	6	70	8	6	7	0	5
\$2.5M to \$4,999,999	0	0	0	0	3	0	0	3	0	0
\$5,000,000+	0	0	0	0	0	0	0	0	0	0
<b>Total</b>	<b>1</b>	<b>0</b>	<b>28</b>	<b>9</b>	<b>74</b>	<b>9</b>	<b>31</b>	<b>10</b>	<b>0</b>	<b>7</b>
Avg Sold Price	\$903,103	\$0	\$1,383,214	\$1,135,000	\$1,646,982	\$1,423,750	\$580,282			
Prev Year - Avg Sold Price	\$915,500	\$0	\$1,212,842	\$1,020,312	\$1,579,559	\$1,388,359	\$449,088			
Avg Sold % Change	-1.35%	0.00%	14.05%	11.24%	4.27%	2.55%	29.21%			
Prev Year - # of Solds	2	0	29	16	92	10	25			

**Active Detail**

**September 2022**

Chevy Chase, Washington, DC

202.262.1261

lenore.rubino@wfp.com

lenorerubino.com

**New Listings 26**

 **333.3%**  
 from Aug 2022: 6  
 **-7.1%**  
 from Sep 2021: 28

YTD	2022	2021	+/-
	<b>191</b>	<b>210</b>	-9.0%

5-year Sep average: 25

**New Pendings 17**

 **70.0%**  
 from Aug 2022: 10  
 **-5.6%**  
 from Sep 2021: 18

YTD	2022	2021	+/-
	<b>162</b>	<b>172</b>	-5.8%

5-year Sep average: 18



**Closed Sales 12**

 **-45.5%**  
 from Aug 2022: 22  
 **-7.7%**  
 from Sep 2021: 13

YTD	2022	2021	+/-
	<b>152</b>	<b>174</b>	-12.6%

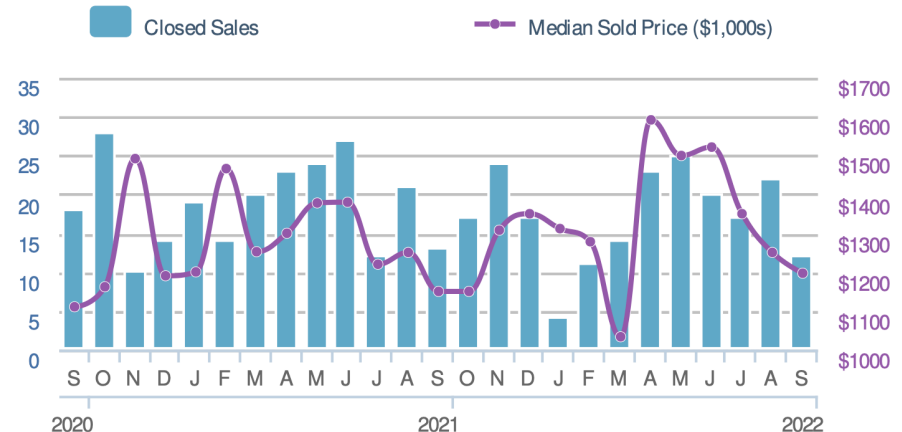
5-year Sep average: 14

**Median Sold Price \$1,197,500**

 **-4.2%**  
 from Aug 2022: \$1,250,000  
 **4.1%**  
 from Sep 2021: \$1,150,000

YTD	2022	2021	+/-
	<b>\$1,399,500</b>	<b>\$1,292,500</b>	8.3%

5-year Sep average: \$1,162,950

**Active Listings 17**

17  

 Min 17 Max 22  
 5-year Sep average: 20

Aug 2022	Sep 2021
10	22

**Avg DOM 16**

16  

 Min 12 Max 22  
 5-year Sep average: 17

Aug 2022	Sep 2021	YTD
15	12	13

**Avg Sold to OLP Ratio 97.8%**

97.8%  

 Min 97.8% Max 105.5%  
 5-year Sep average: 101.4%

Aug 2022	Sep 2021	YTD
101.6%	105.5%	105.2%

**January thru October 2022 YTD**

Chevy Chase, Washington, DC (Advertised)

202.262.1261  
lenore.rubino@wfp.com  
lenorerubino.com**Sold Summary**

	2022	2021	% Change
Sold Dollar Volume	\$203,383,598	\$231,094,099	-11.99%
Avg Sold Price	\$1,302,345	\$1,277,274	1.96%
Median Sold Price	\$1,350,000	\$1,267,150	6.54%
Units Sold	166	192	-13.54%
Avg Days on Market	14	14	0.00%
Avg List Price for Solds	\$1,225,202	\$1,203,615	1.79%
Avg SP to OLP Ratio	105.0%	105.5%	-0.54%
Ratio of Avg SP to Avg OLP	105.3%	105.5%	-0.15%
Attached Avg Sold Price	\$791,776	\$794,750	-0.37%
Detached Avg Sold Price	\$1,562,271	\$1,481,006	5.49%
Attached Units Sold	56	57	-1.75%
Detached Units Sold	110	135	-18.52%

**Financing (Sold)**

Assumption	0
Cash	42
Conventional	113
FHA	1
Other	7
Owner	0
VA	1

**Days on Market (Sold)**

0	9
1 to 10	99
11 to 20	21
21 to 30	10
31 to 60	8
61 to 90	5
91 to 120	2
121 to 180	8
181 to 360	4
361 to 720	0
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**

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	2	0	0	1
\$200K to \$299,999	0	0	0	0	0	0	10	0	0	5
\$300K to \$399,999	0	0	0	0	0	0	6	0	0	0
\$400K to \$499,999	0	0	0	0	0	0	4	0	0	0
\$500K to \$599,999	0	0	0	0	0	0	1	0	0	0
\$600K to \$799,999	0	0	0	0	0	0	3	0	0	0
\$800K to \$999,999	1	0	1	3	1	1	4	0	0	1
\$1M to \$2,499,999	0	0	27	6	77	8	7	7	0	4
\$2.5M to \$4,999,999	0	0	0	0	3	0	0	3	0	0
\$5,000,000+	0	0	0	0	0	0	0	0	0	0
<b>Total</b>	<b>1</b>	<b>0</b>	<b>28</b>	<b>9</b>	<b>81</b>	<b>9</b>	<b>38</b>	<b>10</b>	<b>0</b>	<b>11</b>
Avg Sold Price	\$903,103	\$0	\$1,383,214	\$1,135,000	\$1,632,305	\$1,423,750	\$560,809			
Prev Year - Avg Sold Price	\$915,500	\$0	\$1,204,922	\$1,013,529	\$1,583,425	\$1,312,799	\$439,900			
Avg Sold % Change	-1.35%	0.00%	14.80%	11.98%	3.09%	8.45%	27.49%			
Prev Year - # of Solds	2	0	33	17	100	12	28			

**Active Detail**

**October 2022**

Chevy Chase, Washington, DC

202.262.1261  
lenore.rubino@wfp.com  
lenorerubino.com**New Listings 19**

**-26.9%**  
 from Sep 2022: 26

**-40.6%**  
 from Oct 2021: 32

YTD	2022	2021	+/-
	<b>210</b>	<b>242</b>	-13.2%

5-year Oct average: 24

**New Pendings 12**

**-29.4%**  
 from Sep 2022: 17

**-47.8%**  
 from Oct 2021: 23

YTD	2022	2021	+/-
	<b>174</b>	<b>196</b>	-11.2%

5-year Oct average: 16

**Closed Sales 14**

**16.7%**  
 from Sep 2022: 12

**-17.6%**  
 from Oct 2021: 17

YTD	2022	2021	+/-
	<b>166</b>	<b>192</b>	-13.5%

5-year Oct average: 16

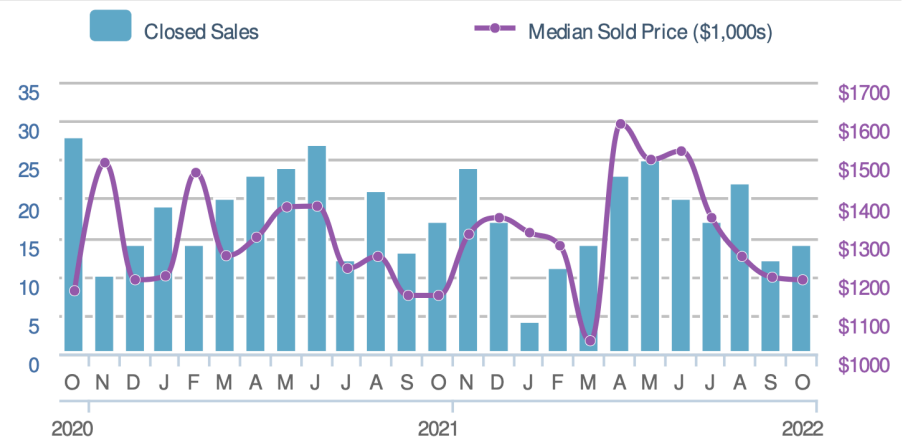
**Median Sold Price \$1,190,000**

**-0.6%**  
 from Sep 2022: \$1,197,500

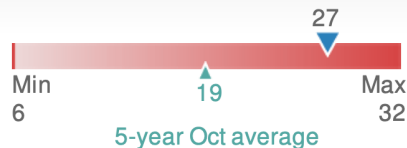
**3.5%**  
 from Oct 2021: \$1,150,000

YTD	2022	2021	+/-
	<b>\$1,350,000</b>	<b>\$1,267,150</b>	6.5%

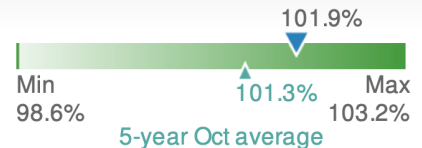
5-year Oct average: \$1,097,660

**Active Listings 21**

Sep 2022	Oct 2021
17	26

**Avg DOM 27**

Sep 2022	Oct 2021	YTD
16	32	14

**Avg Sold to OLP Ratio 101.9%**

Sep 2022	Oct 2021	YTD
97.8%	101.9%	105.0%

**January thru November 2022 YTD**

Chevy Chase, Washington, DC (Advertised)

202.262.1261

lenore.rubino@wfp.com

lenorerubino.com

**Sold Summary**

	2022	2021	% Change
Sold Dollar Volume	\$227,282,598	\$262,798,598	-13.51%
Avg Sold Price	\$1,305,318	\$1,288,261	1.32%
Median Sold Price	\$1,339,162	\$1,275,000	5.03%
Units Sold	184	217	-15.21%
Avg Days on Market	14	13	7.69%
Avg List Price for Solds	\$1,235,231	\$1,211,053	2.00%
Avg SP to OLP Ratio	104.3%	105.8%	-1.36%
Ratio of Avg SP to Avg OLP	104.5%	105.8%	-1.18%
Attached Avg Sold Price	\$787,060	\$792,980	-0.75%
Detached Avg Sold Price	\$1,543,882	\$1,481,928	4.18%
Attached Units Sold	58	61	-4.92%
Detached Units Sold	126	156	-19.23%

**Financing (Sold)**

Assumption	0
Cash	47
Conventional	126
FHA	1
Other	7
Owner	0
VA	1

**Days on Market (Sold)**

0	12
1 to 10	106
11 to 20	24
21 to 30	13
31 to 60	9
61 to 90	5
91 to 120	2
121 to 180	9
181 to 360	4
361 to 720	0
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**

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	2	0	0	1
\$200K to \$299,999	0	0	0	0	0	0	10	0	0	4
\$300K to \$399,999	0	0	0	0	0	0	7	0	0	0
\$400K to \$499,999	0	0	0	0	0	0	4	0	0	0
\$500K to \$599,999	0	0	0	0	0	0	1	0	0	0
\$600K to \$799,999	0	0	0	0	0	0	3	0	0	0
\$800K to \$999,999	1	0	2	3	1	2	4	0	0	1
\$1M to \$2,499,999	0	0	31	6	87	8	7	7	0	4
\$2.5M to \$4,999,999	0	0	0	0	4	0	0	2	0	0
\$5,000,000+	0	0	0	0	0	0	0	0	0	0
<b>Total</b>	<b>1</b>	<b>0</b>	<b>33</b>	<b>9</b>	<b>92</b>	<b>10</b>	<b>39</b>	<b>9</b>	<b>0</b>	<b>10</b>
Avg Sold Price	\$903,103	\$0	\$1,374,242	\$1,135,000	\$1,611,696	\$1,379,875	\$554,762			
Prev Year - Avg Sold Price	\$915,500	\$0	\$1,221,973	\$1,012,055	\$1,589,526	\$1,312,799	\$464,554			
Avg Sold % Change	-1.35%	0.00%	12.46%	12.15%	1.39%	5.11%	19.42%			
Prev Year - # of Solds	2	0	42	18	112	12	31			

**Active Detail**

## November 2022

Chevy Chase, Washington, DC

202.262.1261

lenore.rubino@wfp.com

lenorerubino.com

## New Listings

13

-31.6%

from Oct 2022:  
19

85.7%

from Nov 2021:  
7

YTD	2022	2021	+/-
	223	248	-10.1%

5-year Nov average: 13

## New Pendings

13

8.3%

from Oct 2022:  
12

-23.5%

from Nov 2021:  
17

YTD	2022	2021	+/-
	190	213	-10.8%

5-year Nov average: 15

## Closed Sales

17

21.4%

from Oct 2022:  
14

-29.2%

from Nov 2021:  
24

YTD	2022	2021	+/-
	184	217	-15.2%

5-year Nov average: 15

## Median Sold Price

\$1,320,000

10.9%

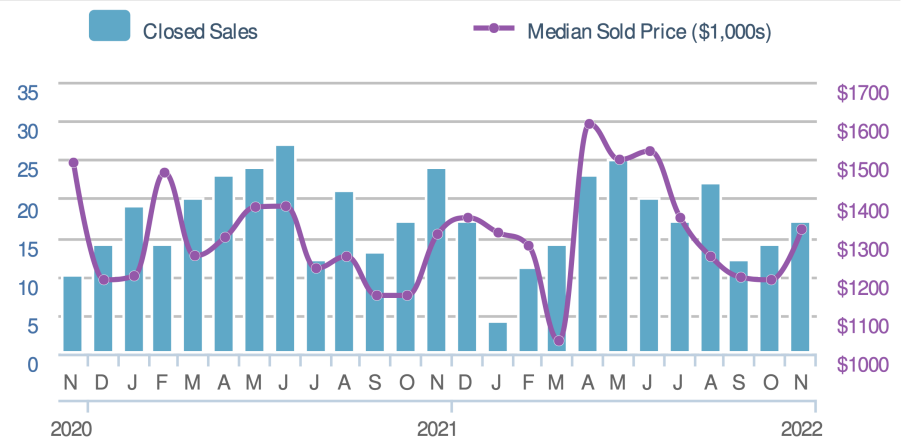
from Oct 2022:  
\$1,190,000

0.9%

from Nov 2021:  
\$1,308,500

YTD	2022	2021	+/-
	\$1,339,162	\$1,275,000	5.0%

5-year Nov average: \$1,282,800



## Active Listings

19



Oct 2022	Nov 2021
21	12

## Avg DOM

19



Oct 2022	Nov 2021	YTD
27	7	14

## Avg Sold to OLP Ratio

98.7%



Oct 2022	Nov 2021	YTD
101.9%	107.7%	104.3%

**January thru December 2022 YTD**

Chevy Chase, Washington, DC (Advertised)

202.262.1261

lenore.rubino@wfp.com

lenorerubino.com

**Sold Summary**

	2022	2021	% Change
Sold Dollar Volume	\$240,547,198	\$288,582,498	-16.65%
Avg Sold Price	\$1,299,603	\$1,307,587	-0.61%
Median Sold Price	\$1,330,000	\$1,280,000	3.91%
Units Sold	195	234	-16.67%
Avg Days on Market	15	13	15.38%
Avg List Price for Solds	\$1,233,575	\$1,233,258	0.03%
Avg SP to OLP Ratio	104.0%	105.5%	-1.46%
Ratio of Avg SP to Avg OLP	104.0%	105.4%	-1.39%
Attached Avg Sold Price	\$777,286	\$812,179	-4.30%
Detached Avg Sold Price	\$1,537,374	\$1,498,129	2.62%
Attached Units Sold	61	65	-6.15%
Detached Units Sold	134	169	-20.71%

**Financing (Sold)**

Assumption	0
Cash	51
Conventional	132
FHA	1
Other	8
Owner	0
VA	1

**Days on Market (Sold)**

0	12
1 to 10	113
11 to 20	24
21 to 30	14
31 to 60	11
61 to 90	6
91 to 120	2
121 to 180	9
181 to 360	4
361 to 720	0
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**

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	2	0	0	1
\$200K to \$299,999	0	0	0	0	0	0	11	0	0	3
\$300K to \$399,999	0	0	0	0	0	0	8	0	0	0
\$400K to \$499,999	0	0	0	0	0	0	4	0	0	0
\$500K to \$599,999	0	0	0	0	0	0	1	0	0	0
\$600K to \$799,999	0	0	0	0	0	0	3	0	0	0
\$800K to \$999,999	1	0	3	3	1	2	4	0	0	1
\$1M to \$2,499,999	1	0	32	7	92	8	7	2	0	3
\$2.5M to \$4,999,999	0	0	0	0	4	0	0	2	0	0
\$5,000,000+	0	0	0	0	0	0	0	0	0	0
Total	2	0	35	10	97	10	41	4	0	8
Avg Sold Price	\$1,176,551	\$0	\$1,354,400	\$1,139,500	\$1,610,835	\$1,379,875	\$541,969			
Prev Year - Avg Sold Price	\$915,500	\$0	\$1,227,503	\$1,012,055	\$1,613,834	\$1,292,661	\$522,650			
Avg Sold % Change	28.51%	0.00%	10.34%	12.59%	-0.19%	6.75%	3.70%			
Prev Year - # of Solds	2	0	47	18	120	13	34			

**Active Detail**



## December 2022

Chevy Chase, Washington, DC



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## New Listings

4

 **-69.2%**  
 from Nov 2022: 13  
 **-33.3%**  
 from Dec 2021: 6

YTD	2022	2021	+/-
	<b>227</b>	<b>254</b>	-10.6%

5-year Dec average: 7

## New Pendings

8


 **-38.5%**  
 from Nov 2022: 13  
 **14.3%**  
 from Dec 2021: 7

YTD	2022	2021	+/-
	<b>198</b>	<b>217</b>	-8.8%

5-year Dec average: 10

## Closed Sales

11


 **-35.3%**  
 from Nov 2022: 17  
 **-35.3%**  
 from Dec 2021: 17

YTD	2022	2021	+/-
	<b>195</b>	<b>234</b>	-16.7%

5-year Dec average: 15

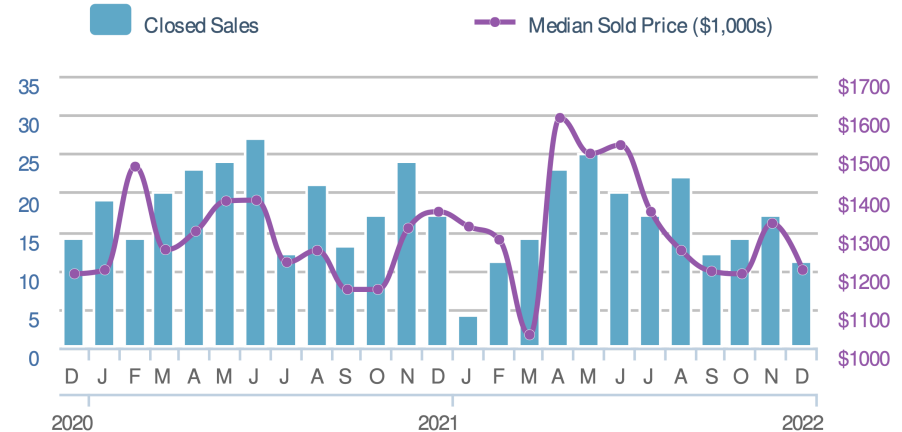
## Median Sold Price

\$1,200,000

 **-9.1%**  
 from Nov 2022: \$1,320,000  
 **-11.1%**  
 from Dec 2021: \$1,350,000

YTD	2022	2021	+/-
	<b>\$1,330,000</b>	<b>\$1,280,000</b>	3.9%

5-year Dec average: \$1,169,700



## Active Listings

12



Nov 2022	Dec 2021
<b>19</b>	<b>12</b>

## Avg DOM

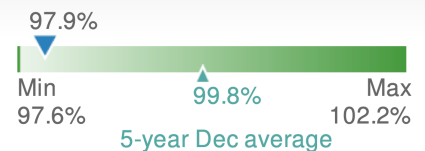
20



Nov 2022	Dec 2021	YTD
<b>19</b>	<b>18</b>	<b>15</b>

## Avg Sold to OLP Ratio

97.9%



Nov 2022	Dec 2021	YTD
<b>98.7%</b>	<b>102.2%</b>	<b>104.0%</b>