

**January thru January 2023 YTD**

Chevy Chase, Washington, DC (Advertised)

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

	2023	2022	% Change
Sold Dollar Volume	\$8,413,000	\$4,447,900	89.15%
Avg Sold Price	\$1,400,666	\$1,086,250	28.95%
Median Sold Price	\$1,224,000	\$1,312,500	-6.74%
Units Sold	6	4	50.00%
Avg Days on Market	35	21	66.67%
Avg List Price for Solds	\$1,402,166	\$1,111,975	26.10%
Avg SP to OLP Ratio	92.2%	96.8%	-4.83%
Ratio of Avg SP to Avg OLP	95.2%	96.6%	-1.49%
Attached Avg Sold Price	\$214,000	\$965,000	-77.82%
Detached Avg Sold Price	\$1,638,000	\$1,450,000	12.97%
Attached Units Sold	1	3	-66.67%
Detached Units Sold	5	1	400.00%

**Financing (Sold)**

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

**Days on Market (Sold)**

0	0
1 to 10	2
11 to 20	0
21 to 30	1
31 to 60	1
61 to 90	2
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**

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	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	0	0	0	1	0	1
\$1M to \$2,499,999	0	0	2	0	2	0	0	3	1	3
\$2.5M to \$4,999,999	0	0	0	0	1	0	0	1	0	0
\$5,000,000+	0	0	0	0	0	0	0	0	0	0
Total	0	0	2	0	3	0	1	5	1	6
Avg Sold Price	\$0	\$0	\$1,232,500	\$0	\$1,908,333	\$0	\$214,000			
Prev Year - Avg Sold Price	\$0	\$0	\$0	\$0	\$1,450,000	\$1,525,000	\$685,000			
Avg Sold % Change	0.00%	0.00%	0.00%	0.00%	31.61%	0.00%	-68.76%			
Prev Year - # of Solds	0	0	0	0	1	1	2			

**Active Detail**

January 2023

Chevy Chase, Washington, DC

202.262.1261

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lenorerubino.com

## New Listings

7

↑ 75.0%

from Dec 2022:  
4

↓ -53.3%

from Jan 2022:  
15

YTD	2023	2022	+/-
	7	15	-53.3%

5-year Jan average: 12

## New Pendings

7

↓ -12.5%

from Dec 2022:  
8

↓ -22.2%

from Jan 2022:  
9

YTD	2023	2022	+/-
	7	9	-22.2%

5-year Jan average: 11

## Closed Sales

6

↓ -45.5%

from Dec 2022:  
11

↑ 50.0%

from Jan 2022:  
4

YTD	2023	2022	+/-
	6	4	50.0%

5-year Jan average: 9

## Median Sold Price

\$1,224,000

↑ 2.0%

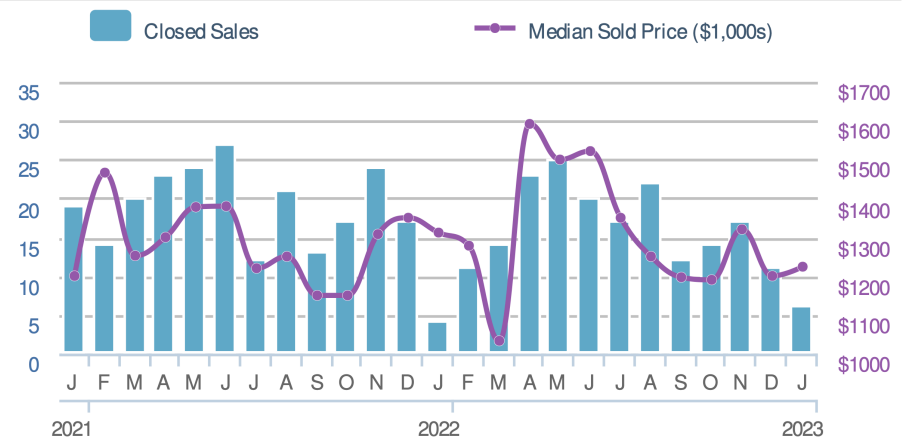
from Dec 2022:  
\$1,200,000

↓ -6.7%

from Jan 2022:  
\$1,312,500

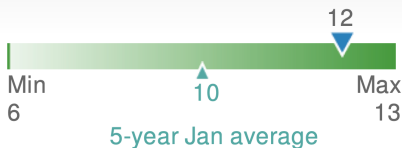
YTD	2023	2022	+/-
	\$1,224,000	\$1,312,500	-6.7%

5-year Jan average: \$1,159,600



## Active Listings

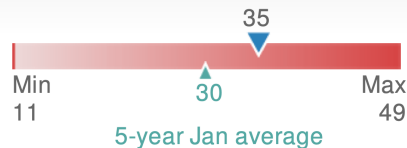
12



Dec 2022	Jan 2022
12	13

## Avg DOM

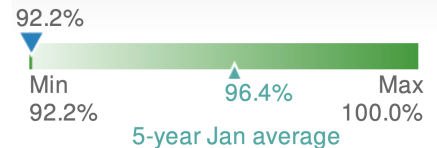
35



Dec 2022	Jan 2022	YTD
20	21	35

## Avg Sold to OLP Ratio

92.2%



Dec 2022	Jan 2022	YTD
97.9%	96.8%	92.2%

**January thru February 2023 YTD**

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	2023	2022	% Change
Sold Dollar Volume	\$15,912,400	\$17,370,800	-8.40%
Avg Sold Price	\$1,118,850	\$1,241,266	-9.86%
Median Sold Price	\$1,224,000	\$1,278,000	-4.23%
Units Sold	14	15	-6.67%
Avg Days on Market	54	20	170.00%
Avg List Price for Solds	\$1,136,600	\$1,158,053	-1.85%
Avg SP to OLP Ratio	91.3%	105.4%	-13.39%
Ratio of Avg SP to Avg OLP	94.1%	105.7%	-10.96%
Attached Avg Sold Price	\$438,983	\$816,000	-46.20%
Detached Avg Sold Price	\$1,628,750	\$1,453,900	12.03%
Attached Units Sold	6	5	20.00%
Detached Units Sold	8	10	-20.00%

**Financing (Sold)**

Assumption	0
Cash	5
Conventional	8
FHA	0
Other	0
Owner	0
VA	1

**Days on Market (Sold)**

0	1
1 to 10	3
11 to 20	0
21 to 30	1
31 to 60	1
61 to 90	5
91 to 120	2
121 to 180	1
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**

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	3	0	0	2
\$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	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	0	0	0	0	0	0	0	1
\$1M to \$2,499,999	0	0	2	0	5	0	1	4	1	2
\$2.5M to \$4,999,999	0	0	0	0	1	0	0	1	0	0
\$5,000,000+	0	0	0	0	0	0	0	0	0	0
<b>Total</b>	0	0	2	0	6	0	6	5	1	6
Avg Sold Price	\$0	\$0	\$1,232,500	\$0	\$1,760,833	\$0	\$438,983			
Prev Year - Avg Sold Price	\$0	\$0	\$1,280,750	\$0	\$1,569,333	\$1,525,000	\$638,750			
Avg Sold % Change	0.00%	0.00%	-3.77%	0.00%	12.20%	0.00%	-31.27%			
Prev Year - # of Solds	0	0	4	0	6	1	4			

**Active Detail**

February 2023

Chevy Chase, Washington, DC

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## New Listings

9

↑ 28.6%

from Jan 2023:  
7

↓ -35.7%

from Feb 2022:  
14

YTD	2023	2022	+/-
	19	29	-34.5%

5-year Feb average: 11

## New Pendings

13

↑ 85.7%

from Jan 2023:  
7

↓ -18.8%

from Feb 2022:  
16

YTD	2023	2022	+/-
	17	25	-32.0%

5-year Feb average: 11

## Closed Sales

8

↑ 33.3%

from Jan 2023:  
6

↓ -27.3%

from Feb 2022:  
11

YTD	2023	2022	+/-
	14	15	-6.7%

5-year Feb average: 10

## Median Sold Price

\$865,000

↓ -29.3%

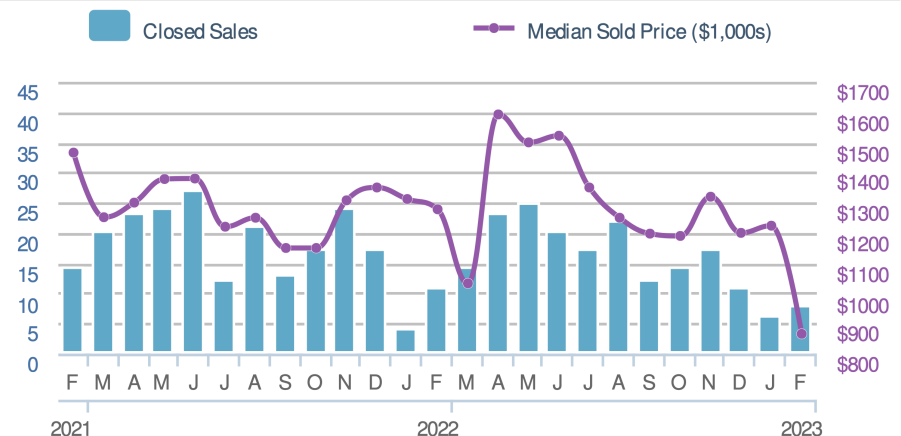
from Jan 2023:  
\$1,224,000

↓ -32.3%

from Feb 2022:  
\$1,278,000

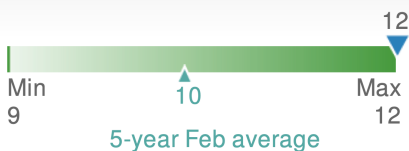
YTD	2023	2022	+/-
	\$1,224,000	\$1,278,000	-4.2%

5-year Feb average: \$1,286,850



## Active Listings

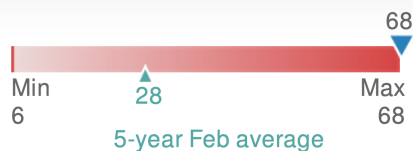
12



Jan 2023	Feb 2022
12	12

## Avg DOM

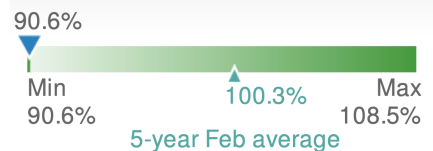
68



Jan 2023	Feb 2022	YTD
35	20	54

## Avg Sold to OLP Ratio

90.6%



Jan 2023	Feb 2022	YTD
92.2%	108.5%	91.3%



**January thru March 2023 YTD**

Chevy Chase, Washington, DC (Advertised)

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	2023	2022	% Change
Sold Dollar Volume	\$28,955,298	\$32,654,400	-11.33%
Avg Sold Price	\$1,183,588	\$1,144,593	3.41%
Median Sold Price	\$1,267,000	\$1,264,000	0.24%
Units Sold	26	30	-13.33%
Avg Days on Market	33	20	65.00%
Avg List Price for Solds	\$1,161,742	\$1,088,480	6.73%
Avg SP to OLP Ratio	97.7%	103.1%	-5.23%
Ratio of Avg SP to Avg OLP	99.7%	103.4%	-3.59%
Attached Avg Sold Price	\$378,644	\$687,150	-44.90%
Detached Avg Sold Price	\$1,609,735	\$1,449,555	11.05%
Attached Units Sold	9	12	-25.00%
Detached Units Sold	17	18	-5.56%

**Financing (Sold)**

Assumption	0
Cash	7
Conventional	17
FHA	0
Other	1
Owner	0
VA	1

**Days on Market (Sold)**

0	3
1 to 10	10
11 to 20	1
21 to 30	2
31 to 60	1
61 to 90	5
91 to 120	3
121 to 180	1
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**

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	6	0	0	0
\$300K to \$399,999	0	0	0	0	0	0	1	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	0	0	0	0	0	0	0	1
\$800K to \$999,999	0	0	0	0	0	0	0	0	0	3
\$1M to \$2,499,999	0	0	3	0	13	0	1	5	0	2
\$2.5M to \$4,999,999	0	0	0	0	1	0	0	1	0	0
\$5,000,000+	0	0	0	0	0	0	0	0	0	0
Total	0	0	3	0	14	0	9	6	0	9
Avg Sold Price	\$0	\$0	\$1,231,666	\$0	\$1,690,750	\$0	\$378,644			
Prev Year - Avg Sold Price	\$0	\$0	\$1,220,600	\$0	\$1,537,615	\$1,412,500	\$542,080			
Avg Sold % Change	0.00%	0.00%	0.91%	0.00%	9.96%	0.00%	-30.15%			
Prev Year - # of Solds	0	0	5	0	13	2	10			

**Active Detail**

**March 2023**

Chevy Chase, Washington, DC

202.262.1261



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

 **155.6%**  
 from Feb 2023: 9  
 **-32.4%**  
 from Mar 2022: 34

YTD	2023	2022	+/-
	<b>44</b>	<b>63</b>	-30.2%

5-year Mar average: 25


**New Pendings 19**

 **46.2%**  
 from Feb 2023: 13  
 **-13.6%**  
 from Mar 2022: 22

YTD	2023	2022	+/-
	<b>36</b>	<b>49</b>	-26.5%

5-year Mar average: 20



**Closed Sales 12**

 **50.0%**  
 from Feb 2023: 8  
 **-14.3%**  
 from Mar 2022: 14

YTD	2023	2022	+/-
	<b>26</b>	<b>30</b>	-13.3%

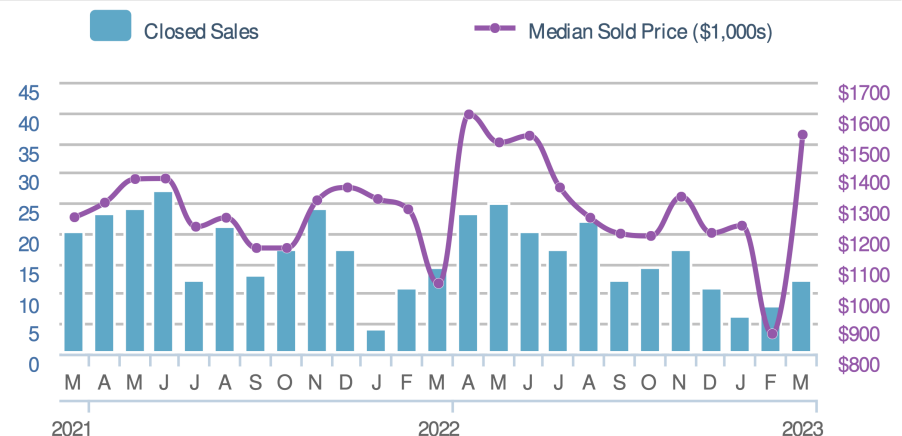
5-year Mar average: 15

**Median Sold Price \$1,525,000**

 **76.3%**  
 from Feb 2023: \$865,000  
 **47.6%**  
 from Mar 2022: \$1,033,500

YTD	2023	2022	+/-
	<b>\$1,267,000</b>	<b>\$1,264,000</b>	0.2%

5-year Mar average: \$1,192,630

**Active Listings 15**

Feb 2023	Mar 2022
<b>12</b>	<b>18</b>

**Avg DOM 7**

Feb 2023	Mar 2022	YTD
<b>68</b>	<b>22</b>	<b>33</b>

**Avg Sold to OLP Ratio 105.8%**

Feb 2023	Mar 2022	YTD
<b>90.6%</b>	<b>100.8%</b>	<b>97.7%</b>

**January thru April 2023 YTD**  
Chevy Chase, Washington, DC (Advertised)

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**Sold Summary**

	2023	2022	% Change
Sold Dollar Volume	\$47,309,197	\$65,341,300	-27.60%
Avg Sold Price	\$1,268,219	\$1,322,526	-4.11%
Median Sold Price	\$1,320,000	\$1,426,000	-7.43%
Units Sold	39	53	-26.42%
Avg Days on Market	24	17	41.18%
Avg List Price for Solds	\$1,245,107	\$1,232,854	0.99%
Avg SP to OLP Ratio	99.3%	105.5%	-5.86%
Ratio of Avg SP to Avg OLP	100.3%	106.2%	-5.47%
Attached Avg Sold Price	\$538,388	\$750,213	-28.24%
Detached Avg Sold Price	\$1,633,134	\$1,642,349	-0.56%
Attached Units Sold	13	19	-31.58%
Detached Units Sold	26	34	-23.53%

**Financing (Sold)**

Assumption	0
Cash	8
Conventional	29
FHA	0
Other	1
Owner	0
VA	1

**Days on Market (Sold)**

0	3
1 to 10	21
11 to 20	1
21 to 30	3
31 to 60	2
61 to 90	5
91 to 120	3
121 to 180	1
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**

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	7	0	0	2
\$300K to \$399,999	0	0	0	0	0	0	2	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	0	0	0	0
\$600K to \$799,999	0	0	0	0	0	0	0	0	0	3
\$800K to \$999,999	0	1	0	0	0	0	0	0	0	3
\$1M to \$2,499,999	0	0	6	0	18	1	1	7	0	2
\$2.5M to \$4,999,999	0	0	0	0	2	0	0	3	0	0
\$5,000,000+	0	0	0	0	0	0	0	0	0	0
<b>Total</b>	0	1	6	0	20	1	11	10	0	10
Avg Sold Price	\$0	\$979,000	\$1,222,000	\$0	\$1,756,475	\$2,050,000	\$360,913			
Prev Year - Avg Sold Price	\$1,005,000	\$0	\$1,334,000	\$1,500,000	\$1,766,515	\$1,495,416	\$551,186			
Avg Sold % Change	0.00%	0.00%	-8.40%	0.00%	-0.57%	37.09%	-34.52%			
Prev Year - # of Solds	1	0	8	1	25	3	15			

**Active Detail**

**April 2023**


Chevy Chase, Washington, DC


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lenorerubino.com

**New Listings****17**

 **-26.1%**  
 from Mar 2023:  
 23

 **-37.0%**  
 from Apr 2022:  
 27

YTD	2023	2022	+/-
	<b>65</b>	<b>90</b>	-27.8%

5-year Apr average: **25****New Pendings****16**

 **-15.8%**  
 from Mar 2023:  
 19

 **-33.3%**  
 from Apr 2022:  
 24

YTD	2023	2022	+/-
	<b>51</b>	<b>73</b>	-30.1%


5-year Apr average: **17****Closed Sales****13**


 **8.3%**  
 from Mar 2023:  
 12

 **-43.5%**  
 from Apr 2022:  
 23

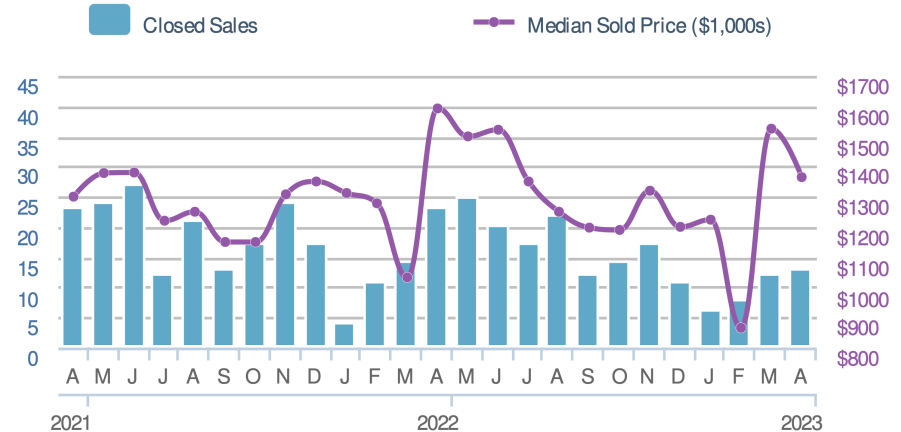
YTD	2023	2022	+/-
	<b>39</b>	<b>53</b>	-26.4%

5-year Apr average: **19****Median Sold Price****\$1,365,000**

 **-10.5%**  
 from Mar 2023:  
 \$1,525,000

 **-14.3%**  
 from Apr 2022:  
 \$1,592,000

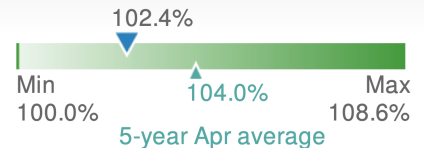
YTD	2023	2022	+/-
	<b>\$1,320,000</b>	<b>\$1,426,000</b>	-7.4%

5-year Apr average: **\$1,312,400****Active Listings****20**

Mar 2023	Apr 2022
<b>15</b>	<b>17</b>

**Avg DOM****7**

Mar 2023	Apr 2022	YTD
<b>7</b>	<b>14</b>	<b>24</b>

**Avg Sold to OLP Ratio****102.4%**

Mar 2023	Apr 2022	YTD
<b>105.8%</b>	<b>108.6%</b>	<b>99.3%</b>

**January thru May 2023 YTD**

Chevy Chase, Washington, DC (Advertised)

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**Sold Summary**

	2023	2022	% Change
Sold Dollar Volume	\$84,132,097	\$99,749,300	-15.66%
Avg Sold Price	\$1,364,220	\$1,365,896	-0.12%
Median Sold Price	\$1,370,000	\$1,466,000	-6.55%
Units Sold	65	79	-17.72%
Avg Days on Market	18	14	28.57%
Avg List Price for Solds	\$1,313,570	\$1,262,649	4.03%
Avg SP to OLP Ratio	101.7%	106.8%	-4.77%
Ratio of Avg SP to Avg OLP	102.8%	107.2%	-4.08%
Attached Avg Sold Price	\$564,003	\$811,909	-30.53%
Detached Avg Sold Price	\$1,625,516	\$1,653,543	-1.69%
Attached Units Sold	16	27	-40.74%
Detached Units Sold	49	52	-5.77%

**Financing (Sold)**

Assumption	0
Cash	15
Conventional	48
FHA	0
Other	1
Owner	0
VA	1

**Days on Market (Sold)**

0	8
1 to 10	36
11 to 20	2
21 to 30	5
31 to 60	4
61 to 90	5
91 to 120	3
121 to 180	2
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**

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	8	0	0	1
\$300K to \$399,999	0	0	0	0	0	0	2	0	0	0
\$400K to \$499,999	0	0	0	0	0	0	1	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	2
\$800K to \$999,999	1	1	0	0	1	0	0	0	0	2
\$1M to \$2,499,999	2	0	14	0	28	2	1	12	2	2
\$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>3</b>	<b>1</b>	<b>14</b>	<b>0</b>	<b>32</b>	<b>2</b>	<b>13</b>	<b>15</b>	<b>2</b>	<b>7</b>
Avg Sold Price	\$1,085,066	\$979,000	\$1,328,471	\$0	\$1,806,140	\$1,712,500	\$355,388			
Prev Year - Avg Sold Price	\$1,005,000	\$0	\$1,425,533	\$1,140,000	\$1,766,563	\$1,491,250	\$550,294			
Avg Sold % Change	7.97%	0.00%	-6.81%	0.00%	2.24%	14.84%	-35.42%			
Prev Year - # of Solds	1	0	15	4	36	5	18			

**Active Detail**

**May 2023**

Chevy Chase, Washington, DC

202.262.1261  
lenore.rubino@wfp.com  
lenorerubino.com**New Listings 32**

**88.2%**  
 from Apr 2023: 17  
**23.1%**  
 from May 2022: 26

YTD	2023	2022	+/-
	<b>102</b>	<b>115</b>	-11.3%

5-year May average: 30

**New Pendings 26**

**62.5%**  
 from Apr 2023: 16  
**0.0%**  
 from May 2022: 26

YTD	2023	2022	+/-
	<b>77</b>	<b>98</b>	-21.4%

5-year May average: 25

**Closed Sales 24**

**84.6%**  
 from Apr 2023: 13  
**-4.0%**  
 from May 2022: 25

YTD	2023	2022	+/-
	<b>65</b>	<b>79</b>	-17.7%

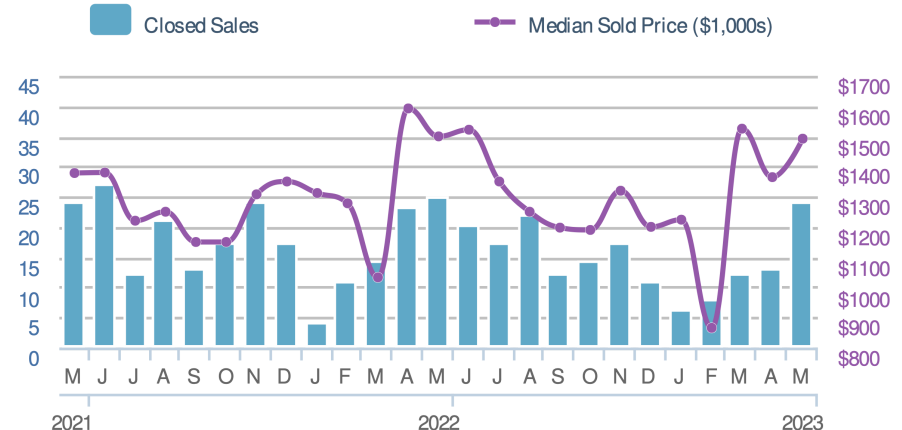
5-year May average: 22

**Median Sold Price \$1,492,500**

**9.3%**  
 from Apr 2023: \$1,365,000  
**-0.5%**  
 from May 2022: \$1,500,000

YTD	2023	2022	+/-
	<b>\$1,370,000</b>	<b>\$1,466,000</b>	-6.5%

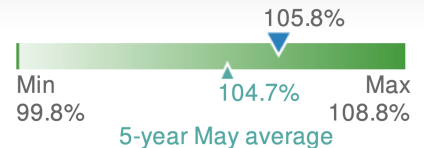
5-year May average: \$1,286,850

**Active Listings 24**

Apr 2023	May 2022
20	15

**Avg DOM 8**

Apr 2023	May 2022	YTD
7	9	18

**Avg Sold to OLP Ratio 105.8%**

Apr 2023	May 2022	YTD
102.4%	108.8%	101.7%

**January thru June 2023 YTD**

Chevy Chase, Washington, DC (Advertised)

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

	2023	2022	% Change
Sold Dollar Volume	\$117,934,097	\$127,771,100	-7.70%
Avg Sold Price	\$1,442,012	\$1,392,669	3.54%
Median Sold Price	\$1,450,000	\$1,484,375	-2.32%
Units Sold	86	100	-14.00%
Avg Days on Market	15	13	15.38%
Avg List Price for Solds	\$1,385,861	\$1,277,711	8.46%
Avg SP to OLP Ratio	102.7%	107.7%	-4.67%
Ratio of Avg SP to Avg OLP	103.2%	107.9%	-4.41%
Attached Avg Sold Price	\$594,128	\$852,708	-30.32%
Detached Avg Sold Price	\$1,666,453	\$1,635,261	1.91%
Attached Units Sold	18	31	-41.94%
Detached Units Sold	68	69	-1.45%

**Financing (Sold)**

Assumption	0
Cash	22
Conventional	61
FHA	0
Other	2
Owner	0
VA	1

**Days on Market (Sold)**

0	8
1 to 10	51
11 to 20	7
21 to 30	6
31 to 60	4
61 to 90	5
91 to 120	3
121 to 180	2
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**

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	8	0	0	1
\$300K to \$399,999	0	0	0	0	0	0	3	0	0	0
\$400K to \$499,999	0	0	0	0	0	0	1	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	2
\$800K to \$999,999	1	1	0	0	1	0	0	0	1	1
\$1M to \$2,499,999	2	0	17	1	42	2	1	6	1	2
\$2.5M to \$4,999,999	0	0	0	0	5	0	0	2	0	0
\$5,000,000+	0	0	0	0	0	0	0	0	0	0
<b>Total</b>	<b>3</b>	<b>1</b>	<b>17</b>	<b>1</b>	<b>48</b>	<b>2</b>	<b>14</b>	<b>8</b>	<b>2</b>	<b>6</b>
Avg Sold Price	\$1,085,066	\$979,000	\$1,357,005	\$1,310,254	\$1,812,385	\$1,712,500	\$355,717			
Prev Year - Avg Sold Price	\$1,005,000	\$0	\$1,428,583	\$1,140,000	\$1,722,270	\$1,414,843	\$555,536			
Avg Sold % Change	7.97%	0.00%	-5.01%	14.93%	5.23%	21.04%	-35.97%			
Prev Year - # of Solds	1	0	18	4	50	8	19			

**Active Detail**

**June 2023**

Chevy Chase, Washington, DC

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

**-59.4%**    **-38.1%**  
 from May 2023: 32    from Jun 2022: 21

YTD	2023	2022	+/-
	<b>119</b>	<b>136</b>	-12.5%

5-year Jun average: 25

**New Pendings 21**

**-19.2%**    **50.0%**  
 from May 2023: 26    from Jun 2022: 14

YTD	2023	2022	+/-
	<b>98</b>	<b>112</b>	-12.5%

5-year Jun average: 23

**Closed Sales 20**

**-16.7%**    **0.0%**  
 from May 2023: 24    from Jun 2022: 20

YTD	2023	2022	+/-
	<b>86</b>	<b>100</b>	-14.0%

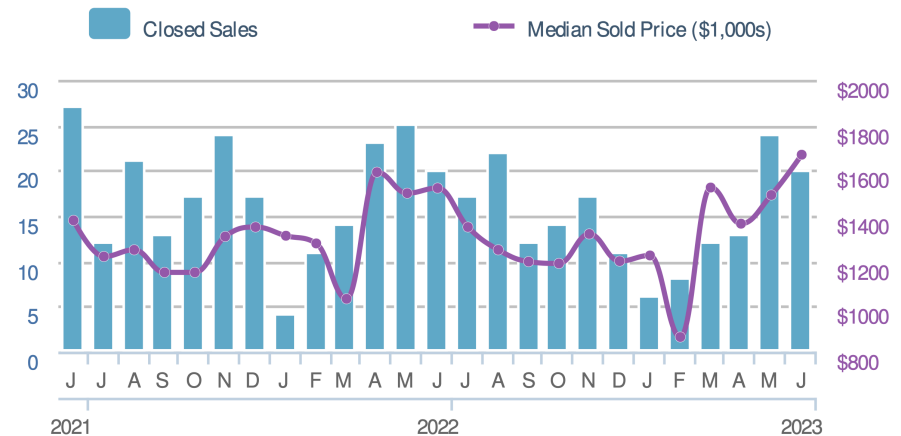
5-year Jun average: 23

**Median Sold Price \$1,670,750**

**11.9%**    **9.8%**  
 from May 2023: \$1,492,500    from Jun 2022: \$1,522,000

YTD	2023	2022	+/-
	<b>\$1,450,000</b>	<b>\$1,484,375</b>	-2.3%

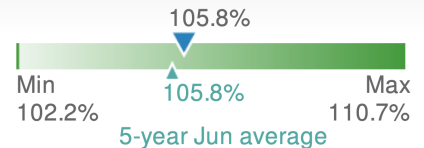
5-year Jun average: \$1,373,800

**Active Listings 16**

May 2023	Jun 2022
24	18

**Avg DOM 8**

May 2023	Jun 2022	YTD
8	7	15

**Avg Sold to OLP Ratio 105.8%**

May 2023	Jun 2022	YTD
105.8%	110.7%	102.7%



**January thru July 2023 YTD**  
Chevy Chase, Washington, DC (Advertised)202.262.1261  
lenore.rubino@wfp.com  
lenorerubino.com**Sold Summary**

	2023	2022	% Change
Sold Dollar Volume	\$138,637,997	\$149,562,899	-7.30%
Avg Sold Price	\$1,413,569	\$1,379,660	2.46%
Median Sold Price	\$1,382,500	\$1,475,000	-6.27%
Units Sold	103	117	-11.97%
Avg Days on Market	15	12	25.00%
Avg List Price for Solds	\$1,358,135	\$1,278,315	6.24%
Avg SP to OLP Ratio	102.6%	106.6%	-3.80%
Ratio of Avg SP to Avg OLP	103.1%	106.9%	-3.56%
Attached Avg Sold Price	\$693,474	\$839,855	-17.43%
Detached Avg Sold Price	\$1,669,392	\$1,610,064	3.68%
Attached Units Sold	27	35	-22.86%
Detached Units Sold	76	82	-7.32%

**Financing (Sold)**

Assumption	0
Cash	22
Conventional	78
FHA	0
Other	2
Owner	0
VA	1

**Days on Market (Sold)**

0	10
1 to 10	57
11 to 20	11
21 to 30	10
31 to 60	4
61 to 90	5
91 to 120	3
121 to 180	2
181 to 360	1
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	1	0	0	0
\$200K to \$299,999	0	0	0	0	0	0	8	0	0	1
\$300K to \$399,999	0	0	0	0	0	0	3	0	0	1
\$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	2	0	0	3
\$800K to \$999,999	1	1	0	0	1	0	3	0	1	2
\$1M to \$2,499,999	2	0	17	2	50	4	1	7	2	2
\$2.5M to \$4,999,999	0	0	0	0	5	0	0	1	0	0
\$5,000,000+	0	0	0	0	0	0	0	0	0	0
<b>Total</b>	<b>3</b>	<b>1</b>	<b>17</b>	<b>2</b>	<b>56</b>	<b>4</b>	<b>20</b>	<b>8</b>	<b>3</b>	<b>10</b>
Avg Sold Price	\$1,085,066	\$979,000	\$1,357,005	\$1,192,627	\$1,795,526	\$1,450,000	\$477,977			
Prev Year - Avg Sold Price	\$903,103	\$0	\$1,384,565	\$1,140,000	\$1,711,676	\$1,414,843	\$587,660			
Avg Sold % Change	20.15%	0.00%	-1.99%	4.62%	4.90%	2.48%	-18.66%			
Prev Year - # of Solds	1	0	23	4	58	8	23			

**Active Detail**

**July 2023**

Chevy Chase, Washington, DC

202.262.1261  
lenore.rubino@wfp.com  
lenorerubino.com**New Listings 15**

 **15.4%**  
 from Jun 2023: **13**  
 **-34.8%**  
 from Jul 2022: **23**


YTD	2023	2022	+/-
	<b>137</b>	<b>159</b>	-13.8%

5-year Jul average: **20****New Pendings 10**

 **-52.4%**  
 from Jun 2023: **21**  
 **-54.5%**  
 from Jul 2022: **22**



YTD	2023	2022	+/-
	<b>110</b>	<b>135</b>	-18.5%

5-year Jul average: **18****Closed Sales 17**

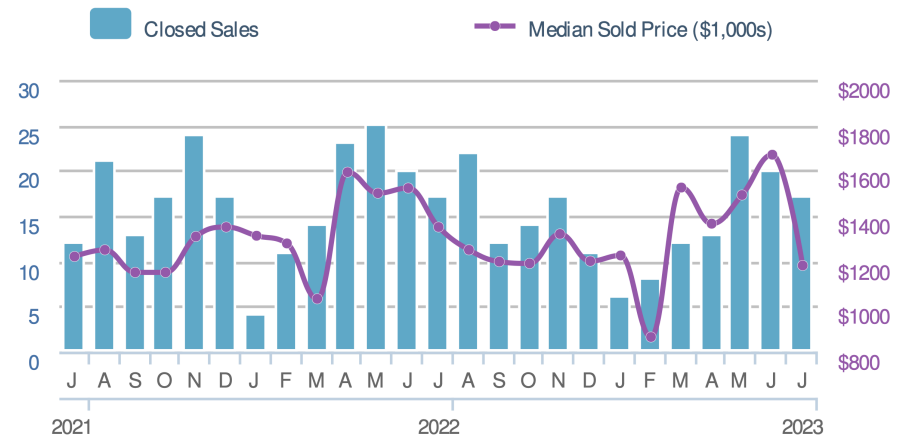
 **-15.0%**  
 from Jun 2023: **20**  
 **0.0%**  
 from Jul 2022: **17**

YTD	2023	2022	+/-
	<b>103</b>	<b>117</b>	-12.0%

5-year Jul average: **19****Median Sold Price \$1,180,000**

 **-29.4%**  
 from Jun 2023: **\$1,670,750**  
 **-12.6%**  
 from Jul 2022: **\$1,350,000**

YTD	2023	2022	+/-
	<b>\$1,382,500</b>	<b>\$1,475,000</b>	-6.3%

5-year Jul average: **\$1,215,900****Active Listings 21**

Min 17  
 5-year Jul average 19  
 Max 21

Jun 2023	Jul 2022
<b>16</b>	<b>17</b>

**Avg DOM 11**

Min 7  
 5-year Jul average 10  
 Max 15

Jun 2023	Jul 2022	YTD
<b>8</b>	<b>10</b>	<b>15</b>

**Avg Sold to OLP Ratio 102.1%**

Min 100.3%  
 5-year Jul average 102.6%  
 Max 106.4%

Jun 2023	Jul 2022	YTD
<b>105.8%</b>	<b>100.3%</b>	<b>102.6%</b>

**January thru August 2023 YTD**

Chevy Chase, Washington, DC (Advertised)

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

	2023	2022	% Change
Sold Dollar Volume	\$161,974,097	\$174,775,798	-7.32%
Avg Sold Price	\$1,377,241	\$1,343,301	2.53%
Median Sold Price	\$1,360,000	\$1,425,000	-4.56%
Units Sold	123	139	-11.51%
Avg Days on Market	14	13	7.69%
Avg List Price for Solds	\$1,327,025	\$1,257,379	5.54%
Avg SP to OLP Ratio	102.3%	105.8%	-3.35%
Ratio of Avg SP to Avg OLP	102.8%	105.9%	-2.91%
Attached Avg Sold Price	\$714,664	\$817,296	-12.56%
Detached Avg Sold Price	\$1,651,411	\$1,586,924	4.06%
Attached Units Sold	36	44	-18.18%
Detached Units Sold	87	95	-8.42%

**Financing (Sold)**

Assumption	0
Cash	27
Conventional	92
FHA	0
Other	2
Owner	0
VA	2

**Days on Market (Sold)**

0	10
1 to 10	69
11 to 20	17
21 to 30	10
31 to 60	5
61 to 90	5
91 to 120	4
121 to 180	2
181 to 360	1
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	1	0	0	0
\$200K to \$299,999	0	0	0	0	0	0	9	0	0	0
\$300K to \$399,999	0	0	0	0	0	0	5	0	0	1
\$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	4	0	0	1
\$800K to \$999,999	1	1	0	1	1	0	4	0	1	1
\$1M to \$2,499,999	2	0	18	2	60	6	1	4	0	2
\$2.5M to \$4,999,999	0	0	0	0	5	0	0	2	0	0
\$5,000,000+	0	0	0	0	0	0	0	0	0	0
<b>Total</b>	<b>3</b>	<b>1</b>	<b>18</b>	<b>3</b>	<b>66</b>	<b>6</b>	<b>26</b>	<b>6</b>	<b>1</b>	<b>6</b>
Avg Sold Price	\$1,085,066	\$979,000	\$1,343,561	\$1,124,918	\$1,761,113	\$1,425,833	\$493,044			
Prev Year - Avg Sold Price	\$903,103	\$0	\$1,387,800	\$1,155,000	\$1,668,981	\$1,414,843	\$550,082			
Avg Sold % Change	20.15%	0.00%	-3.19%	-2.60%	5.52%	0.78%	-10.37%			
Prev Year - # of Solds	1	0	25	8	69	8	28			

**Active Detail**

**August 2023**

Chevy Chase, Washington, DC

202.262.1261  
lenore.rubino@wfp.com  
lenorerubino.com**New Listings****6** **-60.0%**from Jul 2023:  
**15** **0.0%**from Aug 2022:  
**6**

YTD	2023	2022	+/-
	<b>143</b>	<b>165</b>	-13.3%

5-year Aug average: **12****New Pendings****12** **20.0%**from Jul 2023:  
**10** **20.0%**from Aug 2022:  
**10**

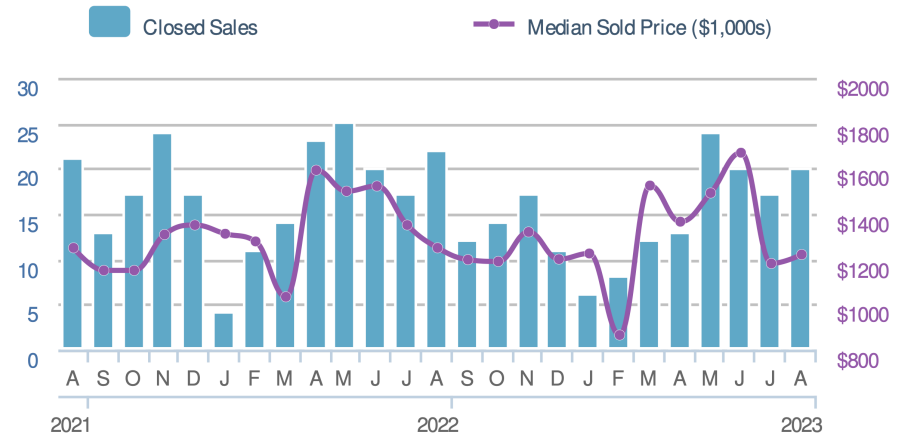
YTD	2023	2022	+/-
	<b>122</b>	<b>144</b>	-15.3%

5-year Aug average: **12****Closed Sales****20** **17.6%**from Jul 2023:  
**17** **-9.1%**from Aug 2022:  
**22**

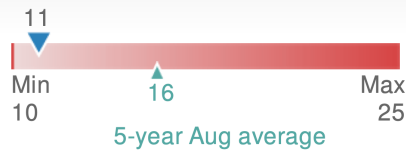
YTD	2023	2022	+/-
	<b>123</b>	<b>139</b>	-11.5%

5-year Aug average: **22****Median Sold Price****\$1,220,000** **3.4%**from Jul 2023:  
**\$1,180,000** **-2.4%**from Aug 2022:  
**\$1,250,000**

YTD	2023	2022	+/-
	<b>\$1,360,000</b>	<b>\$1,425,000</b>	-4.6%

5-year Aug average: **\$1,151,075****Active Listings****13**

Jul 2023	Aug 2022
<b>21</b>	<b>10</b>

**Avg DOM****11**

Jul 2023	Aug 2022	YTD
<b>11</b>	<b>15</b>	<b>14</b>

**Avg Sold to OLP Ratio****100.8%**

Jul 2023	Aug 2022	YTD
<b>102.1%</b>	<b>101.6%</b>	<b>102.3%</b>

**January thru September 2023 YTD**

Chevy Chase, Washington, DC (Advertised)

202.262.1261

lenore.rubino@wfp.com

lenorerubino.com

**Sold Summary**

	2023	2022	% Change
Sold Dollar Volume	\$175,725,997	\$190,457,698	-7.73%
Avg Sold Price	\$1,388,300	\$1,332,416	4.19%
Median Sold Price	\$1,365,000	\$1,399,500	-2.47%
Units Sold	132	152	-13.16%
Avg Days on Market	15	13	15.38%
Avg List Price for Solds	\$1,340,727	\$1,253,011	7.00%
Avg SP to OLP Ratio	102.2%	105.2%	-2.92%
Ratio of Avg SP to Avg OLP	102.6%	105.3%	-2.54%
Attached Avg Sold Price	\$778,485	\$837,091	-7.00%
Detached Avg Sold Price	\$1,663,052	\$1,568,056	6.06%
Attached Units Sold	41	49	-16.33%
Detached Units Sold	91	103	-11.65%

**Financing (Sold)**

Assumption	0
Cash	29
Conventional	99
FHA	0
Other	2
Owner	0
VA	2

**Days on Market (Sold)**

0	11
1 to 10	73
11 to 20	18
21 to 30	10
31 to 60	6
61 to 90	6
91 to 120	5
121 to 180	2
181 to 360	1
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	1	0	0	0
\$200K to \$299,999	0	0	0	0	0	0	9	0	0	0
\$300K to \$399,999	0	0	0	0	0	0	5	0	0	1
\$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	0
\$600K to \$799,999	0	0	0	0	0	0	5	0	0	1
\$800K to \$999,999	1	1	0	1	1	0	5	0	0	1
\$1M to \$2,499,999	2	0	18	2	64	8	2	8	1	2
\$2.5M to \$4,999,999	0	0	0	0	5	0	0	2	0	0
\$5,000,000+	0	0	0	0	0	0	0	0	0	0
<b>Total</b>	<b>3</b>	<b>1</b>	<b>18</b>	<b>3</b>	<b>70</b>	<b>8</b>	<b>29</b>	<b>10</b>	<b>1</b>	<b>5</b>
Avg Sold Price	\$1,085,066	\$979,000	\$1,343,561	\$1,124,918	\$1,769,978	\$1,490,625	\$539,281			
Prev Year - Avg Sold Price	\$903,103	\$0	\$1,383,214	\$1,135,000	\$1,646,982	\$1,423,750	\$580,282			
Avg Sold % Change	20.15%	0.00%	-2.87%	-0.89%	7.47%	4.70%	-7.07%			
Prev Year - # of Solds	1	0	28	9	74	9	31			

**Active Detail**

**September 2023**

Chevy Chase, Washington, DC

202.262.1261

lenore.rubino@wfp.com



lenorerubino.com

**New Listings****16**

 **166.7%**  
 from Aug 2023: **6**  
 **-38.5%**  
 from Sep 2022: **26**



YTD	2023	2022	+/-
	<b>159</b>	<b>191</b>	-16.8%

5-year Sep average: **24****New Pendings****11**

 **-8.3%**  
 from Aug 2023: **12**  
 **-35.3%**  
 from Sep 2022: **17**



YTD	2023	2022	+/-
	<b>133</b>	<b>162</b>	-17.9%

5-year Sep average: **17****Closed Sales****9**

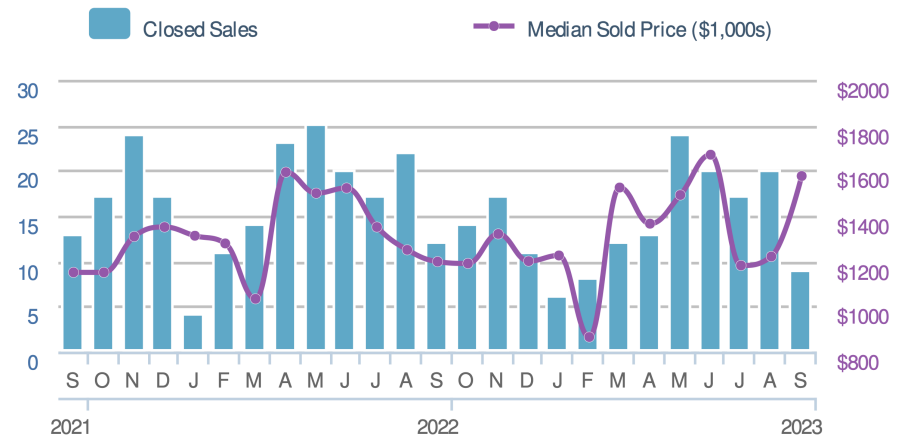
 **-55.0%**  
 from Aug 2023: **20**  
 **-25.0%**  
 from Sep 2022: **12**

YTD	2023	2022	+/-
	<b>132</b>	<b>152</b>	-13.2%

5-year Sep average: **14****Median Sold Price****\$1,575,000**

 **29.1%**  
 from Aug 2023: **\$1,220,000**  
 **31.5%**  
 from Sep 2022: **\$1,197,500**

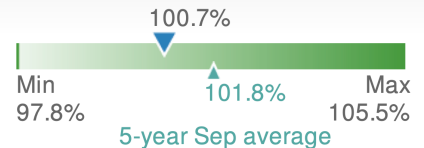
YTD	2023	2022	+/-
	<b>\$1,365,000</b>	<b>\$1,399,500</b>	-2.5%

5-year Sep average: **\$1,228,050****Active Listings****16**

Aug 2023	Sep 2022
<b>13</b>	<b>17</b>

**Avg DOM****29**

Aug 2023	Sep 2022	YTD
<b>11</b>	<b>16</b>	<b>15</b>

**Avg Sold to OLP Ratio****100.7%**

Aug 2023	Sep 2022	YTD
<b>100.8%</b>	<b>97.8%</b>	<b>102.2%</b>

**January thru October 2023 YTD**

Chevy Chase, Washington, DC (Advertised)

202.262.1261

lenore.rubino@wfp.com

lenorerubino.com

**Sold Summary**

	2023	2022	% Change
Sold Dollar Volume	\$186,796,997	\$203,383,598	-8.16%
Avg Sold Price	\$1,379,898	\$1,302,345	5.95%
Median Sold Price	\$1,347,500	\$1,350,000	-0.19%
Units Sold	141	166	-15.06%
Avg Days on Market	15	14	7.14%
Avg List Price for Solds	\$1,333,666	\$1,225,202	8.85%
Avg SP to OLP Ratio	102.1%	105.0%	-2.73%
Ratio of Avg SP to Avg OLP	102.6%	105.3%	-2.58%
Attached Avg Sold Price	\$761,543	\$791,776	-3.82%
Detached Avg Sold Price	\$1,660,389	\$1,562,271	6.28%
Attached Units Sold	44	56	-21.43%
Detached Units Sold	97	110	-11.82%

**Financing (Sold)**

Assumption	0
Cash	32
Conventional	104
FHA	0
Other	3
Owner	0
VA	2

**Days on Market (Sold)**

0	11
1 to 10	78
11 to 20	20
21 to 30	10
31 to 60	7
61 to 90	7
91 to 120	5
121 to 180	2
181 to 360	1
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	1	0	0	0
\$200K to \$299,999	0	0	0	0	0	0	9	0	0	0
\$300K to \$399,999	0	0	0	0	0	0	5	0	0	1
\$400K to \$499,999	0	0	0	0	0	0	2	0	0	0
\$500K to \$599,999	0	0	0	0	0	0	2	0	0	0
\$600K to \$799,999	0	0	0	0	0	0	6	0	0	1
\$800K to \$999,999	1	1	0	1	1	0	5	0	0	0
\$1M to \$2,499,999	2	0	21	2	66	8	2	10	1	2
\$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
<b>Total</b>	<b>3</b>	<b>1</b>	<b>21</b>	<b>3</b>	<b>73</b>	<b>8</b>	<b>32</b>	<b>13</b>	<b>1</b>	<b>4</b>
Avg Sold Price	\$1,085,066	\$979,000	\$1,331,147	\$1,124,918	\$1,778,746	\$1,490,625	\$538,410			
Prev Year - Avg Sold Price	\$903,103	\$0	\$1,383,214	\$1,135,000	\$1,632,305	\$1,423,750	\$560,809			
Avg Sold % Change	20.15%	0.00%	-3.76%	-0.89%	8.97%	4.70%	-3.99%			
Prev Year - # of Solds	1	0	28	9	81	9	38			

**Active Detail**

**October 2023**

Chevy Chase, Washington, DC

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

↔ 0.0%    ↓ -15.8%

from Sep 2023: 16    from Oct 2022: 19

YTD	2023	2022	+/-
	177	210	-15.7%

5-year Oct average: 22

**New Pendings 11**

↔ 0.0%    ↓ -8.3%

from Sep 2023: 11    from Oct 2022: 12

YTD	2023	2022	+/-
	144	174	-17.2%

5-year Oct average: 16

**Closed Sales 9**

↔ 0.0%    ↓ -35.7%

from Sep 2023: 9    from Oct 2022: 14

YTD	2023	2022	+/-
	141	166	-15.1%

5-year Oct average: 16

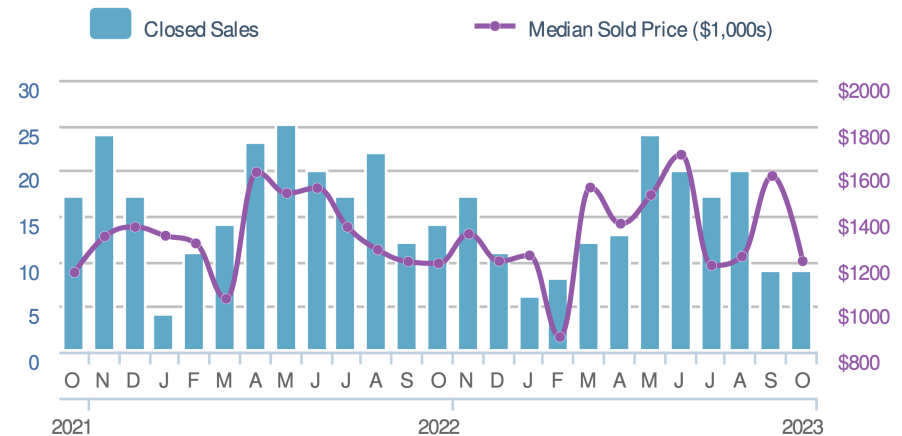
**Median Sold Price \$1,200,000**

↓ -23.8%    ↑ 0.8%

from Sep 2023: \$1,575,000    from Oct 2022: \$1,190,000

YTD	2023	2022	+/-
	\$1,347,500	\$1,350,000	-0.2%

5-year Oct average: \$1,162,660

**Active Listings 18**

18

Min 17    21    Max 26

5-year Oct average

Sep 2023	Oct 2022
16	21

**Avg DOM 12**

12

Min 6    19    Max 32

5-year Oct average

Sep 2023	Oct 2022	YTD
29	27	15

**Avg Sold to OLP Ratio 101.0%**

101.0%

Min 101.0%    101.8%    Max 103.2%

5-year Oct average

Sep 2023	Oct 2022	YTD
100.7%	101.9%	102.1%



**January thru November 2023 YTD**

Chevy Chase, Washington, DC (Advertised)

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

	2023	2022	% Change
Sold Dollar Volume	\$203,890,997	\$227,282,598	-10.29%
Avg Sold Price	\$1,365,904	\$1,305,318	4.64%
Median Sold Price	\$1,322,000	\$1,339,162	-1.28%
Units Sold	155	184	-15.76%
Avg Days on Market	16	14	14.29%
Avg List Price for Solds	\$1,323,490	\$1,235,231	7.15%
Avg SP to OLP Ratio	101.7%	104.3%	-2.54%
Ratio of Avg SP to Avg OLP	102.3%	104.5%	-2.14%
Attached Avg Sold Price	\$762,130	\$787,060	-3.17%
Detached Avg Sold Price	\$1,645,007	\$1,543,882	6.55%
Attached Units Sold	49	58	-15.52%
Detached Units Sold	106	126	-15.87%

**Financing (Sold)**

Assumption	0
Cash	35
Conventional	115
FHA	0
Other	3
Owner	0
VA	2

**Days on Market (Sold)**

0	11
1 to 10	85
11 to 20	22
21 to 30	10
31 to 60	9
61 to 90	7
91 to 120	8
121 to 180	2
181 to 360	1
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**

	Residential						Condo/Coop	Active Listings		
	2 or Less BR		3 BR		4 or More BR		All	Residential		Condo/Coop
Price Ranges	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	9	0	0	0
\$300K to \$399,999	0	0	0	0	0	0	6	0	0	0
\$400K to \$499,999	0	0	0	0	0	0	2	0	0	1
\$500K to \$599,999	0	0	0	0	0	0	2	0	0	0
\$600K to \$799,999	0	0	0	0	0	0	7	0	0	2
\$800K to \$999,999	1	1	0	1	1	1	6	0	0	0
\$1M to \$2,499,999	2	0	22	3	74	8	2	7	1	3
\$2.5M to \$4,999,999	0	0	0	0	6	0	0	5	0	0
\$5,000,000+	0	0	0	0	0	0	0	0	0	0
<b>Total</b>	<b>3</b>	<b>1</b>	<b>22</b>	<b>4</b>	<b>81</b>	<b>9</b>	<b>35</b>	<b>12</b>	<b>1</b>	<b>6</b>
Avg Sold Price	\$1,085,066	\$979,000	\$1,316,095	\$1,122,813	\$1,755,080	\$1,421,444	\$545,175			
Prev Year - Avg Sold Price	\$903,103	\$0	\$1,374,242	\$1,135,000	\$1,611,696	\$1,379,875	\$554,762			
Avg Sold % Change	20.15%	0.00%	-4.23%	-1.07%	8.90%	3.01%	-1.73%			
Prev Year - # of Solds	1	0	33	9	92	10	39			

**November 2023**

Chevy Chase, Washington, DC

202.262.1261  
lenore.rubino@wfp.com  
lenorerubino.com**New Listings****13** **-18.8%**from Oct 2023:  
**16** **0.0%**from Nov 2022:  
**13**

YTD	2023	2022	+/-
	<b>192</b>	<b>223</b>	-13.9%

5-year Nov average: **12****New Pendings****9** **-18.2%**from Oct 2023:  
**11** **-30.8%**from Nov 2022:  
**13**

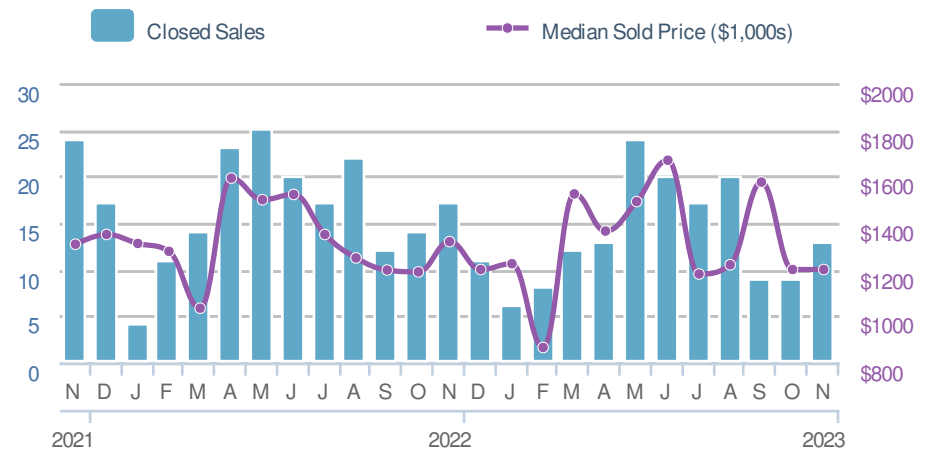
YTD	2023	2022	+/-
	<b>153</b>	<b>190</b>	-19.5%

5-year Nov average: **14****Closed Sales****13** **44.4%**from Oct 2023:  
**9** **-23.5%**from Nov 2022:  
**17**

YTD	2023	2022	+/-
	<b>155</b>	<b>184</b>	-15.8%

5-year Nov average: **15****Median Sold Price****\$1,200,000** **0.0%**from Oct 2023:  
**\$1,200,000** **-9.1%**from Nov 2022:  
**\$1,320,000**

YTD	2023	2022	+/-
	<b>\$1,322,000</b>	<b>\$1,339,162</b>	-1.3%

5-year Nov average: **\$1,259,100****Active Listings****19**

Oct 2023	Nov 2022
<b>18</b>	<b>19</b>

**Avg DOM****30**

Oct 2023	Nov 2022	YTD
<b>12</b>	<b>19</b>	<b>16</b>

**Avg Sold to OLP Ratio****97.5%**

Oct 2023	Nov 2022	YTD
<b>101.0%</b>	<b>98.7%</b>	<b>101.7%</b>

**January thru December 2023 YTD**

Chevy Chase, MD

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

	2023	2022	% Change
Sold Dollar Volume	\$490,318,250	\$579,584,962	-15.40%
Avg Sold Price	\$1,304,572	\$1,334,928	-2.27%
Median Sold Price	\$1,200,000	\$1,130,000	6.19%
Units Sold	379	443	-14.45%
Avg Days on Market	29	29	0.00%
Avg List Price for Solds	\$1,293,715	\$1,308,318	-1.12%
Avg SP to OLP Ratio	99.0%	100.5%	-1.48%
Ratio of Avg SP to Avg OLP	99.0%	100.6%	-1.53%
Attached Avg Sold Price	\$750,117	\$743,764	0.85%
Detached Avg Sold Price	\$1,775,182	\$1,902,551	-6.69%
Attached Units Sold	174	217	-19.82%
Detached Units Sold	205	226	-9.29%

**Financing (Sold)**

Assumption	0
Cash	154
Conventional	209
FHA	1
Other	11
Owner	0
VA	2

**Days on Market (Sold)**

0	17
1 to 10	183
11 to 20	32
21 to 30	35
31 to 60	40
61 to 90	22
91 to 120	22
121 to 180	14
181 to 360	12
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	2	0	0	1
\$50K to \$99,999	0	0	0	0	0	0	0	0	0	0
\$100K to \$149,999	0	0	0	0	0	0	4	0	0	0
\$150K to \$199,999	0	0	0	0	0	0	9	0	0	2
\$200K to \$299,999	0	2	0	0	0	0	24	0	0	8
\$300K to \$399,999	0	1	0	0	0	0	21	0	0	4
\$400K to \$499,999	0	0	0	0	0	0	12	0	0	2
\$500K to \$599,999	0	0	0	0	0	0	19	0	0	3
\$600K to \$799,999	0	0	1	0	4	0	30	1	0	3
\$800K to \$999,999	0	0	13	0	12	0	14	0	0	2
\$1M to \$2,499,999	1	0	27	0	117	2	32	9	3	6
\$2.5M to \$4,999,999	0	0	0	0	26	0	2	5	0	0
\$5,000,000+	0	0	0	0	4	0	0	1	0	1
<b>Total</b>	<b>1</b>	<b>3</b>	<b>41</b>	<b>0</b>	<b>163</b>	<b>2</b>	<b>169</b>	<b>16</b>	<b>3</b>	<b>32</b>
Avg Sold Price	\$1,800,000	\$274,333	\$1,174,046	\$0	\$1,926,236	\$1,662,500	\$747,766			
Prev Year - Avg Sold Price	\$1,483,333	\$820,333	\$1,177,483	\$650,000	\$2,053,547	\$1,522,870	\$719,056			
Avg Sold % Change	21.35%	-66.56%	-0.29%	0.00%	-6.20%	9.17%	3.99%			
Prev Year - # of Solds	3	6	37	1	186	6	204			

**December 2023**

Chevy Chase, MD

202.262.1261  
lenore.rubino@wfp.com  
lenorerubino.com**New Listings****19****↓ -26.9%**from Nov 2023:  
**26****↓ -9.5%**from Dec 2022:  
**21**

YTD	2023	2022	+/-
	<b>497</b>	<b>581</b>	-14.5%

5-year Dec average: **25****New Pendings****20****↑ 11.1%**from Nov 2023:  
**18****↓ -13.0%**from Dec 2022:  
**23**

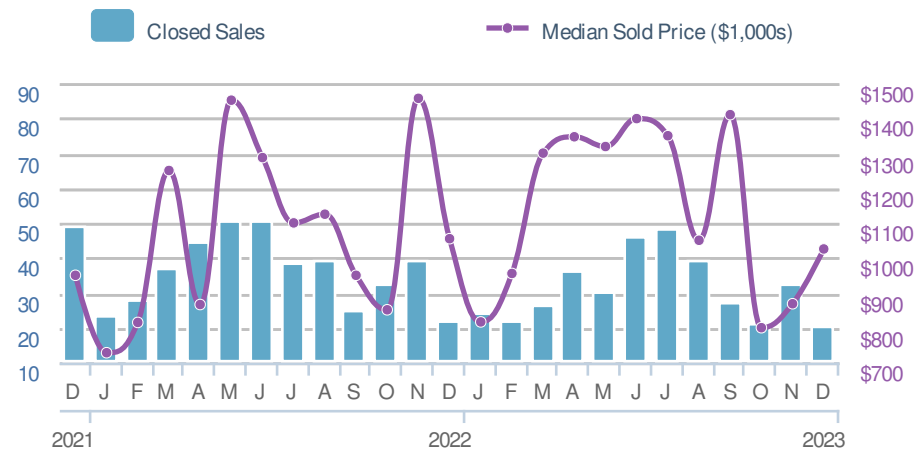
YTD	2023	2022	+/-
	<b>375</b>	<b>442</b>	-15.2%

5-year Dec average: **27****Closed Sales****20****↓ -37.5%**from Nov 2023:  
**32****↓ -9.1%**from Dec 2022:  
**22**

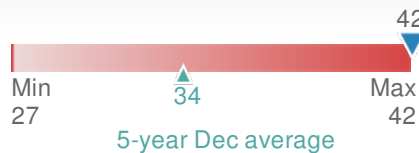
YTD	2023	2022	+/-
	<b>379</b>	<b>443</b>	-14.4%

5-year Dec average: **33****Median Sold Price****\$1,025,000****↑ 18.1%**from Nov 2023:  
**\$868,000****↓ -2.8%**from Dec 2022:  
**\$1,055,000**

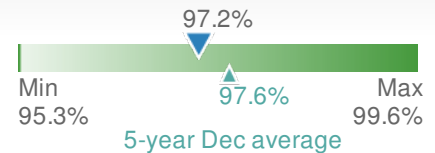
YTD	2023	2022	+/-
	<b>\$1,200,000</b>	<b>\$1,130,000</b>	6.2%

5-year Dec average: **\$1,046,460****Active Listings****51**

Nov 2023	Dec 2022
<b>61</b>	<b>37</b>

**Avg DOM****42**

Nov 2023	Dec 2022	YTD
<b>19</b>	<b>29</b>	<b>29</b>

**Avg Sold to OLP Ratio****97.2%**

Nov 2023	Dec 2022	YTD
<b>99.5%</b>	<b>97.7%</b>	<b>99.0%</b>