

January thru January 2026 YTD
Chevy Chase, Washington, DC (Advertised)

202.262.1261
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Sold Summary

	2026	2025	% Change
Sold Dollar Volume	\$11,583,900	\$5,372,000	115.63%
Avg Sold Price	\$1,653,271	\$991,800	66.69%
Median Sold Price	\$1,789,900	\$950,000	88.41%
Units Sold	7	5	40.00%
Avg Days on Market	21	69	-69.57%
Avg List Price for Solds	\$1,654,842	\$1,074,400	54.02%
Avg SP to OLP Ratio	98.3%	89.8%	9.41%
Ratio of Avg SP to Avg OLP	98.4%	85.5%	15.05%
Attached Avg Sold Price	\$0	\$803,000	0%
Detached Avg Sold Price	\$1,653,271	\$1,275,000	29.67%
Attached Units Sold	0	3	0%
Detached Units Sold	7	2	250.00%

Financing (Sold)

Assumption	0
Cash	2
Conventional	4
FHA	0
Other	1
Owner	0
VA	0

Days on Market (Sold)

0	0
1 to 10	5
11 to 20	0
21 to 30	0
31 to 60	2
61 to 90	0
91 to 120	0
121 to 180	0
181 to 360	0
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

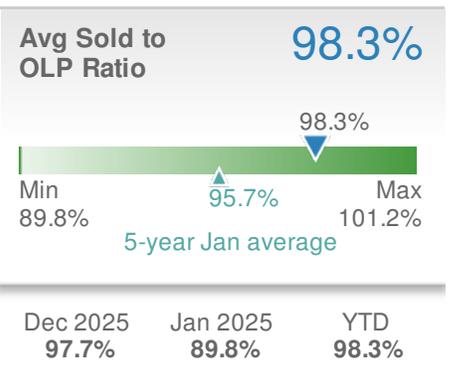
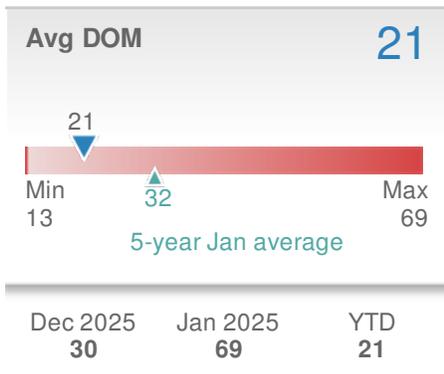
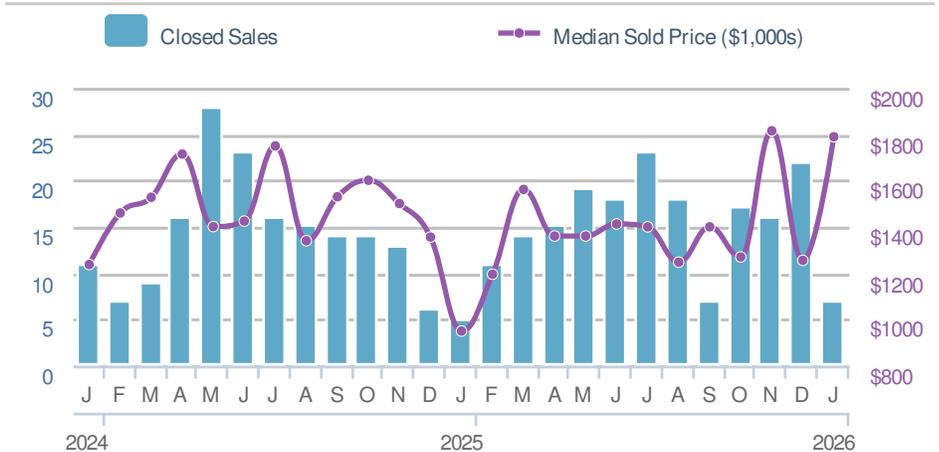
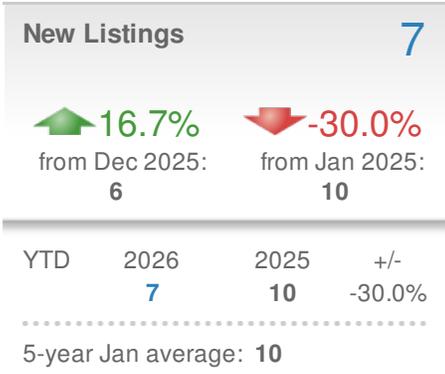
Active Detail

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	0	0	0	1
\$200K to \$299,999	0	0	0	0	0	0	0	0	0	2
\$300K to \$399,999	0	0	0	0	0	0	0	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	0	0	0	0
\$800K to \$999,999	0	0	0	0	0	0	0	0	0	0
\$1M to \$2,499,999	0	0	0	0	5	0	0	2	2	1
\$2.5M to \$4,999,999	0	0	0	0	1	0	0	2	0	0
\$5,000,000+	0	0	0	0	0	0	0	0	0	0
Total	0	0	1	0	6	0	0	4	2	7
Avg Sold Price	\$0	\$0	\$780,000	\$0	\$1,798,816	\$0	\$0			
Prev Year - Avg Sold Price	\$0	\$0	\$0	\$0	\$1,275,000	\$0	\$803,000			
Avg Sold % Change	0.00%	0.00%	0.00%	0.00%	41.08%	0.00%	0.00%			
Prev Year - # of Solds	0	0	0	0	2	0	3			

January 2026

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January thru February 2026 YTD

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Sold Summary

	2026	2025	% Change
Sold Dollar Volume	\$21,687,800	\$19,011,399	14.08%
Avg Sold Price	\$1,192,522	\$1,163,687	2.48%
Median Sold Price	\$1,082,500	\$1,190,000	-9.03%
Units Sold	18	16	12.50%
Avg Days on Market	65	31	109.68%
Avg List Price for Solds	\$1,204,877	\$1,188,212	1.40%
Avg SP to OLP Ratio	94.7%	95.9%	-1.22%
Ratio of Avg SP to Avg OLP	97.7%	94.2%	3.68%
Attached Avg Sold Price	\$698,055	\$910,250	-23.31%
Detached Avg Sold Price	\$1,686,988	\$1,315,750	28.21%
Attached Units Sold	9	6	50.00%
Detached Units Sold	9	10	-10.00%

Financing (Sold)

Assumption	0
Cash	8
Conventional	9
FHA	0
Other	1
Owner	0
VA	0

Days on Market (Sold)

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

Notes:

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Sold Detail

Active Detail

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	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	2
\$300K to \$399,999	0	0	0	0	0	0	1	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	1	0	0	0
\$800K to \$999,999	0	0	0	0	0	0	0	0	1	0
\$1M to \$2,499,999	0	0	1	0	5	2	1	6	2	1
\$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
Total	0	0	2	0	7	2	7	8	3	5
Avg Sold Price	\$0	\$0	\$935,000	\$0	\$1,901,842	\$1,687,500	\$415,357			
Prev Year - Avg Sold Price	\$0	\$0	\$1,247,500	\$1,185,000	\$1,384,000	\$1,550,000	\$681,625			
Avg Sold % Change	0.00%	0.00%	-25.05%	0.00%	37.42%	8.87%	-39.06%			
Prev Year - # of Solds	0	0	5	1	5	1	4			

February 2026

Chevy Chase, Washington, DC

