

January thru January 2026 YTD

Chevy Chase, Washington, DC (Advertised)

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

Chevy Chase, Washington, DC

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↑ **16.7%**
from Dec 2025:
6

↓ **-30.0%**
from Jan 2025:
10

YTD	2026	2025	+/-
	7	10	-30.0%

5-year Jan average: **10****New Pendings****11**

↓ **-15.4%**
from Dec 2025:
13

↓ **-31.3%**
from Jan 2025:
16

YTD	2026	2025	+/-
	11	16	-31.3%

5-year Jan average: **10****Closed Sales****7**

↓ **-68.2%**
from Dec 2025:
22

↑ **40.0%**
from Jan 2025:
5

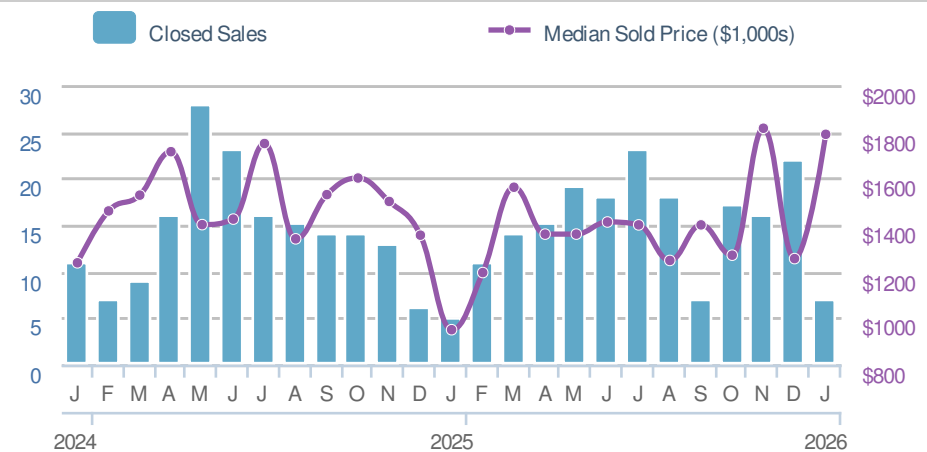
YTD	2026	2025	+/-
	7	5	40.0%

5-year Jan average: **7****Median Sold Price****\$1,789,900**

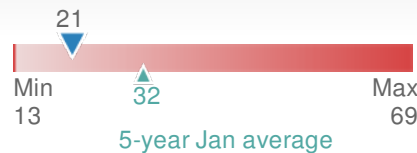
↑ **42.6%**
from Dec 2025:
\$1,255,500

↑ **88.4%**
from Jan 2025:
\$950,000

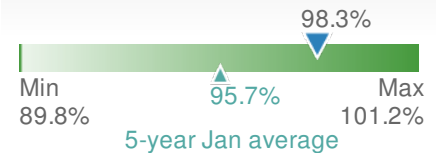
YTD	2026	2025	+/-
	\$1,789,900	\$950,000	88.4%

5-year Jan average: **\$1,302,780****Active Listings****13**

Dec 2025	Jan 2025
19	13

Avg DOM**21**

Dec 2025	Jan 2025	YTD
30	69	21

Avg Sold to OLP Ratio**98.3%**

Dec 2025	Jan 2025	YTD
97.7%	89.8%	98.3%

January thru February 2026 YTD

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	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:

- 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	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			

January thru May 2026 YTD

Chevy Chase, Washington, DC (Advertised)

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Sold Summary

	2026	2025	% Change
Sold Dollar Volume	\$101,993,950	\$95,831,185	6.43%
Avg Sold Price	\$1,497,261	\$1,495,792	0.10%
Median Sold Price	\$1,535,000	\$1,360,000	12.87%
Units Sold	69	65	6.15%
Avg Days on Market	27	19	42.11%
Avg List Price for Solds	\$1,478,173	\$1,474,325	0.26%
Avg SP to OLP Ratio	99.4%	101.3%	-1.82%
Ratio of Avg SP to Avg OLP	100.5%	100.3%	0.23%
Attached Avg Sold Price	\$798,922	\$1,124,928	-28.98%
Detached Avg Sold Price	\$1,824,144	\$1,672,796	9.05%
Attached Units Sold	22	21	4.76%
Detached Units Sold	47	44	6.82%

Financing (Sold)

Assumption	0
Cash	21
Conventional	46
FHA	1
Other	1
Owner	0
VA	0

Days on Market (Sold)

0	5
1 to 10	41
11 to 20	6
21 to 30	2
31 to 60	5
61 to 90	1
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

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	4	0	0	2
\$200K to \$299,999	0	0	0	0	0	0	2	0	0	5
\$300K to \$399,999	0	0	0	0	0	0	4	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	2	0	0	2
\$800K to \$999,999	0	0	0	2	0	0	0	1	0	0
\$1M to \$2,499,999	0	0	6	1	35	6	1	14	0	1
\$2.5M to \$4,999,999	0	0	0	0	4	0	0	2	0	0
\$5,000,000+	0	0	0	0	1	0	0	1	0	0
Total	0	0	7	3	40	6	13	18	0	12
Avg Sold Price	\$0	\$0	\$1,156,166	\$1,043,333	\$1,941,040	\$1,570,314	\$386,492			
Prev Year - Avg Sold Price	\$0	\$0	\$1,275,252	\$1,065,000	\$1,899,964	\$1,567,141	\$839,350			
Avg Sold % Change	0.00%	0.00%	-9.34%	-2.03%	2.16%	0.20%	-53.95%			
Prev Year - # of Solds	0	0	16	4	28	7	10			

Active Detail

May 2026

Chevy Chase, Washington, DC

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

 **-27.8%**
 from Apr 2026:
18

 **-58.1%**
 from May 2025:
31

YTD	2026	2025	+/-
	98	111	-11.7%

5-year May average: **24****New Pendings****17**

 **6.3%**
 from Apr 2026:
16

 **0.0%**
 from May 2025:
17

YTD	2026	2025	+/-
	78	75	4.0%

5-year May average: **21****Closed Sales****22**

 **69.2%**
 from Apr 2026:
13

 **15.8%**
 from May 2025:
19

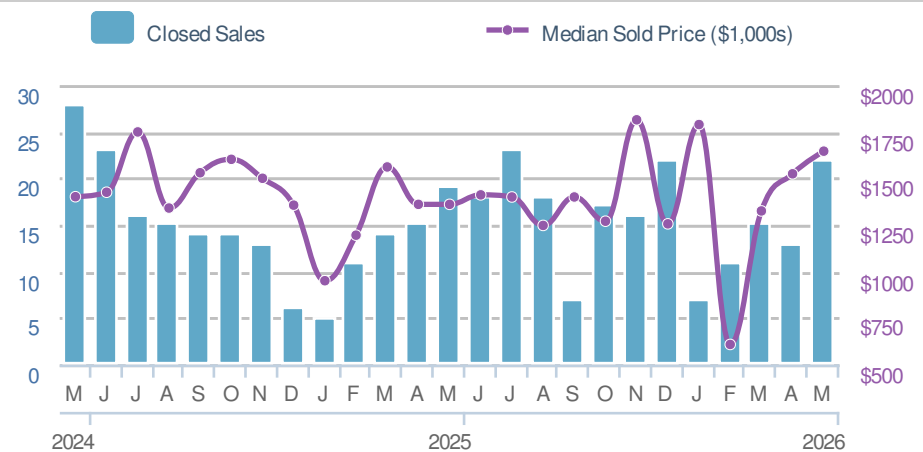
YTD	2026	2025	+/-
	69	65	6.2%

5-year May average: **24****Median Sold Price****\$1,646,500**

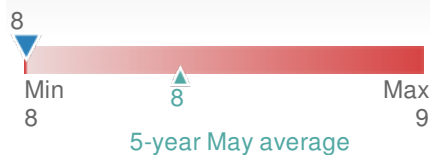
 **8.0%**
 from Apr 2026:
\$1,525,000

 **21.1%**
 from May 2025:
\$1,360,000

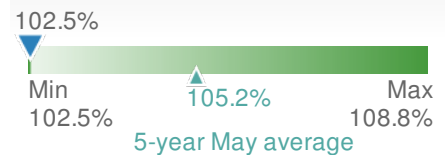
YTD	2026	2025	+/-
	\$1,535,000	\$1,360,000	12.9%

5-year May average: **\$1,480,150****Active Listings****30**

Apr 2026	May 2025
30	42

Avg DOM**8**

Apr 2026	May 2025	YTD
23	9	27

Avg Sold to OLP Ratio**102.5%**

Apr 2026	May 2025	YTD
101.2%	104.9%	99.4%

February 2026

Chevy Chase, Washington, DC

202.262.1261
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lenorerubino.com**New Listings 16**

128.6%
 from Jan 2026:
 7

45.5%
 from Feb 2025:
 11

YTD	2026	2025	+/-
	26	25	4.0%

5-year Feb average: 12

New Pendings 14

27.3%
 from Jan 2026:
 11

55.6%
 from Feb 2025:
 9

YTD	2026	2025	+/-
	25	24	4.2%

5-year Feb average: 13

Closed Sales 11

57.1%
 from Jan 2026:
 7

0.0%
 from Feb 2025:
 11

YTD	2026	2025	+/-
	18	16	12.5%

5-year Feb average: 10

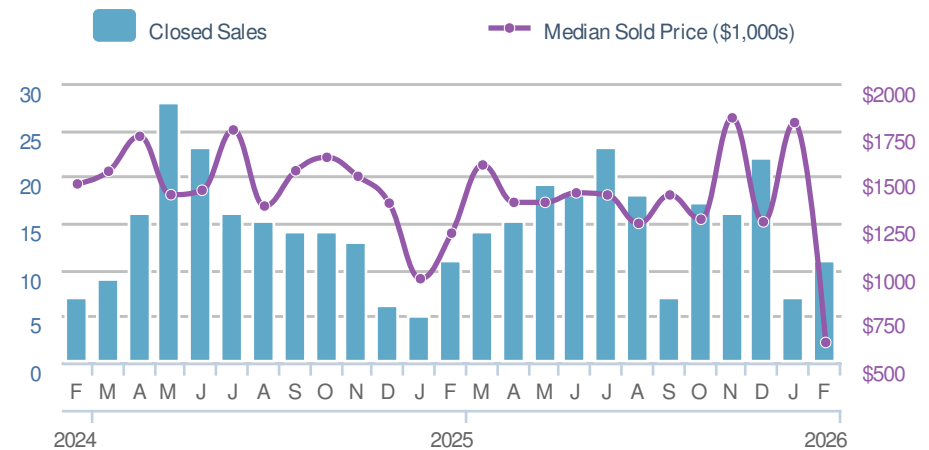
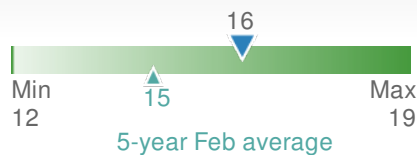
Median Sold Price \$607,500

-66.1%
 from Jan 2026:
 \$1,789,900

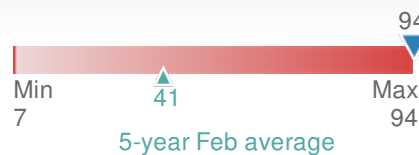
-49.2%
 from Feb 2025:
 \$1,195,000

YTD	2026	2025	+/-
	\$1,082,500	\$1,190,000	-9.0%

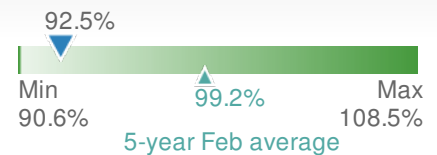
5-year Feb average: \$1,081,100

**Active Listings 16**

Jan 2026	Feb 2025
13	19

Avg DOM 94

Jan 2026	Feb 2025	YTD
21	14	65

Avg Sold to OLP Ratio 92.5%

Jan 2026	Feb 2025	YTD
98.3%	98.7%	94.7%

January thru March 2026 YTD

Chevy Chase, Washington, DC (Advertised)

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	2026	2025	% Change
Sold Dollar Volume	\$40,958,600	\$41,456,298	-1.20%
Avg Sold Price	\$1,236,380	\$1,384,033	-10.67%
Median Sold Price	\$1,279,000	\$1,289,500	-0.81%
Units Sold	33	30	10.00%
Avg Days on Market	41	25	64.00%
Avg List Price for Solds	\$1,241,169	\$1,381,876	-10.18%
Avg SP to OLP Ratio	96.7%	99.1%	-2.44%
Ratio of Avg SP to Avg OLP	98.8%	98.2%	0.61%
Attached Avg Sold Price	\$698,321	\$983,625	-29.01%
Detached Avg Sold Price	\$1,632,845	\$1,650,972	-1.10%
Attached Units Sold	14	12	16.67%
Detached Units Sold	19	18	5.56%

Financing (Sold)

Assumption	0
Cash	13
Conventional	18
FHA	1
Other	1
Owner	0
VA	0

Days on Market (Sold)

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

Notes:

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- 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	4	0	0	2
\$200K to \$299,999	0	0	0	0	0	0	2	0	0	3
\$300K to \$399,999	0	0	0	0	0	0	2	0	0	3
\$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	1
\$800K to \$999,999	0	0	0	0	0	0	0	1	1	0
\$1M to \$2,499,999	0	0	4	1	12	3	1	7	1	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	1	0	0
Total	0	0	5	1	14	3	10	11	2	11
Avg Sold Price	\$0	\$0	\$1,102,633	\$1,325,000	\$1,822,207	\$1,600,000	\$365,150			
Prev Year - Avg Sold Price	\$0	\$0	\$1,310,416	\$1,185,000	\$1,821,250	\$1,755,000	\$789,833			
Avg Sold % Change	0.00%	0.00%	-15.86%	11.81%	0.05%	-8.83%	-53.77%			
Prev Year - # of Solds	0	0	6	1	12	2	9			

March 2026

Chevy Chase, Washington, DC

New Listings**18**

↑ **12.5%**
from Feb 2026:
16

↑ **5.9%**
from Mar 2025:
17

YTD	2026	2025	+/-
	51	48	6.3%

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

↑ **28.6%**
from Feb 2026:
14

↑ **5.9%**
from Mar 2025:
17

YTD	2026	2025	+/-
	43	41	4.9%

5-year Mar average: **19****Closed Sales****15**

↑ **36.4%**
from Feb 2026:
11

↑ **7.1%**
from Mar 2025:
14

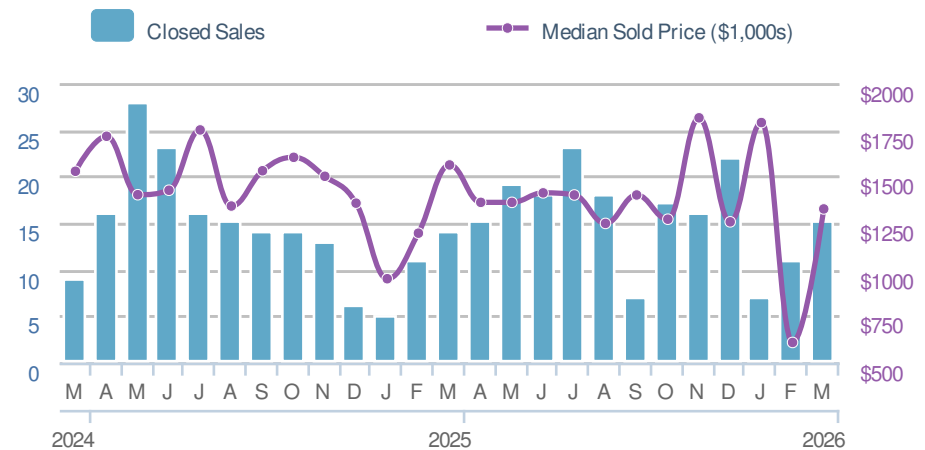
YTD	2026	2025	+/-
	33	30	10.0%

5-year Mar average: **13****Median Sold Price****\$1,325,000**

↑ **118.1%**
from Feb 2026:
\$607,500

↓ **-15.2%**
from Mar 2025:
\$1,562,500

YTD	2026	2025	+/-
	\$1,279,000	\$1,289,500	-0.8%

5-year Mar average: **\$1,394,900****Active Listings****24**

Feb 2026	Mar 2025
16	22

Avg DOM**12**

Feb 2026	Mar 2025	YTD
94	19	41

Avg Sold to OLP Ratio**99.1%**

Feb 2026	Mar 2025	YTD
92.5%	102.8%	96.7%

January thru April 2026 YTD

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	2026	2025	% Change
Sold Dollar Volume	\$62,637,550	\$65,035,185	-3.69%
Avg Sold Price	\$1,357,761	\$1,453,887	-6.61%
Median Sold Price	\$1,320,000	\$1,360,000	-2.94%
Units Sold	46	45	2.22%
Avg Days on Market	36	22	63.64%
Avg List Price for Solds	\$1,361,685	\$1,445,226	-5.78%
Avg SP to OLP Ratio	98.0%	99.9%	-1.92%
Ratio of Avg SP to Avg OLP	98.9%	99.2%	-0.28%
Attached Avg Sold Price	\$831,968	\$1,123,440	-25.94%
Detached Avg Sold Price	\$1,638,183	\$1,654,515	-0.99%
Attached Units Sold	16	17	-5.88%
Detached Units Sold	30	28	7.14%

Financing (Sold)

Assumption	0
Cash	14
Conventional	30
FHA	1
Other	1
Owner	0
VA	0

Days on Market (Sold)

0	2
1 to 10	27
11 to 20	4
21 to 30	1
31 to 60	3
61 to 90	1
91 to 120	1
121 to 180	3
181 to 360	3
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	4	0	0	1
\$200K to \$299,999	0	0	0	0	0	0	2	0	0	4
\$300K to \$399,999	0	0	0	0	0	0	2	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	1	0	0	2
\$800K to \$999,999	0	0	0	0	0	0	0	0	0	0
\$1M to \$2,499,999	0	0	6	1	20	5	1	16	1	1
\$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	1	0	0
Total	0	0	7	1	23	5	10	18	1	11
Avg Sold Price	\$0	\$0	\$1,156,166	\$1,325,000	\$1,784,884	\$1,667,000	\$365,150			
Prev Year - Avg Sold Price	\$0	\$0	\$1,274,221	\$1,048,333	\$1,900,588	\$1,768,998	\$789,833			
Avg Sold % Change	0.00%	0.00%	-9.26%	26.39%	-6.09%	-5.77%	-53.77%			
Prev Year - # of Solds	0	0	11	3	17	5	9			

April 2026

Chevy Chase, Washington, DC

202.262.1261
lenore.rubino@wfp.com
lenorerubino.com**New Listings****18**

↔ 0.0%

from Mar 2026:
18

↓ -5.3%

from Apr 2025:
19

YTD	2026	2025	+/-
	77	75	2.7%

5-year Apr average: **22****New Pendings****16**

↓ -11.1%

from Mar 2026:
18

↓ -5.9%

from Apr 2025:
17

YTD	2026	2025	+/-
	60	58	3.4%

5-year Apr average: **20****Closed Sales****13**

↓ -13.3%

from Mar 2026:
15

↓ -13.3%

from Apr 2025:
15

YTD	2026	2025	+/-
	46	45	2.2%

5-year Apr average: **16****Median Sold Price****\$1,525,000**

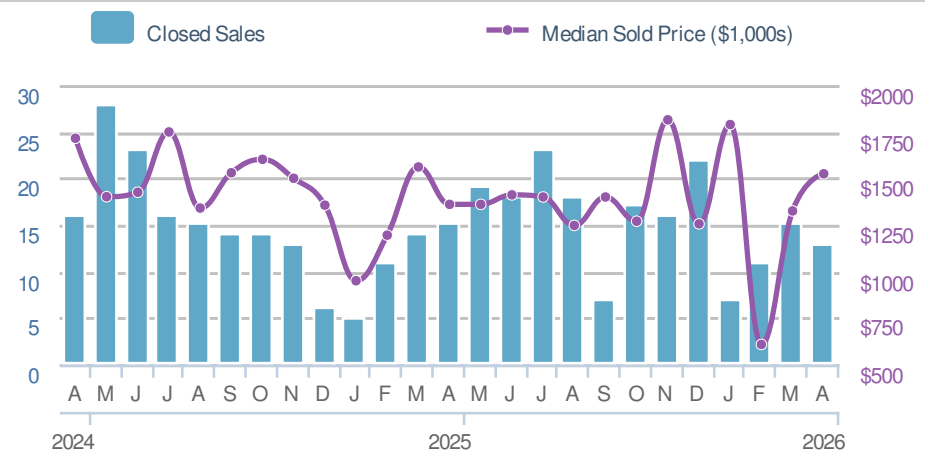
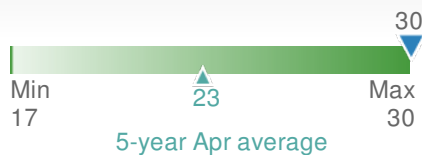
↑ 15.1%

from Mar 2026:
\$1,325,000

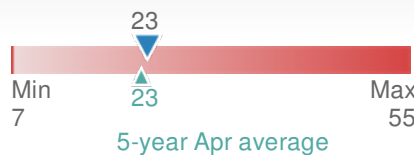
↑ 12.1%

from Apr 2025:
\$1,360,000

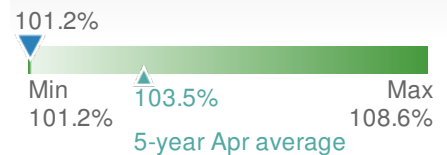
YTD	2026	2025	+/-
	\$1,320,000	\$1,360,000	-2.9%

5-year Apr average: **\$1,511,400****Active Listings****30**

Mar 2026	Apr 2025
24	29

Avg DOM**23**

Mar 2026	Apr 2025	YTD
12	16	36

Avg Sold to OLP Ratio**101.2%**

Mar 2026	Apr 2025	YTD
99.1%	101.5%	98.0%

January thru May 2026 YTD

Chevy Chase, Washington, DC (Advertised)

202.262.1261

lenore.rubino@wfp.com

lenorerubino.com

Sold Summary

	2026	2025	% Change
Sold Dollar Volume	\$101,993,950	\$95,831,185	6.43%
Avg Sold Price	\$1,497,261	\$1,495,792	0.10%
Median Sold Price	\$1,535,000	\$1,360,000	12.87%
Units Sold	69	65	6.15%
Avg Days on Market	27	19	42.11%
Avg List Price for Solds	\$1,478,173	\$1,474,325	0.26%
Avg SP to OLP Ratio	99.4%	101.3%	-1.82%
Ratio of Avg SP to Avg OLP	100.5%	100.3%	0.23%
Attached Avg Sold Price	\$798,922	\$1,124,928	-28.98%
Detached Avg Sold Price	\$1,824,144	\$1,672,796	9.05%
Attached Units Sold	22	21	4.76%
Detached Units Sold	47	44	6.82%

Financing (Sold)

Assumption	0
Cash	21
Conventional	46
FHA	1
Other	1
Owner	0
VA	0

Days on Market (Sold)

0	5
1 to 10	41
11 to 20	6
21 to 30	2
31 to 60	5
61 to 90	1
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

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	4	0	0	2
\$200K to \$299,999	0	0	0	0	0	0	2	0	0	5
\$300K to \$399,999	0	0	0	0	0	0	4	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	2	0	0	2
\$800K to \$999,999	0	0	0	2	0	0	0	1	0	0
\$1M to \$2,499,999	0	0	6	1	35	6	1	14	0	1
\$2.5M to \$4,999,999	0	0	0	0	4	0	0	2	0	0
\$5,000,000+	0	0	0	0	1	0	0	1	0	0
Total	0	0	7	3	40	6	13	18	0	12
Avg Sold Price	\$0	\$0	\$1,156,166	\$1,043,333	\$1,941,040	\$1,570,314	\$386,492			
Prev Year - Avg Sold Price	\$0	\$0	\$1,275,252	\$1,065,000	\$1,899,964	\$1,567,141	\$839,350			
Avg Sold % Change	0.00%	0.00%	-9.34%	-2.03%	2.16%	0.20%	-53.95%			
Prev Year - # of Solds	0	0	16	4	28	7	10			

Active Detail

May 2026

Chevy Chase, Washington, DC

202.262.1261
lenore.rubino@wfp.com
lenorerubino.com**New Listings****13**

 **-27.8%**
 from Apr 2026:
18

 **-58.1%**
 from May 2025:
31

YTD	2026	2025	+/-
	98	111	-11.7%

5-year May average: **24****New Pendings****17**

 **6.3%**
 from Apr 2026:
16

 **0.0%**
 from May 2025:
17

YTD	2026	2025	+/-
	78	75	4.0%

5-year May average: **21****Closed Sales****22**

 **69.2%**
 from Apr 2026:
13

 **15.8%**
 from May 2025:
19

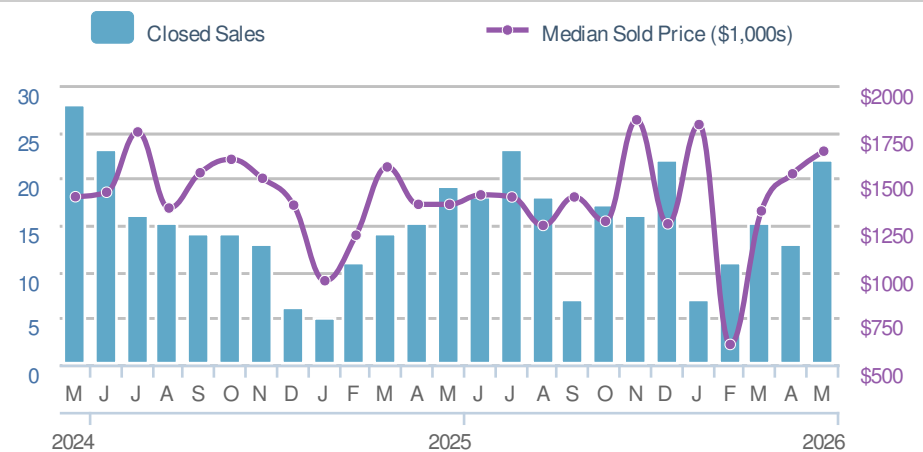
YTD	2026	2025	+/-
	69	65	6.2%

5-year May average: **24****Median Sold Price****\$1,646,500**

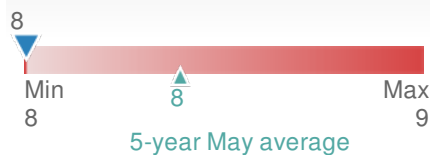
 **8.0%**
 from Apr 2026:
\$1,525,000

 **21.1%**
 from May 2025:
\$1,360,000

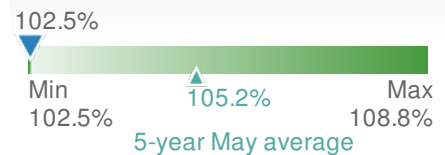
YTD	2026	2025	+/-
	\$1,535,000	\$1,360,000	12.9%

5-year May average: **\$1,480,150****Active Listings****30**

Apr 2026	May 2025
30	42

Avg DOM**8**

Apr 2026	May 2025	YTD
23	9	27

Avg Sold to OLP Ratio**102.5%**

Apr 2026	May 2025	YTD
101.2%	104.9%	99.4%

January thru June 2026 YTD

Chevy Chase, Washington, DC (Advertised)

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

	2026	2025	% Change
Sold Dollar Volume	\$124,436,950	\$123,465,685	0.79%
Avg Sold Price	\$1,497,798	\$1,510,506	-0.84%
Median Sold Price	\$1,475,000	\$1,360,000	8.46%
Units Sold	84	83	1.20%
Avg Days on Market	26	18	44.44%
Avg List Price for Solds	\$1,481,392	\$1,487,538	-0.41%
Avg SP to OLP Ratio	99.5%	100.7%	-1.21%
Ratio of Avg SP to Avg OLP	100.4%	99.7%	0.68%
Attached Avg Sold Price	\$757,720	\$1,116,931	-32.16%
Detached Avg Sold Price	\$1,793,829	\$1,652,451	8.56%
Attached Units Sold	24	22	9.09%
Detached Units Sold	60	61	-1.64%

Financing (Sold)

Assumption	0
Cash	22
Conventional	59
FHA	1
Other	1
Owner	0
VA	0

Days on Market (Sold)

0	8
1 to 10	43
11 to 20	9
21 to 30	4
31 to 60	9
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	4	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	5	0	0	3
\$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	0	1
\$800K to \$999,999	1	0	0	2	0	0	0	0	0	0
\$1M to \$2,499,999	0	0	9	1	43	6	1	17	1	1
\$2.5M to \$4,999,999	0	0	0	0	5	0	0	4	0	0
\$5,000,000+	0	0	0	0	1	0	0	0	0	0
Total	1	0	10	3	49	6	15	21	1	11
Avg Sold Price	\$825,000	\$0	\$1,196,316	\$1,043,333	\$1,935,543	\$1,570,314	\$375,560			
Prev Year - Avg Sold Price	\$0	\$0	\$1,254,390	\$1,041,800	\$1,819,081	\$1,567,141	\$839,350			
Avg Sold % Change	0.00%	0.00%	-4.63%	0.15%	6.40%	0.20%	-55.26%			
Prev Year - # of Solds	0	0	18	5	43	7	10			

June 2026

Chevy Chase, Washington, DC

202.262.1261
lenore.rubino@wfp.com
lenorerubino.com**New Listings****18**

↑ **38.5%**
from May 2026:
13

↑ **20.0%**
from Jun 2025:
15

YTD	2026	2025	+/-
	123	131	-6.1%

5-year Jun average: **17****New Pendings****16**

↓ **-5.9%**
from May 2026:
17

↓ **-23.8%**
from Jun 2025:
21

YTD	2026	2025	+/-
	94	99	-5.1%

5-year Jun average: **18****Closed Sales****15**

↓ **-31.8%**
from May 2026:
22

↓ **-16.7%**
from Jun 2025:
18

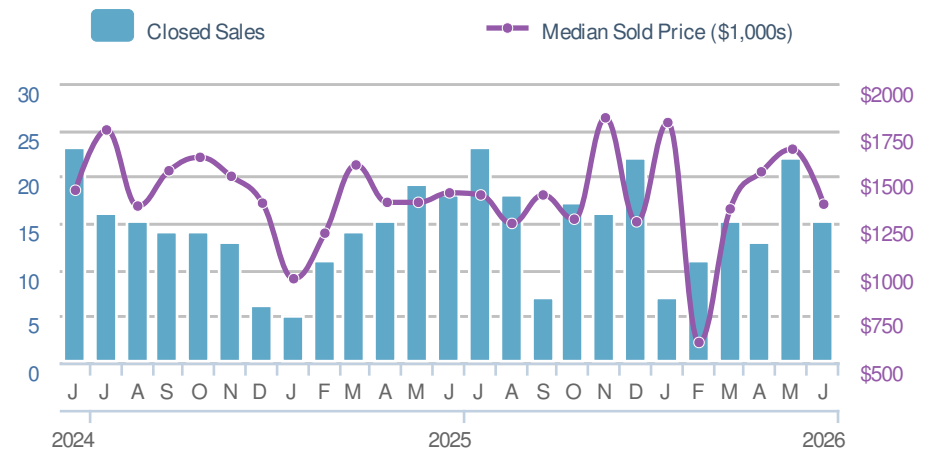
YTD	2026	2025	+/-
	84	83	1.2%

5-year Jun average: **19****Median Sold Price****\$1,350,000**

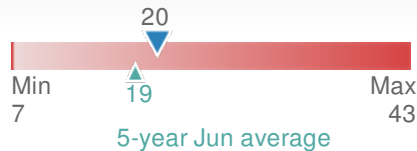
↓ **-18.0%**
from May 2026:
\$1,646,500

↓ **-4.4%**
from Jun 2025:
\$1,412,500

YTD	2026	2025	+/-
	\$1,475,000	\$1,360,000	8.5%

5-year Jun average: **\$1,476,050****Active Listings****33**

May 2026	Jun 2025
30	33

Avg DOM**20**

May 2026	Jun 2025	YTD
8	15	26

Avg Sold to OLP Ratio**99.9%**

May 2026	Jun 2025	YTD
102.5%	98.8%	99.5%

January thru July 2026 YTD

Chevy Chase, Washington, DC (Advertised)

202.262.1261
lenore.rubino@wfp.com
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

Chevy Chase, Washington, DC

202.262.1261
lenore.rubino@wfp.com
lenorerubino.com**New Listings****13**

 **-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

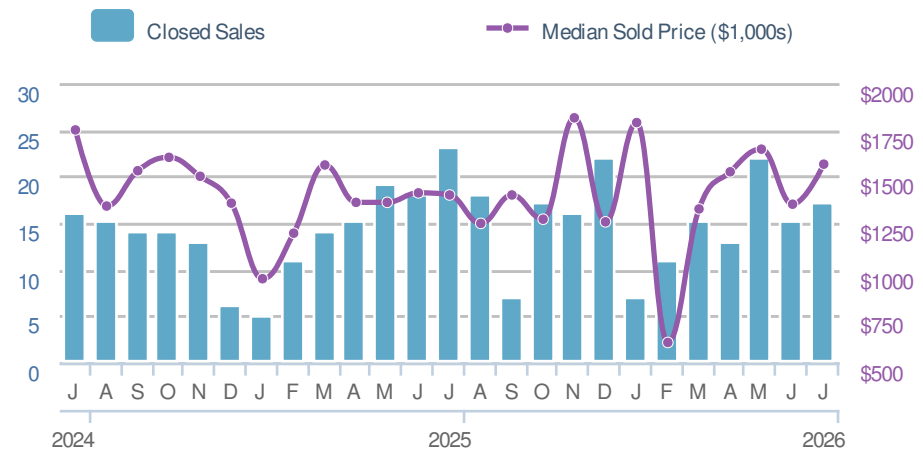
YTD	2026	2025	+/-
	103	107	-3.7%

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

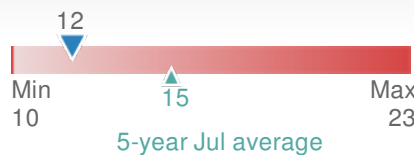
 **15.9%**
 from Jun 2026:
\$1,350,000

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

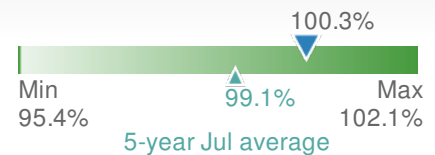
YTD	2026	2025	+/-
	\$1,520,000	\$1,400,000	8.6%

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%

January thru August 2026 YTD

Chevy Chase, Washington, DC (Advertised)

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

	2026	2025	% Change
Sold Dollar Volume	\$171,395,350	\$183,675,325	-6.69%
Avg Sold Price	\$1,479,765	\$1,481,016	-0.08%
Median Sold Price	\$1,465,000	\$1,360,000	7.72%
Units Sold	117	125	-6.40%
Avg Days on Market	23	21	9.52%
Avg List Price for Solds	\$1,464,917	\$1,469,402	-0.31%
Avg SP to OLP Ratio	99.4%	99.8%	-0.38%
Ratio of Avg SP to Avg OLP	100.2%	98.6%	1.62%
Attached Avg Sold Price	\$766,796	\$1,018,380	-24.70%
Detached Avg Sold Price	\$1,759,860	\$1,640,203	7.30%
Attached Units Sold	33	32	3.13%
Detached Units Sold	84	93	-9.68%

Financing (Sold)

Assumption	0
Cash	32
Conventional	79
FHA	1
Other	1
Owner	0
VA	1

Days on Market (Sold)

0	10
1 to 10	57
11 to 20	14
21 to 30	9
31 to 60	14
61 to 90	2
91 to 120	2
121 to 180	3
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	6	0	0	1
\$200K to \$299,999	0	0	0	0	0	0	3	0	0	3
\$300K to \$399,999	0	0	0	0	0	0	5	0	0	1
\$400K to \$499,999	0	0	0	0	0	0	0	0	0	1
\$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	1
\$800K to \$999,999	1	0	1	2	0	0	1	1	1	0
\$1M to \$2,499,999	0	0	16	1	56	9	1	9	2	0
\$2.5M to \$4,999,999	0	0	0	0	8	0	0	3	0	0
\$5,000,000+	0	0	0	0	1	0	0	0	0	0
Total	1	1	18	3	65	9	20	13	3	7
Avg Sold Price	\$825,000	\$664,000	\$1,241,231	\$1,043,333	\$1,917,863	\$1,525,764	\$388,920			
Prev Year - Avg Sold Price	\$1,035,000	\$0	\$1,264,039	\$1,046,000	\$1,797,558	\$1,487,110	\$722,413			
Avg Sold % Change	-20.29%	0.00%	-1.80%	-0.25%	6.69%	2.60%	-46.16%			
Prev Year - # of Solds	1	0	26	8	66	9	15			

August 2026

Chevy Chase, Washington, DC

New Listings**3**

-76.9%
 from Jul 2026:
13

-70.0%
 from Aug 2025:
10

YTD	2026	2025	+/-
	144	165	-12.7%

5-year Aug average: **8****New Pendings****10**

-28.6%
 from Jul 2026:
14

11.1%
 from Aug 2025:
9

YTD	2026	2025	+/-
	119	128	-7.0%

5-year Aug average: **11****Closed Sales****14**

-17.6%
 from Jul 2026:
17

-22.2%
 from Aug 2025:
18

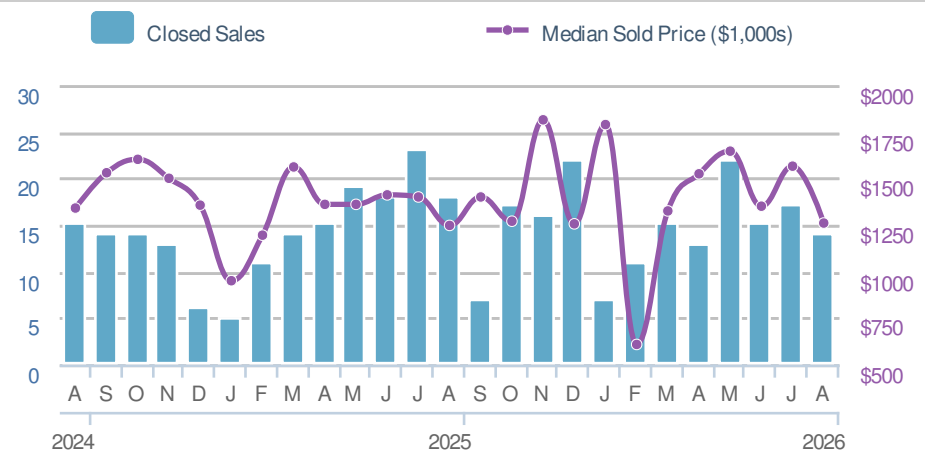
YTD	2026	2025	+/-
	117	125	-6.4%

5-year Aug average: **18****Median Sold Price****\$1,260,000**

-19.5%
 from Jul 2026:
\$1,565,000

1.0%
 from Aug 2025:
\$1,247,000

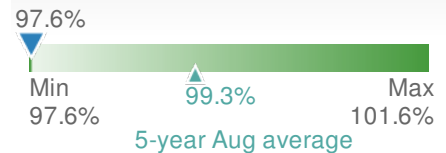
YTD	2026	2025	+/-
	\$1,465,000	\$1,360,000	7.7%

5-year Aug average: **\$1,263,400****Active Listings****23**

Jul 2026	Aug 2025
33	28

Avg DOM**28**

Jul 2026	Aug 2025	YTD
12	32	23

Avg Sold to OLP Ratio**97.6%**

Jul 2026	Aug 2025	YTD
100.3%	98.1%	99.4%