

January thru January 2024 YTD
Chevy Chase, Washington, DC (Advertised)

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Sold Summary

	2024	2023	% Change
Sold Dollar Volume	\$14,336,000	\$8,413,000	70.40%
Avg Sold Price	\$1,311,772	\$1,400,666	-6.35%
Median Sold Price	\$1,237,500	\$1,224,000	1.10%
Units Sold	11	6	83.33%
Avg Days on Market	13	35	-62.86%
Avg List Price for Solds	\$1,303,272	\$1,402,166	-7.05%
Avg SP to OLP Ratio	101.2%	92.2%	9.85%
Ratio of Avg SP to Avg OLP	101.0%	95.2%	6.11%
Attached Avg Sold Price	\$1,602,000	\$214,000	648.60%
Detached Avg Sold Price	\$1,282,750	\$1,638,000	-21.69%
Attached Units Sold	1	1	0.00%
Detached Units Sold	10	5	100.00%

- 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.

Financing (Sold)

Assumption	0
Cash	3
Conventional	7
FHA	0
Other	0
Owner	0
VA	0

Days on Market (Sold)

0	0
1 to 10	5
11 to 20	3
21 to 30	2
31 to 60	0
61 to 90	1
91 to 120	0
121 to 180	0
181 to 360	0
361 to 720	0
721+	0

Sold Detail

Price Ranges	Residential						Condo/Coop
	2 or Less BR		3 BR		4 or More BR		All
	Detached	Attached/TH	Detached	Attached/TH	Detached	Attached/TH	Attached
< \$50,000	0	0	0	0	0	0	0
\$50K to \$99,999	0	0	0	0	0	0	0
\$100K to \$149,999	0	0	0	0	0	0	0
\$150K to \$199,999	0	0	0	0	0	0	0
\$200K to \$299,999	0	0	0	0	0	0	0
\$300K to \$399,999	0	0	0	0	0	0	0
\$400K to \$499,999	0	0	0	0	0	0	0
\$500K to \$599,999	0	0	0	0	0	0	0
\$600K to \$799,999	0	0	0	0	0	0	0
\$800K to \$999,999	0	0	0	0	1	0	0
\$1M to \$2,499,999	0	0	2	0	7	0	1
\$2.5M to \$4,999,999	0	0	0	0	0	0	0
\$5,000,000+	0	0	0	0	0	0	0
Total	0	0	2	0	8	0	1
Avg Sold Price	\$0	\$0	\$1,280,000	\$0	\$1,283,437	\$0	\$1,602,000
Prev Year - Avg Sold Price	\$0	\$0	\$1,232,500	\$0	\$1,908,333	\$0	\$214,000
Avg Sold % Change	0.00%	0.00%	3.85%	0.00%	-32.75%	0.00%	648.60%
Prev Year - # of Solds	0	0	2	0	3	0	1

Active Detail

Active Listings		
Residential		Condo/Coop
Detached	Attached/TH	Attached
0	0	0
0	0	0
0	0	0
0	0	0
0	0	1
0	0	2
0	0	0
0	0	0
0	0	1
1	0	0
5	1	3
4	0	0
0	0	0
10	1	7

January 2024

Chevy Chase, Washington, DC

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4**↑85.7%**from Jan 2023:
7

YTD	2024	2023	+/-
	13	7	85.7%

5-year Jan average: **14****New Pendings****8****↔0.0%**from Dec 2023:
8**↑14.3%**from Jan 2023:
7

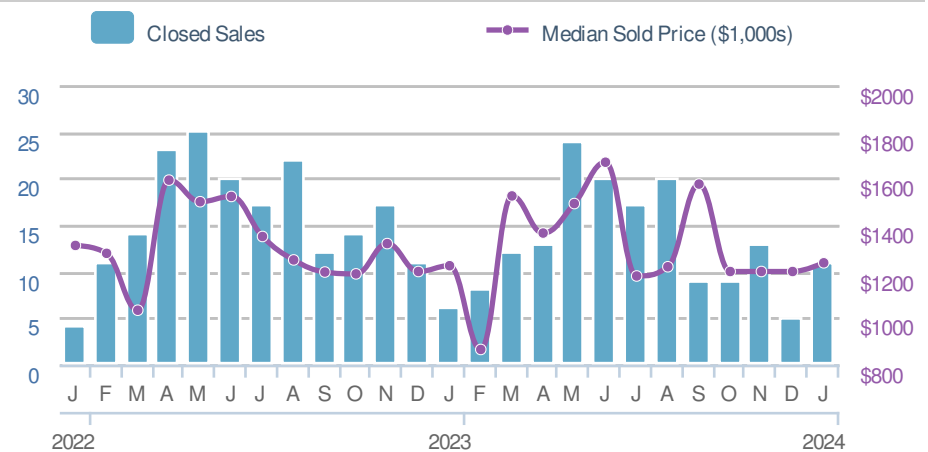
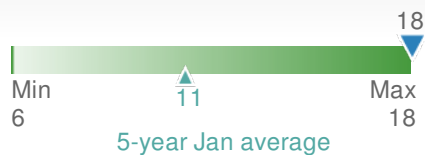
YTD	2024	2023	+/-
	8	7	14.3%

5-year Jan average: **11****Closed Sales****11****↑120.0%**from Dec 2023:
5**↑83.3%**from Jan 2023:
6

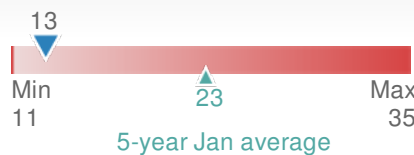
YTD	2024	2023	+/-
	11	6	83.3%

5-year Jan average: **10****Median Sold Price****\$1,237,500****↑3.1%**from Dec 2023:
\$1,200,000**↑1.1%**from Jan 2023:
\$1,224,000

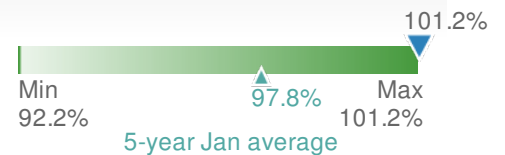
YTD	2024	2023	+/-
	\$1,237,500	\$1,224,000	1.1%

5-year Jan average: **\$1,217,300****Active Listings****18**

Dec 2023	Jan 2023
14	12

Avg DOM**13**

Dec 2023	Jan 2023	YTD
19	35	13

Avg Sold to OLP Ratio**101.2%**

Dec 2023	Jan 2023	YTD
95.7%	92.2%	101.2%

January thru February 2024 YTD
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Sold Summary

	2024	2023	% Change
Sold Dollar Volume	\$22,616,000	\$15,912,400	42.13%
Avg Sold Price	\$1,289,341	\$1,118,850	15.24%
Median Sold Price	\$1,352,500	\$1,224,000	10.50%
Units Sold	18	14	28.57%
Avg Days on Market	11	54	-79.63%
Avg List Price for Solds	\$1,256,444	\$1,136,600	10.54%
Avg SP to OLP Ratio	103.0%	91.3%	12.85%
Ratio of Avg SP to Avg OLP	102.9%	94.1%	9.29%
Attached Avg Sold Price	\$1,005,463	\$438,983	129.04%
Detached Avg Sold Price	\$1,398,525	\$1,628,750	-14.14%
Attached Units Sold	5	6	-16.67%
Detached Units Sold	13	8	62.50%

Financing (Sold)

Assumption	0
Cash	7
Conventional	10
FHA	0
Other	0
Owner	0
VA	0

Days on Market (Sold)

0	0
1 to 10	11
11 to 20	4
21 to 30	2
31 to 60	0
61 to 90	1
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	1	0	0	0
\$200K to \$299,999	0	0	0	0	0	0	1	0	0	1
\$300K to \$399,999	0	0	0	0	0	0	0	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	0
\$600K to \$799,999	0	0	0	0	0	0	0	0	0	0
\$800K to \$999,999	0	0	0	0	1	0	0	0	0	0
\$1M to \$2,499,999	0	0	3	0	9	2	1	4	1	3
\$2.5M to \$4,999,999	0	0	0	0	0	0	0	4	0	0
\$5,000,000+	0	0	0	0	0	0	0	0	0	0
Total	0	0	3	0	10	2	3	8	1	5
Avg Sold Price	\$0	\$0	\$1,321,000	\$0	\$1,421,783	\$1,482,500	\$687,438			
Prev Year - Avg Sold Price	\$0	\$0	\$1,232,500	\$0	\$1,760,833	\$0	\$438,983			
Avg Sold % Change	0.00%	0.00%	7.18%	0.00%	-19.26%	0.00%	56.60%			
Prev Year - # of Solds	0	0	2	0	6	0	6			

February 2024

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lenorerubino.com**New Listings****9** **-30.8%**from Jan 2024:
13 **0.0%**from Feb 2023:
9

YTD	2024	2023	+/-
	24	19	26.3%

5-year Feb average: **12****New Pendings****12** **50.0%**from Jan 2024:
8 **-7.7%**from Feb 2023:
13

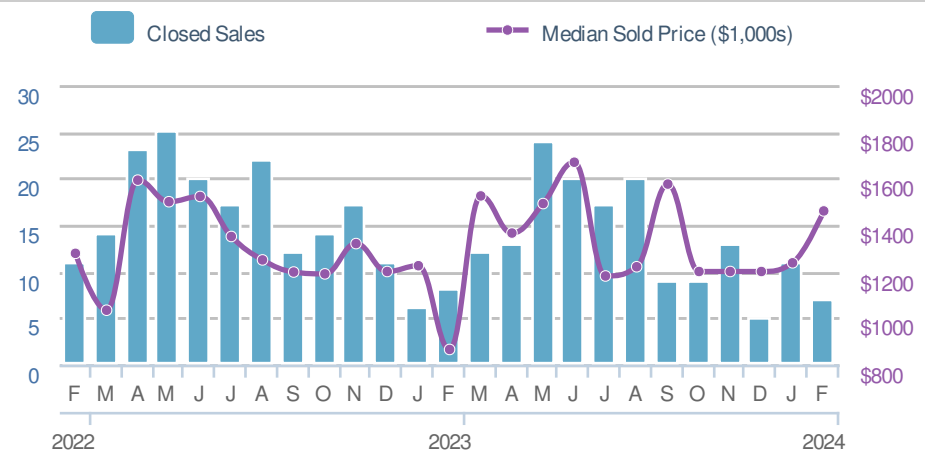
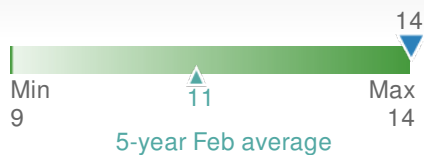
YTD	2024	2023	+/-
	20	17	17.6%

5-year Feb average: **13****Closed Sales****7** **-36.4%**from Jan 2024:
11 **-12.5%**from Feb 2023:
8

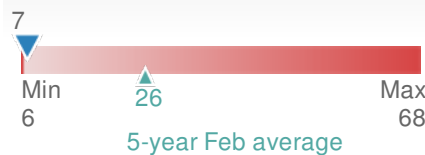
YTD	2024	2023	+/-
	18	14	28.6%

5-year Feb average: **10****Median Sold Price****\$1,460,000** **18.0%**from Jan 2024:
\$1,237,500 **68.8%**from Feb 2023:
\$865,000

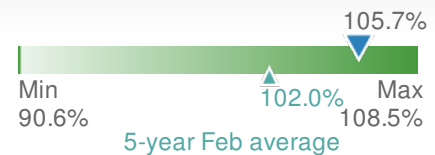
YTD	2024	2023	+/-
	\$1,352,500	\$1,224,000	10.5%

5-year Feb average: **\$1,228,850****Active Listings****14**

Jan 2024	Feb 2023
18	12

Avg DOM**7**

Jan 2024	Feb 2023	YTD
13	68	11

Avg Sold to OLP Ratio**105.7%**

Jan 2024	Feb 2023	YTD
101.2%	90.6%	103.0%

January thru March 2024 YTD
Chevy Chase, Washington, DC (Advertised)

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Sold Summary

	2024	2023	% Change
Sold Dollar Volume	\$35,917,890	\$28,955,298	24.05%
Avg Sold Price	\$1,370,912	\$1,183,588	15.83%
Median Sold Price	\$1,403,000	\$1,267,000	10.73%
Units Sold	27	26	3.85%
Avg Days on Market	23	33	-30.30%
Avg List Price for Solds	\$1,330,292	\$1,161,742	14.51%
Avg SP to OLP Ratio	103.0%	97.7%	5.43%
Ratio of Avg SP to Avg OLP	102.2%	99.7%	2.57%
Attached Avg Sold Price	\$1,066,479	\$378,644	181.66%
Detached Avg Sold Price	\$1,523,129	\$1,609,735	-5.38%
Attached Units Sold	9	9	0.00%
Detached Units Sold	18	17	5.88%

- 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.

Financing (Sold)

Assumption	0
Cash	8
Conventional	18
FHA	0
Other	0
Owner	0
VA	0

Days on Market (Sold)

0	0
1 to 10	18
11 to 20	4
21 to 30	2
31 to 60	0
61 to 90	1
91 to 120	0
121 to 180	0
181 to 360	1
361 to 720	1
721+	0

Sold Detail

Price Ranges	Residential						Condo/Coop
	2 or Less BR		3 BR		4 or More BR		All
	Detached	Attached/TH	Detached	Attached/TH	Detached	Attached/TH	Attached
< \$50,000	0	0	0	0	0	0	0
\$50K to \$99,999	0	0	0	0	0	0	0
\$100K to \$149,999	0	0	0	0	0	0	0
\$150K to \$199,999	0	0	0	0	0	0	1
\$200K to \$299,999	0	0	0	0	0	0	1
\$300K to \$399,999	0	0	0	0	0	0	1
\$400K to \$499,999	0	0	0	0	0	0	0
\$500K to \$599,999	0	0	0	0	0	0	0
\$600K to \$799,999	0	0	0	0	0	0	1
\$800K to \$999,999	0	0	0	0	1	0	0
\$1M to \$2,499,999	0	0	4	1	13	3	1
\$2.5M to \$4,999,999	0	0	0	0	0	0	0
\$5,000,000+	0	0	0	0	0	0	0
Total	0	0	4	1	14	3	5
Avg Sold Price	\$0	\$0	\$1,355,750	\$1,400,000	\$1,570,952	\$1,713,333	\$611,663
Prev Year - Avg Sold Price	\$0	\$0	\$1,231,666	\$0	\$1,690,750	\$0	\$378,644
Avg Sold % Change	0.00%	0.00%	10.07%	0.00%	-7.09%	0.00%	61.54%
Prev Year - # of Solds	0	0	3	0	14	0	9

Active Detail

Active Listings		
Residential		Condo/Coop
Detached	Attached/TH	Attached
0	0	0
0	0	0
0	0	0
0	0	0
0	0	1
0	0	2
0	0	0
0	0	0
0	0	0
1	0	0
5	1	4
2	0	0
0	0	0
8	1	7

March 2024

Chevy Chase, MD

202.262.1261
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61.5%
 from Feb 2024:
 26

-30.0%
 from Mar 2023:
 60

YTD	2024	2023	+/-
	100	123	-18.7%

5-year Mar average: **61****New Pendings****35**

16.7%
 from Feb 2024:
 30

-10.3%
 from Mar 2023:
 39

YTD	2024	2023	+/-
	86	82	4.9%

5-year Mar average: **42****Closed Sales****32**

39.1%
 from Feb 2024:
 23

23.1%
 from Mar 2023:
 26

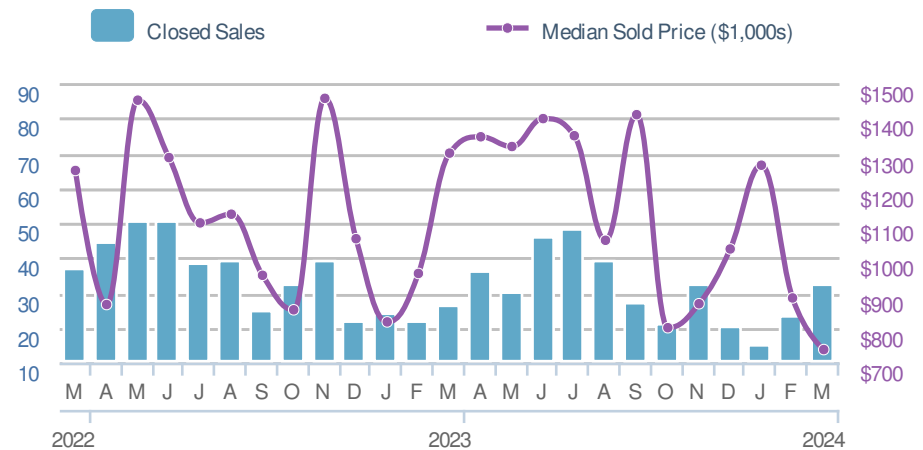
YTD	2024	2023	+/-
	70	72	-2.8%

5-year Mar average: **35****Median Sold Price****\$737,500**

-16.7%
 from Feb 2024:
 \$885,000

-43.3%
 from Mar 2023:
 \$1,300,000

YTD	2024	2023	+/-
	\$1,001,500	\$955,000	4.9%

5-year Mar average: **\$1,128,900****Active Listings****52**

52

 Min 52 Max 81
 5-year Mar average: **64**

Feb 2024	Mar 2023
47	63

Avg DOM**44**

Min 23 Max 47
 5-year Mar average: **38**

Feb 2024	Mar 2023	YTD
45	42	43

Avg Sold to OLP Ratio**98.2%**

98.2%

 Min 98.2% Max 105.6%
 5-year Mar average: **99.9%**

Feb 2024	Mar 2023	YTD
97.9%	98.9%	97.6%

January thru April 2024 YTD
Chevy Chase, Washington, DC (Advertised)

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Sold Summary

	2024	2023	% Change
Sold Dollar Volume	\$66,081,390	\$47,309,197	39.68%
Avg Sold Price	\$1,594,991	\$1,268,219	25.77%
Median Sold Price	\$1,460,000	\$1,320,000	10.61%
Units Sold	43	39	10.26%
Avg Days on Market	35	24	45.83%
Avg List Price for Solds	\$1,536,776	\$1,245,107	23.43%
Avg SP to OLP Ratio	103.2%	99.3%	3.98%
Ratio of Avg SP to Avg OLP	102.2%	100.3%	1.85%
Attached Avg Sold Price	\$1,146,665	\$538,388	112.98%
Detached Avg Sold Price	\$1,749,104	\$1,633,134	7.10%
Attached Units Sold	11	13	-15.38%
Detached Units Sold	32	26	23.08%

- 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.

Financing (Sold)

Assumption	0
Cash	13
Conventional	28
FHA	0
Other	0
Owner	0
VA	1

Days on Market (Sold)

0	0
1 to 10	29
11 to 20	6
21 to 30	2
31 to 60	0
61 to 90	2
91 to 120	0
121 to 180	0
181 to 360	2
361 to 720	2
721+	0

Sold Detail

Price Ranges	Residential						Condo/Coop
	2 or Less BR		3 BR		4 or More BR		All
	Detached	Attached/TH	Detached	Attached/TH	Detached	Attached/TH	Attached
< \$50,000	0	0	0	0	0	0	0
\$50K to \$99,999	0	0	0	0	0	0	0
\$100K to \$149,999	0	0	0	0	0	0	0
\$150K to \$199,999	0	0	0	0	0	0	1
\$200K to \$299,999	0	0	0	0	0	0	1
\$300K to \$399,999	0	0	0	0	0	0	1
\$400K to \$499,999	0	0	0	0	0	0	0
\$500K to \$599,999	0	0	0	0	0	0	0
\$600K to \$799,999	0	0	0	0	0	0	1
\$800K to \$999,999	1	0	0	0	1	0	0
\$1M to \$2,499,999	0	0	5	1	22	4	2
\$2.5M to \$4,999,999	0	0	0	0	3	0	0
\$5,000,000+	0	0	0	0	0	0	0
Total	1	0	5	1	26	4	6
Avg Sold Price	\$950,000	\$0	\$1,483,600	\$1,400,000	\$1,830,897	\$1,753,750	\$699,719
Prev Year - Avg Sold Price	\$0	\$979,000	\$1,222,000	\$0	\$1,756,475	\$2,050,000	\$360,913
Avg Sold % Change	0.00%	0.00%	21.41%	0.00%	4.24%	-14.45%	93.87%
Prev Year - # of Solds	0	1	6	0	20	1	11

Active Detail

Active Listings		
Residential		Condo/Coop
Detached	Attached/TH	Attached
0	0	0
0	0	0
0	0	0
0	0	0
0	0	0
0	0	1
0	0	0
0	0	0
0	0	0
0	2	0
9	2	2
5	0	0
0	0	0
14	4	3

April 2024

Chevy Chase, Washington, DC

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↑ **82.4%**
from Mar 2024:
17

↑ **82.4%**
from Apr 2023:
17

YTD	2024	2023	+/-
	85	65	30.8%

5-year Apr average: **25****New Pendings****28**

↑ **64.7%**
from Mar 2024:
17

↑ **75.0%**
from Apr 2023:
16

YTD	2024	2023	+/-
	64	51	25.5%

5-year Apr average: **19****Closed Sales****16**

↑ **77.8%**
from Mar 2024:
9

↑ **23.1%**
from Apr 2023:
13

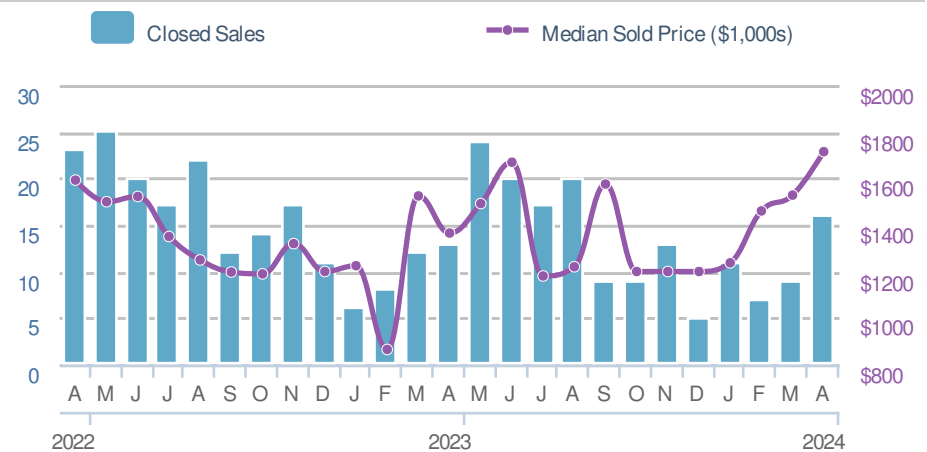
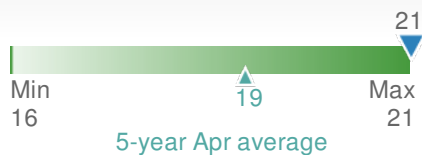
YTD	2024	2023	+/-
	43	39	10.3%

5-year Apr average: **18****Median Sold Price****\$1,715,000**

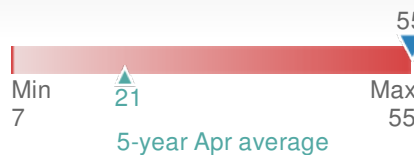
↑ **12.2%**
from Mar 2024:
\$1,528,500

↑ **25.6%**
from Apr 2023:
\$1,365,000

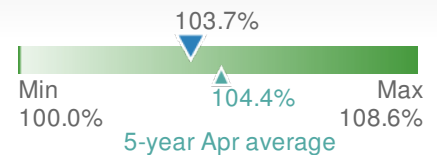
YTD	2024	2023	+/-
	\$1,460,000	\$1,320,000	10.6%

5-year Apr average: **\$1,435,400****Active Listings****21**

Mar 2024	Apr 2023
16	20

Avg DOM**55**

Mar 2024	Apr 2023	YTD
48	7	35

Avg Sold to OLP Ratio**103.7%**

Mar 2024	Apr 2023	YTD
102.9%	102.4%	103.2%

January thru May 2024 YTD
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Sold Summary

	2024	2023	% Change
Sold Dollar Volume	\$108,698,091	\$84,132,097	29.20%
Avg Sold Price	\$1,568,877	\$1,364,220	15.00%
Median Sold Price	\$1,442,500	\$1,370,000	5.29%
Units Sold	72	65	10.77%
Avg Days on Market	24	18	33.33%
Avg List Price for Solds	\$1,509,695	\$1,313,570	14.93%
Avg SP to OLP Ratio	103.5%	101.7%	1.76%
Ratio of Avg SP to Avg OLP	102.9%	102.8%	0.02%
Attached Avg Sold Price	\$1,039,900	\$564,003	84.38%
Detached Avg Sold Price	\$1,732,378	\$1,625,516	6.57%
Attached Units Sold	17	16	6.25%
Detached Units Sold	55	49	12.24%

Financing (Sold)

Assumption	0
Cash	18
Conventional	52
FHA	0
Other	0
Owner	0
VA	1

Days on Market (Sold)

0	3
1 to 10	50
11 to 20	9
21 to 30	2
31 to 60	2
61 to 90	2
91 to 120	0
121 to 180	0
181 to 360	2
361 to 720	2
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	1	0	0	0
\$200K to \$299,999	0	0	0	0	0	0	2	0	0	0
\$300K to \$399,999	0	0	0	0	0	0	1	0	0	0
\$400K to \$499,999	0	0	0	0	0	0	0	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	1	0	0	1
\$800K to \$999,999	1	0	0	2	1	0	1	1	0	0
\$1M to \$2,499,999	1	0	9	1	37	5	2	7	1	3
\$2.5M to \$4,999,999	0	0	0	0	6	0	0	3	0	0
\$5,000,000+	0	0	0	0	0	0	0	0	0	0
Total	2	0	9	3	44	5	9	11	1	4
Avg Sold Price	\$1,050,000	\$0	\$1,377,000	\$1,110,833	\$1,836,087	\$1,687,500	\$656,479			
Prev Year - Avg Sold Price	\$1,085,066	\$979,000	\$1,328,471	\$0	\$1,806,140	\$1,712,500	\$355,388			
Avg Sold % Change	-3.23%	0.00%	3.65%	0.00%	1.66%	-1.46%	84.72%			
Prev Year - # of Solds	3	1	14	0	32	2	13			

May 2024

Chevy Chase, Washington, DC

202.262.1261
lenore.rubino@wfp.com
lenorerubino.com**New Listings****16**

↓ -48.4% ↓ -50.0%

from Apr 2024: 31 from May 2023: 32

YTD	2024	2023	+/-
	108	102	5.9%

5-year May average: 27

New Pendings**20**

↓ -28.6% ↓ -23.1%

from Apr 2024: 28 from May 2023: 26

YTD	2024	2023	+/-
	86	77	11.7%

5-year May average: 24

Closed Sales**28**

↑ 75.0% ↑ 16.7%

from Apr 2024: 16 from May 2023: 24

YTD	2024	2023	+/-
	72	65	10.8%

5-year May average: 23

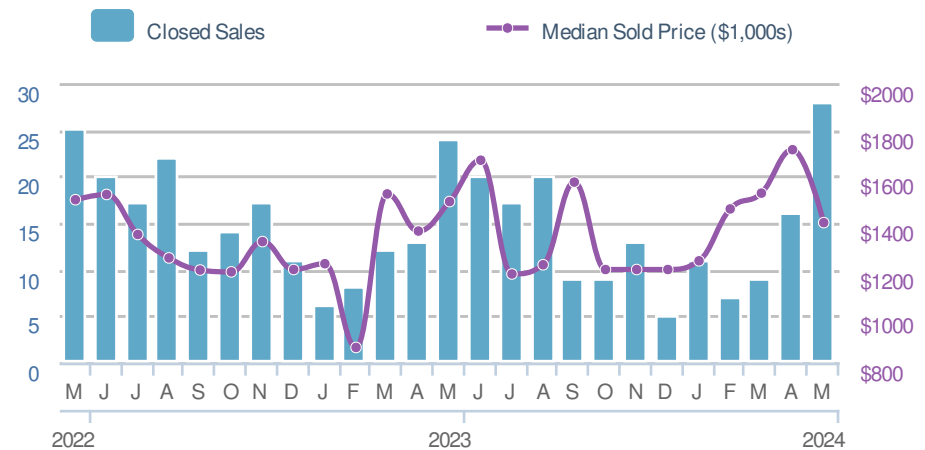
Median Sold Price**\$1,401,750**

↓ -18.3% ↓ -6.1%

from Apr 2024: \$1,715,000 from May 2023: \$1,492,500

YTD	2024	2023	+/-
	\$1,442,500	\$1,370,000	5.3%

5-year May average: \$1,351,000

**Active Listings****16**

16

Min 15 19 Max 25

5-year May average

Apr 2024	May 2023
21	24

Avg DOM**8**

8

Min 7 8 Max 9

5-year May average

Apr 2024	May 2023	YTD
55	8	24

Avg Sold to OLP Ratio**104.1%**

104.1%

Min 99.8% 104.9% Max 108.8%

5-year May average

Apr 2024	May 2023	YTD
103.7%	105.8%	103.5%

January thru June 2024 YTD
Chevy Chase, Washington, DC (Advertised)

202.262.1261
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Sold Summary

	2024	2023	% Change
Sold Dollar Volume	\$142,784,767	\$117,934,097	21.07%
Avg Sold Price	\$1,565,126	\$1,442,012	8.54%
Median Sold Price	\$1,425,000	\$1,450,000	-1.72%
Units Sold	95	86	10.47%
Avg Days on Market	29	15	93.33%
Avg List Price for Solds	\$1,502,997	\$1,385,861	8.45%
Avg SP to OLP Ratio	103.7%	102.7%	1.02%
Ratio of Avg SP to Avg OLP	103.1%	103.2%	-0.04%
Attached Avg Sold Price	\$1,149,839	\$594,128	93.53%
Detached Avg Sold Price	\$1,697,787	\$1,666,453	1.88%
Attached Units Sold	23	18	27.78%
Detached Units Sold	72	68	5.88%

- 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.

Financing (Sold)

Assumption	0
Cash	28
Conventional	64
FHA	0
Other	1
Owner	0
VA	1

Days on Market (Sold)

0	4
1 to 10	67
11 to 20	10
21 to 30	3
31 to 60	3
61 to 90	2
91 to 120	1
121 to 180	0
181 to 360	2
361 to 720	2
721+	1

Sold Detail

Price Ranges	Residential						Condo/Coop
	2 or Less BR		3 BR		4 or More BR		All
	Detached	Attached/TH	Detached	Attached/TH	Detached	Attached/TH	Attached
< \$50,000	0	0	0	0	0	0	0
\$50K to \$99,999	0	0	0	0	0	0	0
\$100K to \$149,999	0	0	0	0	0	0	0
\$150K to \$199,999	0	0	0	0	0	0	1
\$200K to \$299,999	0	0	0	0	0	0	2
\$300K to \$399,999	0	0	0	0	0	0	1
\$400K to \$499,999	0	0	0	0	0	0	0
\$500K to \$599,999	0	0	0	0	0	0	1
\$600K to \$799,999	0	0	0	0	0	0	1
\$800K to \$999,999	1	0	1	3	1	0	1
\$1M to \$2,499,999	1	0	13	1	48	8	4
\$2.5M to \$4,999,999	0	0	0	0	7	0	0
\$5,000,000+	0	0	0	0	0	0	0
Total	2	0	14	4	56	8	11
Avg Sold Price	\$1,050,000	\$0	\$1,342,442	\$1,076,875	\$1,809,758	\$1,664,562	\$802,028
Prev Year - Avg Sold Price	\$1,085,066	\$979,000	\$1,357,005	\$1,310,254	\$1,812,385	\$1,712,500	\$355,717
Avg Sold % Change	-3.23%	0.00%	-1.07%	-17.81%	-0.14%	-2.80%	125.47%
Prev Year - # of Solds	3	1	17	1	48	2	14

Active Detail

Active Listings		
Residential		Condo/Coop
Detached	Attached/TH	Attached
0	0	0
0	0	0
0	0	0
0	0	0
0	0	1
0	0	1
0	0	1
0	0	0
0	0	1
0	0	0
6	0	2
4	0	0
0	0	0
10	0	6

June 2024

Chevy Chase, Washington, DC

202.262.1261
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lenorerubino.com**New Listings****16**

↔ 0.0%

from May 2024:
16

↑ 23.1%

from Jun 2023:
13

YTD	2024	2023	+/-
	129	119	8.4%

5-year Jun average: **22****New Pendings****18**

↓ -10.0%

from May 2024:
20

↓ -14.3%

from Jun 2023:
21

YTD	2024	2023	+/-
	104	98	6.1%

5-year Jun average: **21****Closed Sales****23**

↓ -17.9%

from May 2024:
28

↑ 15.0%

from Jun 2023:
20

YTD	2024	2023	+/-
	95	86	10.5%

5-year Jun average: **22****Median Sold Price****\$1,425,000**

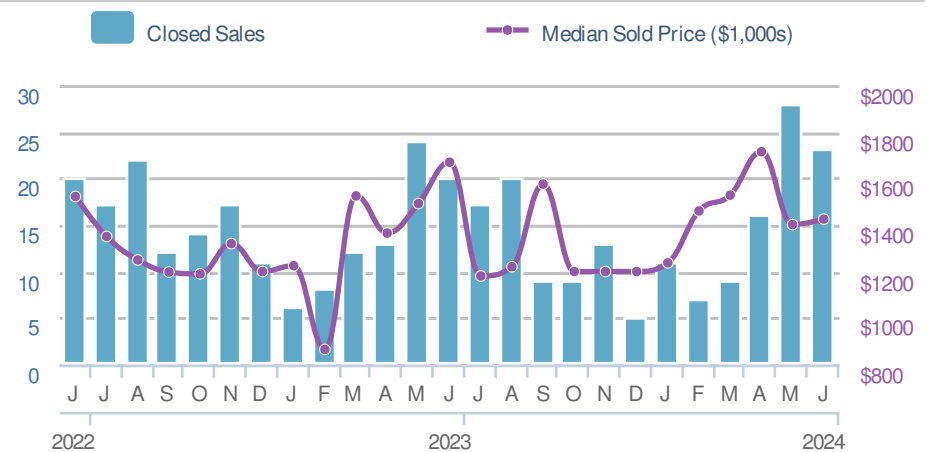
↑ 1.7%

from May 2024:
\$1,401,750

↓ -14.7%

from Jun 2023:
\$1,670,750

YTD	2024	2023	+/-
	\$1,425,000	\$1,450,000	-1.7%

5-year Jun average: **\$1,422,550****Active Listings****16**

May 2024	Jun 2023
16	16

Avg DOM**43**

May 2024	Jun 2023	YTD
8	8	29

Avg Sold to OLP Ratio**104.2%**

May 2024	Jun 2023	YTD
104.1%	105.8%	103.7%

January thru July 2024 YTD

Chevy Chase, Washington, DC (Advertised)

202.262.1261

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Sold Summary

	2024	2023	% Change
Sold Dollar Volume	\$172,490,766	\$138,637,997	24.42%
Avg Sold Price	\$1,600,288	\$1,413,569	13.21%
Median Sold Price	\$1,465,000	\$1,382,500	5.97%
Units Sold	111	103	7.77%
Avg Days on Market	28	15	86.67%
Avg List Price for Solds	\$1,553,970	\$1,358,135	14.42%
Avg SP to OLP Ratio	102.5%	102.6%	-0.06%
Ratio of Avg SP to Avg OLP	101.5%	103.1%	-1.54%
Attached Avg Sold Price	\$1,187,358	\$693,474	71.22%
Detached Avg Sold Price	\$1,726,596	\$1,669,392	3.43%
Attached Units Sold	26	27	-3.70%
Detached Units Sold	85	76	11.84%

Financing (Sold)

Assumption	0
Cash	31
Conventional	77
FHA	0
Other	1
Owner	0
VA	1

Days on Market (Sold)

0	6
1 to 10	74
11 to 20	10
21 to 30	5
31 to 60	8
61 to 90	2
91 to 120	1
121 to 180	0
181 to 360	2
361 to 720	2
721+	1

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	1	0	0	0
\$200K to \$299,999	0	0	0	0	0	0	2	0	0	0
\$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	1	0	0	0
\$600K to \$799,999	0	0	0	0	0	0	1	0	0	1
\$800K to \$999,999	1	0	1	3	1	0	1	1	0	0
\$1M to \$2,499,999	1	0	14	2	59	10	4	6	0	2
\$2.5M to \$4,999,999	0	0	0	0	8	0	0	6	0	0
\$5,000,000+	0	0	0	0	0	0	0	0	0	0
Total	2	0	15	5	68	10	11	13	0	4
Avg Sold Price	\$1,050,000	\$0	\$1,367,946	\$1,081,500	\$1,825,610	\$1,664,150	\$802,028			
Prev Year - Avg Sold Price	\$1,085,066	\$979,000	\$1,357,005	\$1,192,627	\$1,795,526	\$1,450,000	\$477,977			
Avg Sold % Change	-3.23%	0.00%	0.81%	-9.32%	1.68%	14.77%	67.80%			
Prev Year - # of Solds	3	1	17	2	56	4	20			

July 2024

Chevy Chase, Washington, DC

202.262.1261
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 **-50.0%**
 from Jun 2024:
16

 **-46.7%**
 from Jul 2023:
15

YTD	2024	2023	+/-
	141	137	2.9%

5-year Jul average: 17

New Pendings**14**

 **-22.2%**
 from Jun 2024:
18

 **40.0%**
 from Jul 2023:
10

YTD	2024	2023	+/-
	116	110	5.5%

5-year Jul average: 17

Closed Sales**16**


 **-30.4%**
 from Jun 2024:
23


 **-5.9%**
 from Jul 2023:
17

YTD	2024	2023	+/-
	111	103	7.8%

5-year Jul average: 17

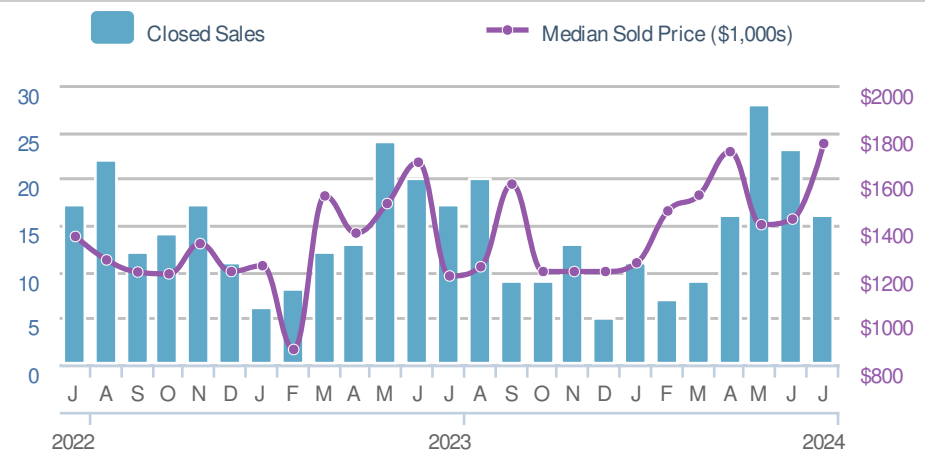
Median Sold Price**\$1,750,000**

 **22.8%**
 from Jun 2024:
\$1,425,000

 **48.3%**
 from Jul 2023:
\$1,180,000

YTD	2024	2023	+/-
	\$1,465,000	\$1,382,500	6.0%

5-year Jul average: \$1,356,100

**Active Listings****17**

Jun 2024	Jul 2023
16	21

Avg DOM**21**

Jun 2024	Jul 2023	YTD
43	11	28

Avg Sold to OLP Ratio**95.4%**

Jun 2024	Jul 2023	YTD
104.2%	102.1%	102.5%

January thru August 2024 YTD
Chevy Chase, Washington, DC (Advertised)

202.262.1261
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Sold Summary

	2024	2023	% Change
Sold Dollar Volume	\$194,291,666	\$161,974,097	19.95%
Avg Sold Price	\$1,579,967	\$1,377,241	14.72%
Median Sold Price	\$1,455,000	\$1,360,000	6.99%
Units Sold	126	123	2.44%
Avg Days on Market	26	14	85.71%
Avg List Price for Solds	\$1,541,997	\$1,327,025	16.20%
Avg SP to OLP Ratio	102.0%	102.3%	-0.23%
Ratio of Avg SP to Avg OLP	101.1%	102.8%	-1.62%
Attached Avg Sold Price	\$1,115,006	\$714,664	56.02%
Detached Avg Sold Price	\$1,731,691	\$1,651,411	4.86%
Attached Units Sold	31	36	-13.89%
Detached Units Sold	95	87	9.20%

Financing (Sold)

Assumption	0
Cash	35
Conventional	87
FHA	0
Other	1
Owner	0
VA	1

Days on Market (Sold)

0	9
1 to 10	80
11 to 20	12
21 to 30	6
31 to 60	10
61 to 90	2
91 to 120	1
121 to 180	0
181 to 360	3
361 to 720	2
721+	1

- 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	1	0	0	0
\$200K to \$299,999	0	0	0	0	0	0	4	0	0	0
\$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	1	0	0	0
\$600K to \$799,999	0	0	0	0	0	0	1	0	0	1
\$800K to \$999,999	1	0	1	4	1	0	2	0	0	0
\$1M to \$2,499,999	1	0	16	2	65	10	5	6	1	2
\$2.5M to \$4,999,999	0	0	0	0	10	0	0	5	0	0
\$5,000,000+	0	0	0	0	0	0	0	0	0	0
Total	2	0	17	6	76	10	15	11	1	4
Avg Sold Price	\$1,050,000	\$0	\$1,358,188	\$1,065,416	\$1,833,177	\$1,664,150	\$768,747			
Prev Year - Avg Sold Price	\$1,085,066	\$979,000	\$1,343,561	\$1,124,918	\$1,761,113	\$1,425,833	\$493,044			
Avg Sold % Change	-3.23%	0.00%	1.09%	-5.29%	4.09%	16.71%	55.92%			
Prev Year - # of Solds	3	1	18	3	66	6	26			

August 2024

Chevy Chase, Washington, DC

202.262.1261
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lenorerubino.com**New Listings****13**

62.5%
 from Jul 2024: **8**
116.7%
 from Aug 2023: **6**

YTD	2024	2023	+/-
	162	143	13.3%

5-year Aug average: **12****New Pendings****14**

0.0%
 from Jul 2024: **14**
16.7%
 from Aug 2023: **12**

YTD	2024	2023	+/-
	129	122	5.7%

5-year Aug average: **13****Closed Sales****15**

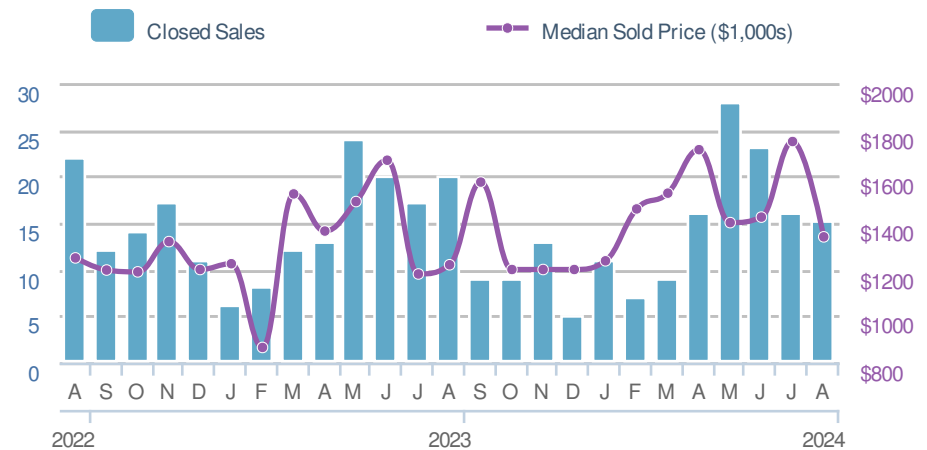
-6.3%
 from Jul 2024: **16**
-25.0%
 from Aug 2023: **20**

YTD	2024	2023	+/-
	126	123	2.4%

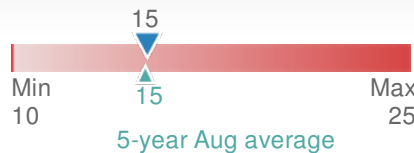
5-year Aug average: **20****Median Sold Price****\$1,340,000**

-23.4%
 from Jul 2024: **\$1,750,000**
9.8%
 from Aug 2023: **\$1,220,000**

YTD	2024	2023	+/-
	\$1,455,000	\$1,360,000	7.0%

5-year Aug average: **\$1,222,075****Active Listings****16**

Jul 2024	Aug 2023
17	13

Avg DOM**15**

Jul 2024	Aug 2023	YTD
21	11	26

Avg Sold to OLP Ratio**98.6%**

Jul 2024	Aug 2023	YTD
95.4%	100.8%	102.0%

January thru September 2024 YTD

Chevy Chase, Washington, DC (Advertised)

202.262.1261

lenore.rubino@wfp.com

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Sold Summary

	2024	2023	% Change
Sold Dollar Volume	\$214,332,565	\$175,725,997	21.97%
Avg Sold Price	\$1,566,800	\$1,388,300	12.86%
Median Sold Price	\$1,460,000	\$1,365,000	6.96%
Units Sold	140	132	6.06%
Avg Days on Market	25	15	66.67%
Avg List Price for Solds	\$1,530,946	\$1,340,727	14.19%
Avg SP to OLP Ratio	101.9%	102.2%	-0.28%
Ratio of Avg SP to Avg OLP	101.0%	102.6%	-1.58%
Attached Avg Sold Price	\$1,091,260	\$778,485	40.18%
Detached Avg Sold Price	\$1,725,313	\$1,663,052	3.74%
Attached Units Sold	35	41	-14.63%
Detached Units Sold	105	91	15.38%

Financing (Sold)

Assumption	0
Cash	39
Conventional	97
FHA	0
Other	1
Owner	0
VA	1

Days on Market (Sold)

0	9
1 to 10	88
11 to 20	12
21 to 30	8
31 to 60	13
61 to 90	2
91 to 120	1
121 to 180	0
181 to 360	4
361 to 720	2
721+	1

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	1	0	0	0
\$200K to \$299,999	0	0	0	0	0	0	4	0	0	0
\$300K to \$399,999	0	0	0	0	0	0	2	0	0	2
\$400K to \$499,999	0	0	0	0	0	0	1	0	0	0
\$500K to \$599,999	0	0	0	0	0	0	1	0	0	1
\$600K to \$799,999	0	0	0	0	0	0	1	0	0	0
\$800K to \$999,999	1	0	1	4	1	0	2	2	0	1
\$1M to \$2,499,999	1	0	18	3	72	11	5	11	1	1
\$2.5M to \$4,999,999	0	0	1	0	10	0	0	6	0	0
\$5,000,000+	0	0	0	0	0	0	0	0	0	0
Total	2	0	20	7	83	11	17	19	1	5
Avg Sold Price	\$1,050,000	\$0	\$1,418,960	\$1,083,928	\$1,815,406	\$1,660,590	\$725,889			
Prev Year - Avg Sold Price	\$1,085,066	\$979,000	\$1,343,561	\$1,124,918	\$1,769,978	\$1,490,625	\$539,281			
Avg Sold % Change	-3.23%	0.00%	5.61%	-3.64%	2.57%	11.40%	34.60%			
Prev Year - # of Solds	3	1	18	3	70	8	29			

September 2024

Chevy Chase, Washington, DC

202.262.1261
lenore.rubino@wfp.com
lenorerubino.com**New Listings****16**

↑ **23.1%**
from Aug 2024:
13

↔ **0.0%**
from Sep 2023:
16

YTD	2024	2023	+/-
	185	159	16.4%

5-year Sep average: **23****New Pendings****13**

↓ **-7.1%**
from Aug 2024:
14

↑ **18.2%**
from Sep 2023:
11

YTD	2024	2023	+/-
	142	133	6.8%

5-year Sep average: **17****Closed Sales****14**

↓ **-6.7%**
from Aug 2024:
15

↑ **55.6%**
from Sep 2023:
9

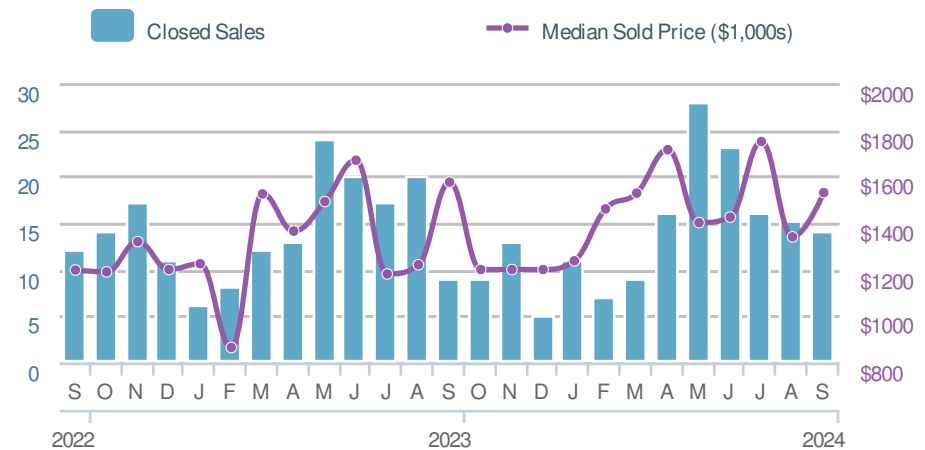
YTD	2024	2023	+/-
	140	132	6.1%

5-year Sep average: **13****Median Sold Price****\$1,530,000**

↑ **14.2%**
from Aug 2024:
\$1,340,000

↓ **-2.9%**
from Sep 2023:
\$1,575,000

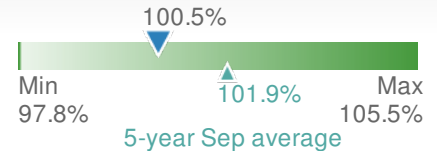
YTD	2024	2023	+/-
	\$1,460,000	\$1,365,000	7.0%

5-year Sep average: **\$1,312,550****Active Listings****25**

Aug 2024	Sep 2023
16	16

Avg DOM**13**

Aug 2024	Sep 2023	YTD
15	29	25

Avg Sold to OLP Ratio**100.5%**

Aug 2024	Sep 2023	YTD
98.6%	100.7%	101.9%

January thru October 2024 YTD
Chevy Chase, Washington, DC (Advertised)

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Sold Summary

	2024	2023	% Change
Sold Dollar Volume	\$235,087,369	\$186,796,997	25.85%
Avg Sold Price	\$1,565,261	\$1,379,898	13.43%
Median Sold Price	\$1,477,500	\$1,347,500	9.65%
Units Sold	154	141	9.22%
Avg Days on Market	23	15	53.33%
Avg List Price for Solds	\$1,526,541	\$1,333,666	14.46%
Avg SP to OLP Ratio	102.1%	102.1%	0.03%
Ratio of Avg SP to Avg OLP	101.3%	102.6%	-1.23%
Attached Avg Sold Price	\$1,090,239	\$761,543	43.16%
Detached Avg Sold Price	\$1,720,872	\$1,660,389	3.64%
Attached Units Sold	38	44	-13.64%
Detached Units Sold	116	97	19.59%

- 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.

Financing (Sold)

Assumption	0
Cash	43
Conventional	106
FHA	0
Other	2
Owner	0
VA	1

Days on Market (Sold)

0	12
1 to 10	96
11 to 20	14
21 to 30	8
31 to 60	14
61 to 90	2
91 to 120	1
121 to 180	0
181 to 360	4
361 to 720	2
721+	1

Sold Detail

Price Ranges	Residential						Condo/Coop
	2 or Less BR		3 BR		4 or More BR		All
	Detached	Attached/TH	Detached	Attached/TH	Detached	Attached/TH	Attached
< \$50,000	0	0	0	0	0	0	0
\$50K to \$99,999	0	0	0	0	0	0	0
\$100K to \$149,999	0	0	0	0	0	0	0
\$150K to \$199,999	0	0	0	0	0	0	1
\$200K to \$299,999	0	0	0	0	0	0	4
\$300K to \$399,999	0	0	0	0	0	0	2
\$400K to \$499,999	0	0	0	0	0	0	1
\$500K to \$599,999	0	0	0	0	0	0	1
\$600K to \$799,999	0	0	0	0	0	0	1
\$800K to \$999,999	1	1	1	4	1	0	2
\$1M to \$2,499,999	2	0	18	4	82	12	5
\$2.5M to \$4,999,999	0	0	1	0	10	0	0
\$5,000,000+	0	0	0	0	0	0	0
Total	3	1	20	8	93	12	17
Avg Sold Price	\$1,250,083	\$885,000	\$1,418,960	\$1,074,687	\$1,800,986	\$1,633,875	\$725,889
Prev Year - Avg Sold Price	\$1,085,066	\$979,000	\$1,331,147	\$1,124,918	\$1,778,746	\$1,490,625	\$538,410
Avg Sold % Change	15.21%	-9.60%	6.60%	-4.47%	1.25%	9.61%	34.82%
Prev Year - # of Solds	3	1	21	3	73	8	32

Active Detail

Active Listings		
Residential		Condo/Coop
Detached	Attached/TH	Attached
0	0	0
0	0	0
0	0	0
0	0	0
0	0	2
0	0	1
0	0	1
0	0	0
1	0	1
7	2	2
4	0	0
0	0	0
12	2	7

October 2024

Chevy Chase, Washington, DC

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↓ **-31.3%** ↓ **-31.3%**
from Sep 2024: from Oct 2023:
16 16

YTD	2024	2023	+/-
	200	177	13.0%

5-year Oct average: **20****New Pendings****14**

↑ **7.7%** ↑ **27.3%**
from Sep 2024: from Oct 2023:
13 11

YTD	2024	2023	+/-
	158	144	9.7%

5-year Oct average: **15****Closed Sales****14**

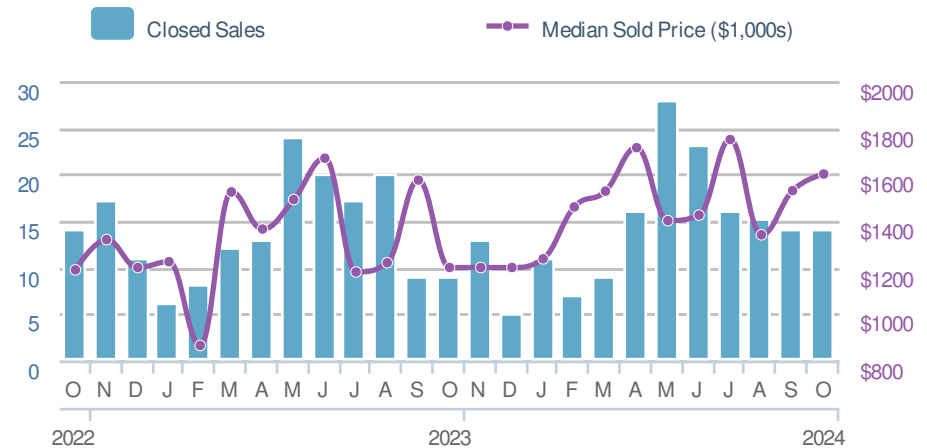
↔ **0.0%** ↑ **55.6%**
from Sep 2024: from Oct 2023:
14 9

YTD	2024	2023	+/-
	154	141	9.2%

5-year Oct average: **16****Median Sold Price****\$1,602,500**

↑ **4.7%** ↑ **33.5%**
from Sep 2024: from Oct 2023:
\$1,530,000 **\$1,200,000**

YTD	2024	2023	+/-
	\$1,477,500	\$1,347,500	9.6%

5-year Oct average: **\$1,261,060****Active Listings****21**

21
Min 18 Max 26
5-year Oct average

Sep 2024	Oct 2023
25	18

Avg DOM**6**

6
Min 6 Max 32
5-year Oct average

Sep 2024	Oct 2023	YTD
13	12	23

Avg Sold to OLP Ratio**104.5%**

104.5%
Min 101.0% Max 104.5%
5-year Oct average

Sep 2024	Oct 2023	YTD
100.5%	101.0%	102.1%

January thru November 2024 YTD
Chevy Chase, Washington, DC (Advertised)

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Sold Summary

	2024	2023	% Change
Sold Dollar Volume	\$259,492,268	\$203,890,997	27.27%
Avg Sold Price	\$1,587,085	\$1,365,904	16.19%
Median Sold Price	\$1,500,000	\$1,322,000	13.46%
Units Sold	167	155	7.74%
Avg Days on Market	23	16	43.75%
Avg List Price for Solds	\$1,553,845	\$1,323,490	17.41%
Avg SP to OLP Ratio	101.9%	101.7%	0.19%
Ratio of Avg SP to Avg OLP	101.0%	102.3%	-1.29%
Attached Avg Sold Price	\$1,095,105	\$762,130	43.69%
Detached Avg Sold Price	\$1,736,985	\$1,645,007	5.59%
Attached Units Sold	39	49	-20.41%
Detached Units Sold	128	106	20.75%

- 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.

Financing (Sold)

Assumption	0
Cash	47
Conventional	114
FHA	0
Other	2
Owner	0
VA	2

Days on Market (Sold)

0	12
1 to 10	102
11 to 20	16
21 to 30	10
31 to 60	16
61 to 90	2
91 to 120	1
121 to 180	0
181 to 360	5
361 to 720	2
721+	1

Sold Detail

Price Ranges	Residential						Condo/Coop
	2 or Less BR		3 BR		4 or More BR		All
	Detached	Attached/TH	Detached	Attached/TH	Detached	Attached/TH	Attached
< \$50,000	0	0	0	0	0	0	0
\$50K to \$99,999	0	0	0	0	0	0	0
\$100K to \$149,999	0	0	0	0	0	0	0
\$150K to \$199,999	0	0	0	0	0	0	1
\$200K to \$299,999	0	0	0	0	0	0	4
\$300K to \$399,999	0	0	0	0	0	0	2
\$400K to \$499,999	0	0	0	0	0	0	1
\$500K to \$599,999	0	0	0	0	0	0	1
\$600K to \$799,999	0	0	0	0	0	0	1
\$800K to \$999,999	2	1	1	4	1	0	2
\$1M to \$2,499,999	2	0	19	5	90	12	5
\$2.5M to \$4,999,999	0	0	1	0	12	0	0
\$5,000,000+	0	0	0	0	0	0	0
Total	4	1	21	9	103	12	17
Avg Sold Price	\$1,163,812	\$885,000	\$1,422,819	\$1,097,500	\$1,823,298	\$1,633,875	\$725,889
Prev Year - Avg Sold Price	\$1,085,066	\$979,000	\$1,316,095	\$1,122,813	\$1,755,080	\$1,421,444	\$545,175
Avg Sold % Change	7.26%	-9.60%	8.11%	-2.25%	3.89%	14.94%	33.15%
Prev Year - # of Solds	3	1	22	4	81	9	35

Active Detail

Active Listings		
Residential		Condo/Coop
Detached	Attached/TH	Attached
0	0	0
0	0	0
0	0	0
0	0	0
0	0	2
0	0	2
0	0	0
0	0	1
0	0	0
0	0	0
4	1	1
3	0	0
0	0	0
7	1	6

November 2024

Chevy Chase, Washington, DC


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 **-81.8%**
 from Oct 2024:
11

 **-84.6%**
 from Nov 2023:
13

YTD	2024	2023	+/-
	204	192	6.3%


5-year Nov average: **10****New Pendings****10**


 **-28.6%**
 from Oct 2024:
14

 **11.1%**
 from Nov 2023:
9

YTD	2024	2023	+/-
	168	153	9.8%


5-year Nov average: **13****Closed Sales****13**


 **-7.1%**
 from Oct 2024:
14

 **0.0%**
 from Nov 2023:
13

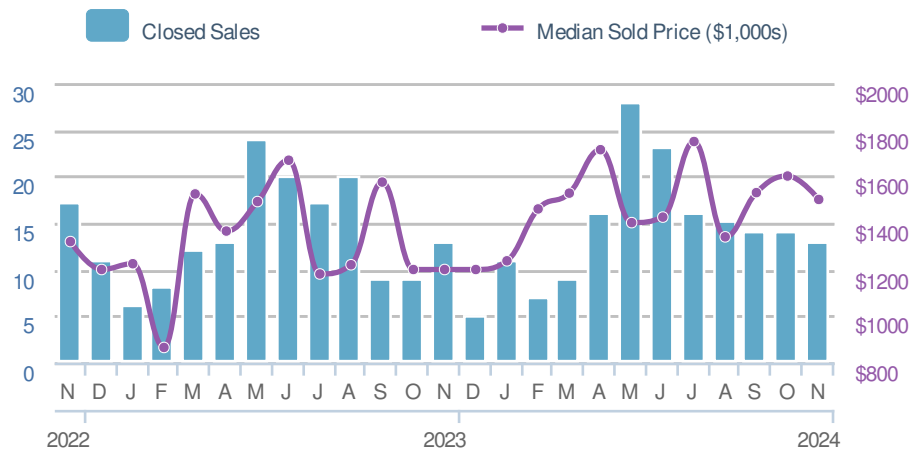
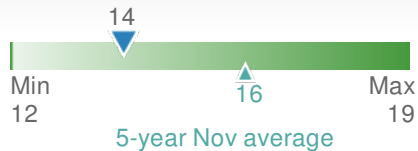
YTD	2024	2023	+/-
	167	155	7.7%

5-year Nov average: **15****Median Sold Price****\$1,501,000**

 **-6.3%**
 from Oct 2024:
\$1,602,500

 **25.1%**
 from Nov 2023:
\$1,200,000

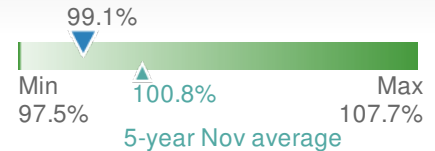
YTD	2024	2023	+/-
	\$1,500,000	\$1,322,000	13.5%

5-year Nov average: **\$1,364,400****Active Listings****14**

Oct 2024	Nov 2023
21	19

Avg DOM**28**

Oct 2024	Nov 2023	YTD
6	30	23

Avg Sold to OLP Ratio**99.1%**

Oct 2024	Nov 2023	YTD
104.5%	97.5%	101.9%

January thru December 2024 YTD

Chevy Chase, Washington, DC (Advertised)

202.262.1261
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lenorerubino.com**Sold Summary**

	2024	2023	% Change
Sold Dollar Volume	\$267,907,168	\$209,797,897	27.70%
Avg Sold Price	\$1,578,623	\$1,358,245	16.23%
Median Sold Price	\$1,500,000	\$1,310,254	14.48%
Units Sold	173	160	8.13%
Avg Days on Market	24	16	50.00%
Avg List Price for Solds	\$1,548,596	\$1,319,049	17.40%
Avg SP to OLP Ratio	101.6%	101.5%	0.14%
Ratio of Avg SP to Avg OLP	100.7%	102.1%	-1.35%
Attached Avg Sold Price	\$1,078,877	\$782,045	37.96%
Detached Avg Sold Price	\$1,728,922	\$1,643,652	5.19%
Attached Units Sold	40	53	-24.53%
Detached Units Sold	133	107	24.30%

Financing (Sold)

Assumption	0
Cash	49
Conventional	118
FHA	0
Other	2
Owner	0
VA	2

Days on Market (Sold)

0	12
1 to 10	104
11 to 20	16
21 to 30	12
31 to 60	16
61 to 90	4
91 to 120	1
121 to 180	0
181 to 360	5
361 to 720	2
721+	1

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	1	0	0	0
\$200K to \$299,999	0	0	0	0	0	0	4	0	0	1
\$300K to \$399,999	0	0	0	0	0	0	2	0	0	2
\$400K to \$499,999	0	0	0	0	0	0	2	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	1	0	0	0
\$800K to \$999,999	2	1	2	4	1	0	2	0	0	1
\$1M to \$2,499,999	2	0	20	5	92	12	5	3	0	2
\$2.5M to \$4,999,999	0	0	1	0	13	0	0	3	0	0
\$5,000,000+	0	0	0	0	0	0	0	0	0	0
Total	4	1	23	9	106	12	18	6	0	6
Avg Sold Price	\$1,163,812	\$885,000	\$1,397,465	\$1,097,500	\$1,822,167	\$1,633,875	\$710,339			
Prev Year - Avg Sold Price	\$1,085,066	\$1,021,500	\$1,316,095	\$1,138,250	\$1,751,969	\$1,399,300	\$547,809			
Avg Sold % Change	7.26%	-13.36%	6.18%	-3.58%	4.01%	16.76%	29.67%			
Prev Year - # of Solds	3	2	22	5	82	10	36			

Active Detail

December 2024

Chevy Chase, Washington, DC

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