

**January thru January 2025 YTD**  
Chevy Chase, Washington, DC (Advertised)202.262.1261  
lenore.rubino@wfp.com  
lenorerubino.com**Sold Summary**

	2025	2024	% Change
Sold Dollar Volume	\$5,372,000	\$14,336,000	-62.53%
Avg Sold Price	\$991,800	\$1,311,772	-24.39%
Median Sold Price	\$950,000	\$1,237,500	-23.23%
Units Sold	5	11	-54.55%
Avg Days on Market	69	13	430.77%
Avg List Price for Solds	\$1,074,400	\$1,303,272	-17.56%
Avg SP to OLP Ratio	89.8%	101.2%	-11.27%
Ratio of Avg SP to Avg OLP	85.5%	101.0%	-15.34%
Attached Avg Sold Price	\$803,000	\$1,602,000	-49.88%
Detached Avg Sold Price	\$1,275,000	\$1,282,750	-0.60%
Attached Units Sold	3	1	200.00%
Detached Units Sold	2	10	-80.00%

**Financing (Sold)**

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

**Days on Market (Sold)**

0	0
1 to 10	0
11 to 20	1
21 to 30	0
31 to 60	0
61 to 90	2
91 to 120	0
121 to 180	1
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						All	Active Listings			
	2 or Less BR		3 BR		4 or More BR			Attached	Residential		
	Detached	Attached/TH	Detached	Attached/TH	Detached	Attached/TH			Detached	Attached/TH	
< \$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	2	
\$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	1	0	0	0	
\$1M to \$2,499,999	0	0	0	0	1	0	1	4	2	1	
\$2.5M to \$4,999,999	0	0	0	0	0	0	0	2	0	0	
\$5,000,000+	0	0	0	0	0	0	0	1	0	0	
Total	0	0	0	0	2	0	3	7	2	4	
Avg Sold Price	\$0	\$0	\$0	\$0	\$1,275,000	\$0	\$803,000				
Prev Year - Avg Sold Price	\$0	\$0	\$1,280,000	\$0	\$1,283,437	\$0	\$1,602,000				
Avg Sold % Change	0.00%	0.00%	0.00%	0.00%	-0.66%	0.00%	-49.88%				
Prev Year - # of Solds	0	0	2	0	8	0	1				

## January 2025

Chevy Chase, Washington, DC

New Listings	10
▲ 400.0% from Dec 2024: 2	▼ -23.1% from Jan 2024: 13
YTD 2025 <b>10</b>	2024 13 +/- -23.1%
5-year Jan average: 12	

New Pensions	16
▲ 300.0% from Dec 2024: 4	▲ 100.0% from Jan 2024: 8
YTD 2025 <b>16</b>	2024 8 +/- 100.0%
5-year Jan average: 11	

Closed Sales	5
▼ -16.7% from Dec 2024: 6	▼ -54.5% from Jan 2024: 11
YTD 2025 <b>5</b>	2024 11 +/- -54.5%
5-year Jan average: 9	

Median Sold Price	<b>\$950,000</b>
▼ -30.0% from Dec 2024: \$1,356,250	▼ -23.2% from Jan 2024: \$1,237,500
YTD 2025 <b>\$950,000</b>	2024 \$1,237,500 +/- -23.2%
5-year Jan average: \$1,184,800	



Active Listings	13
Min 6	13
Max 18	12
5-year Jan average	
Dec 2024 12	Jan 2024 18

Avg DOM	69
Min 13	35
Max 69	69
5-year Jan average	
Dec 2024 36	Jan 2024 13
YTD 69	

Avg Sold to OLP Ratio	89.8%
Min 89.8%	96.0%
Max 101.2%	101.2%
5-year Jan average	
Dec 2024 95.0%	Jan 2024 101.2%
YTD 89.8%	

**January thru February 2025 YTD**  
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lenorerubino.com**Sold Summary**

	2025	2024	% Change
Sold Dollar Volume	\$19,011,399	\$22,616,000	-15.94%
Avg Sold Price	\$1,163,687	\$1,289,341	-9.75%
Median Sold Price	\$1,190,000	\$1,352,500	-12.01%
Units Sold	16	18	-11.11%
Avg Days on Market	31	11	181.82%
Avg List Price for Solds	\$1,188,212	\$1,256,444	-5.43%
Avg SP to OLP Ratio	95.9%	103.0%	-6.88%
Ratio of Avg SP to Avg OLP	94.2%	102.9%	-8.42%
Attached Avg Sold Price	\$910,250	\$1,005,463	-9.47%
Detached Avg Sold Price	\$1,315,750	\$1,398,525	-5.92%
Attached Units Sold	6	5	20.00%
Detached Units Sold	10	13	-23.08%

**Financing (Sold)**

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

**Days on Market (Sold)**

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

## Notes:

- SP = Sold Price
- OLP = Original List Price
- LP = List Price (at time of sale)
- Garage/Parking Spaces are not included in Detached/Attached section totals.

**Sold Detail**

Price Ranges	Residential						Condo/Coop	Active Listings		
	2 or Less BR		3 BR		4 or More BR			All	Residential	
	Detached	Attached/TH	Detached	Attached/TH	Detached	Attached/TH	Attached		Detached	Attached/TH
< \$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	2
\$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	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	1	0	1	1
\$1M to \$2,499,999	0	0	5	1	4	1	1	6	5	0
\$2.5M to \$4,999,999	0	0	0	0	0	0	0	1	0	0
\$5,000,000+	0	0	0	0	0	0	0	1	0	0
Total	0	0	5	1	5	1	4	8	6	5
Avg Sold Price	\$0	\$0	\$1,247,500	\$1,185,000	\$1,384,000	\$1,550,000	\$681,625			
Prev Year - Avg Sold Price	\$0	\$0	\$1,321,000	\$0	\$1,421,783	\$1,482,500	\$687,438			
Avg Sold % Change	0.00%	0.00%	-5.56%	0.00%	-2.66%	4.55%	-0.85%			
Prev Year - # of Solds	0	0	3	0	10	2	3			

## February 2025

Chevy Chase, Washington, DC

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<b>New Listings</b>	<b>11</b>
▲ 10.0% from Jan 2025: 10	▲ 22.2% from Feb 2024: 9
YTD 2025 <b>25</b>	2024 <b>24</b> +/- 4.2%
5-year Feb average: <b>13</b>	

<b>New Pending</b>	<b>9</b>
▼ -43.8% from Jan 2025: 16	▼ -25.0% from Feb 2024: 12
YTD 2025 <b>24</b>	2024 <b>20</b> +/- 20.0%
5-year Feb average: <b>13</b>	

<b>Closed Sales</b>	<b>11</b>
▲ 120.0% from Jan 2025: 5	▲ 57.1% from Feb 2024: 7
YTD 2025 <b>16</b>	2024 <b>18</b> +/- -11.1%
5-year Feb average: <b>10</b>	

<b>Median Sold Price</b>	<b>\$1,195,000</b>
▲ 25.8% from Jan 2025: \$950,000	▼ -18.2% from Feb 2024: \$1,460,000
YTD 2025 <b>\$1,190,000</b>	2024 <b>\$1,352,500</b> +/- -12.0%
5-year Feb average: <b>\$1,252,850</b>	



<b>Active Listings</b>	<b>19</b>
Min 9	13
Max 19	19
5-year Feb average	
Jan 2025 <b>13</b>	Feb 2024 <b>14</b>

<b>Avg DOM</b>	<b>14</b>
Min 6	23
Max 68	68
5-year Feb average	
Jan 2025 <b>69</b>	Feb 2024 <b>7</b>
YTD 31	

<b>Avg Sold to OLP Ratio</b>	<b>98.7%</b>
Min 90.6%	98.7%
Max 108.5%	101.9%
5-year Feb average	
Jan 2025 <b>89.8%</b>	Feb 2024 <b>105.7%</b>
YTD 95.9%	

**January thru March 2025 YTD**  
Chevy Chase, Washington, DC (Advertised)

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**Sold Summary**

	2025	2024	% Change
Sold Dollar Volume	\$41,456,298	\$35,917,890	15.42%
Avg Sold Price	\$1,384,033	\$1,370,912	0.96%
Median Sold Price	\$1,289,500	\$1,403,000	-8.09%
Units Sold	30	27	11.11%
Avg Days on Market	25	23	8.70%
Avg List Price for Solds	\$1,381,876	\$1,330,292	3.88%
Avg SP to OLP Ratio	99.1%	103.0%	-3.74%
Ratio of Avg SP to Avg OLP	98.2%	102.2%	-3.92%
Attached Avg Sold Price	\$983,625	\$1,066,479	-7.77%
Detached Avg Sold Price	\$1,650,972	\$1,523,129	8.39%
Attached Units Sold	12	9	33.33%
Detached Units Sold	18	18	0.00%

**Financing (Sold)**

Assumption	0
Cash	11
Conventional	19
FHA	0
Other	0
Owner	0
VA	0

**Days on Market (Sold)**

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

## Notes:

- SP = Sold Price
- OLP = Original List Price
- LP = List Price (at time of sale)
- Garage/Parking Spaces are not included in Detached/Attached section totals.

**Sold Detail**

	Residential						Condo/Coop	Active Listings		
	2 or Less BR		3 BR		4 or More BR			All	Residential	
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	0	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	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	0
\$800K to \$999,999	0	0	0	0	1	0	3	0	1	0
\$1M to \$2,499,999	0	0	6	1	9	2	3	11	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	6	1	12	2	9	14	2	6
Avg Sold Price	\$0	\$0	\$1,310,416	\$1,185,000	\$1,821,250	\$1,755,000	\$789,833			
Prev Year - Avg Sold Price	\$0	\$0	\$1,355,750	\$1,400,000	\$1,570,952	\$1,713,333	\$611,663			
Avg Sold % Change	0.00%	0.00%	-3.34%	-15.36%	15.93%	2.43%	29.13%			
Prev Year - # of Solds	0	0	4	1	14	3	5			

**March 2025**

Chevy Chase, Washington, DC

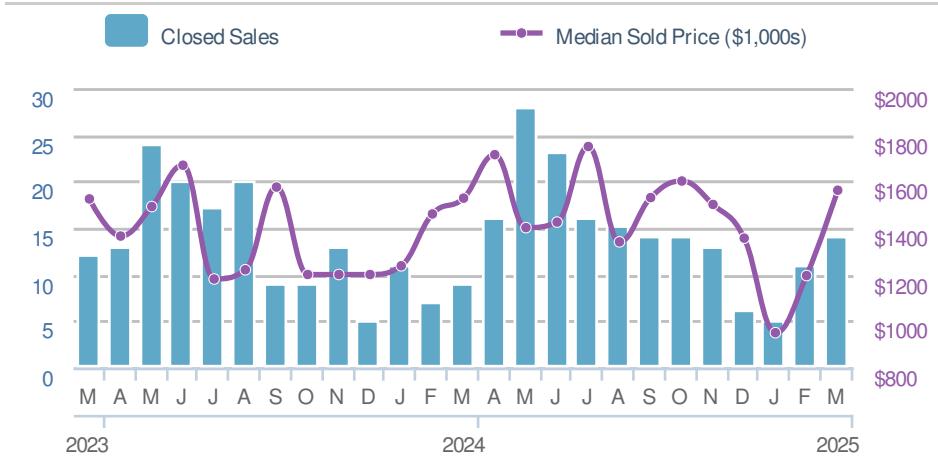
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New Listings		17
 54.5%	 0.0%	
from Feb 2025: 11	from Mar 2024: 17	
YTD 2025 2024 +/-		
<b>48</b>	<b>44</b>	<b>9.1%</b>
5-year Mar average: 23		

New Pending		17
 88.9%	 0.0%	
from Feb 2025: 9	from Mar 2024: 17	
YTD 2025 2024 +/-		
<b>41</b>	<b>36</b>	<b>13.9%</b>
5-year Mar average: 19		

Closed Sales		14
 27.3%	 55.6%	
from Feb 2025: 11	from Mar 2024: 9	
YTD 2025 2024 +/-		
<b>30</b>	<b>27</b>	<b>11.1%</b>
5-year Mar average: 14		

Median Sold Price		\$1,562,500
 30.8%	 2.2%	
from Feb 2025: \$1,195,000	from Mar 2024: \$1,528,500	
YTD 2025 2024 +/-		
<b>\$1,289,500</b>	<b>\$1,403,000</b>	<b>-8.1%</b>
5-year Mar average: \$1,380,330		



Active Listings		22
 22		
Min 10	16	Max 22
5-year Mar average		
Feb 2025 19	Mar 2024 16	

Avg DOM		19
 19	 23	
Min 7	23	Max 48
5-year Mar average		
Feb 2025 14	Mar 2024 48	YTD 25

Avg Sold to OLP Ratio		102.8%
 102.8%	 104.1%	
Min 100.8%	104.1%	Max 107.9%
5-year Mar average		
Feb 2025 98.7%	Mar 2024 102.9%	YTD 99.1%

**January thru April 2025 YTD**

Chevy Chase, Washington, DC (Advertised)

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

	2025	2024	% Change
Sold Dollar Volume	\$65,035,185	\$66,081,390	-1.58%
Avg Sold Price	\$1,453,887	\$1,594,991	-8.85%
Median Sold Price	\$1,360,000	\$1,460,000	-6.85%
Units Sold	45	43	4.65%
Avg Days on Market	22	35	-37.14%
Avg List Price for Solds	\$1,445,226	\$1,536,776	-5.96%
Avg SP to OLP Ratio	99.9%	103.2%	-3.23%
Ratio of Avg SP to Avg OLP	99.2%	102.2%	-2.94%
Attached Avg Sold Price	\$1,123,440	\$1,146,665	-2.03%
Detached Avg Sold Price	\$1,654,515	\$1,749,104	-5.41%
Attached Units Sold	17	11	54.55%
Detached Units Sold	28	32	-12.50%

## 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	31
FHA	0
Other	1
Owner	0
VA	0

**Days on Market (Sold)**

0	5
1 to 10	23
11 to 20	3
21 to 30	3
31 to 60	3
61 to 90	3
91 to 120	1
121 to 180	2
181 to 360	2
361 to 720	0
721+	0

**Sold Detail****Active Detail**

	Residential						Condo/Coop	Active Listings		
	2 or Less BR		3 BR		4 or More BR			All	Residential	
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	0	0	0	1
\$200K to \$299,999	0	0	0	0	0	0	2	0	0	3
\$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	2
\$600K to \$799,999	0	0	0	0	0	0	0	0	0	0
\$800K to \$999,999	0	0	0	2	1	0	3	1	1	0
\$1M to \$2,499,999	0	0	11	1	12	5	3	13	1	2
\$2.5M to \$4,999,999	0	0	0	0	4	0	0	3	0	0
\$5,000,000+	0	0	0	0	0	0	0	1	0	0
Total	0	0	11	3	17	5	9	18	2	9
Avg Sold Price	\$0	\$0	\$1,274,221	\$1,048,333	\$1,900,588	\$1,768,998	\$789,833			
Prev Year - Avg Sold Price	\$950,000	\$0	\$1,483,600	\$1,400,000	\$1,830,897	\$1,753,750	\$699,719			
Avg Sold % Change	0.00%	0.00%	-14.11%	-25.12%	3.81%	0.87%	12.88%			
Prev Year - # of Solds	1	0	5	1	26	4	6			

## April 2025

Chevy Chase, Washington, DC

New Listings	19	
▲ 11.8%	▼ -38.7%	
from Mar 2025: 17	from Apr 2024: 31	
YTD 2025 2024 +/-		
75	85	-11.8%
5-year Apr average: 26		

New Pensions	17	
↔ 0.0%	▼ -39.3%	
from Mar 2025: 17	from Apr 2024: 28	
YTD 2025 2024 +/-		
58	64	-9.4%
5-year Apr average: 21		

Closed Sales	15	
▲ 7.1%	▼ -6.3%	
from Mar 2025: 14	from Apr 2024: 16	
YTD 2025 2024 +/-		
45	43	4.7%
5-year Apr average: 18		

Median Sold Price	\$1,360,000	
▼ -13.0%	▼ -20.7%	
from Mar 2025: \$1,562,500	from Apr 2024: \$1,715,000	
YTD 2025 2024 +/-		
\$1,360,000	\$1,460,000	-6.8%
5-year Apr average: \$1,466,400		



Active Listings	29
Min 16	21
Max 29	29
5-year Apr average	
Mar 2025 22	Apr 2024 21

Avg DOM	16
Min 7	22
5-year Apr average	
Mar 2025 19	Apr 2024 55
YTD 22	

Avg Sold to OLP Ratio	101.5%
Min 101.5%	104.7%
5-year Apr average	
Mar 2025 102.8%	Apr 2024 103.7%
YTD 99.9%	

## January thru May 2025 YTD

Chevy Chase, Washington, DC (Advertised)

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## Sold Summary

	2025	2024	% Change
Sold Dollar Volume	\$95,831,185	\$108,698,091	-11.84%
Avg Sold Price	\$1,495,792	\$1,568,877	-4.66%
Median Sold Price	\$1,360,000	\$1,442,500	-5.72%
Units Sold	65	72	-9.72%
Avg Days on Market	19	24	-20.83%
Avg List Price for Solds	\$1,474,325	\$1,509,695	-2.34%
Avg SP to OLP Ratio	101.3%	103.5%	-2.17%
Ratio of Avg SP to Avg OLP	100.3%	102.9%	-2.48%
Attached Avg Sold Price	\$1,124,928	\$1,039,900	8.18%
Detached Avg Sold Price	\$1,672,796	\$1,732,378	-3.44%
Attached Units Sold	21	17	23.53%
Detached Units Sold	44	55	-20.00%

## Financing (Sold)

Assumption	0
Cash	17
Conventional	47
FHA	0
Other	1
Owner	0
VA	0

## Days on Market (Sold)

0	5
1 to 10	36
11 to 20	7
21 to 30	4
31 to 60	5
61 to 90	3
91 to 120	1
121 to 180	2
181 to 360	2
361 to 720	0
721+	0

## Notes:

- SP = Sold Price
- OLP = Original List Price
- LP = List Price (at time of sale)
- Garage/Parking Spaces are not included in Detached/Attached section totals.

## Sold Detail

## Active Detail

	Residential						Condo/Coop	Active Listings		
	2 or Less BR		3 BR		4 or More BR			All	Residential	
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	0	0	0	1
\$200K to \$299,999	0	0	0	0	0	0	2	0	0	6
\$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	1
\$500K to \$599,999	0	0	0	0	0	0	0	0	0	2
\$600K to \$799,999	0	0	0	0	0	0	0	0	0	0
\$800K to \$999,999	0	0	0	2	1	0	3	1	1	0
\$1M to \$2,499,999	0	0	16	2	22	7	4	17	2	2
\$2.5M to \$4,999,999	0	0	0	0	5	0	0	7	0	0
\$5,000,000+	0	0	0	0	0	0	0	1	0	0
Total	0	0	16	4	28	7	10	26	3	13
Avg Sold Price	\$0	\$0	\$1,275,252	\$1,065,000	\$1,899,964	\$1,567,141	\$839,350			
Prev Year - Avg Sold Price	\$1,050,000	\$0	\$1,377,000	\$1,110,833	\$1,836,087	\$1,687,500	\$656,479			
Avg Sold % Change	0.00%	0.00%	-7.39%	-4.13%	3.48%	-7.13%	27.86%			
Prev Year - # of Solds	2	0	9	3	44	5	9			

**May 2025**

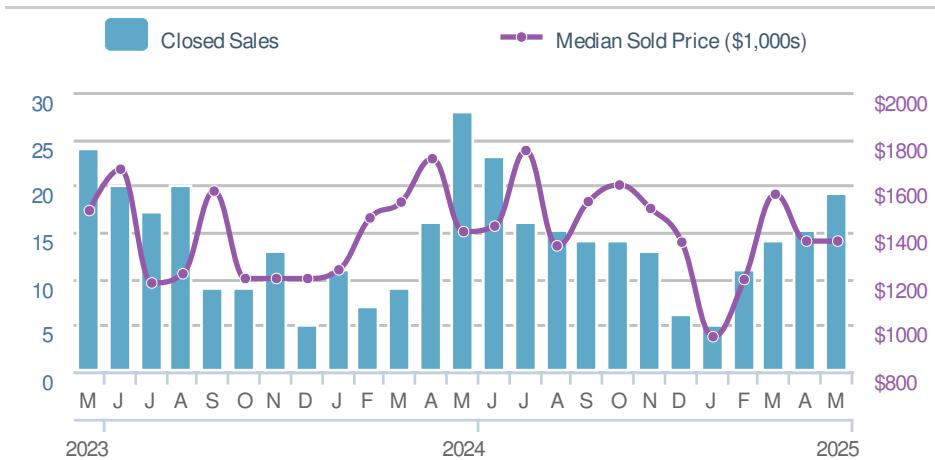
Chevy Chase, Washington, DC

<b>New Listings</b>	<b>31</b>
▲ <b>63.2%</b> from Apr 2025: <b>19</b>	▲ <b>93.8%</b> from May 2024: <b>16</b>
YTD 2025 <b>111</b>	2024 <b>108</b> +/- 2.8%
5-year May average: <b>27</b>	

<b>New Pendlings</b>	<b>17</b>
↔ <b>0.0%</b> from Apr 2025: <b>17</b>	↓ <b>-15.0%</b> from May 2024: <b>20</b>
YTD 2025 <b>75</b>	2024 <b>86</b> +/- -12.8%
5-year May average: <b>23</b>	

<b>Closed Sales</b>	<b>19</b>
▲ <b>26.7%</b> from Apr 2025: <b>15</b>	↓ <b>-32.1%</b> from May 2024: <b>28</b>
YTD 2025 <b>65</b>	2024 <b>72</b> +/- -9.7%
5-year May average: <b>24</b>	

<b>Median Sold Price</b>	<b>\$1,360,000</b>
↔ <b>0.0%</b> from Apr 2025: <b>\$1,360,000</b>	↓ <b>-3.0%</b> from May 2024: <b>\$1,401,750</b>
YTD 2025 <b>\$1,360,000</b>	2024 <b>\$1,442,500</b> +/- -5.7%
5-year May average: <b>\$1,426,600</b>	



<b>Active Listings</b>	<b>42</b>
Min 15	▲ <b>22</b>
Max 42	▼ <b>42</b>
5-year May average	
Apr 2025 <b>29</b>	May 2024 <b>16</b>

<b>Avg DOM</b>	<b>9</b>
Min 8	▲ <b>9</b>
Max 9	▼ <b>9</b>
5-year May average	
Apr 2025 <b>16</b>	May 2024 <b>8</b>
YTD <b>19</b>	

<b>Avg Sold to OLP Ratio</b>	<b>104.9%</b>
Min 104.1%	▲ <b>105.9%</b>
Max 108.8%	▼ <b>104.9%</b>
5-year May average	
Apr 2025 <b>101.5%</b>	May 2024 <b>104.1%</b>
YTD <b>101.3%</b>	

**January thru June 2025 YTD**

Chevy Chase, Washington, DC (Advertised)

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

	2025	2024	% Change
Sold Dollar Volume	\$123,465,685	\$142,784,767	-13.53%
Avg Sold Price	\$1,510,506	\$1,565,126	-3.49%
Median Sold Price	\$1,360,000	\$1,425,000	-4.56%
Units Sold	83	95	-12.63%
Avg Days on Market	18	29	-37.93%
Avg List Price for Solds	\$1,487,538	\$1,502,997	-1.03%
Avg SP to OLP Ratio	100.7%	103.7%	-2.85%
Ratio of Avg SP to Avg OLP	99.7%	103.1%	-3.33%
Attached Avg Sold Price	\$1,116,931	\$1,149,839	-2.86%
Detached Avg Sold Price	\$1,652,451	\$1,697,787	-2.67%
Attached Units Sold	22	23	-4.35%
Detached Units Sold	61	72	-15.28%

**Financing (Sold)**

Assumption	0
Cash	21
Conventional	60
FHA	0
Other	1
Owner	0
VA	1

**Days on Market (Sold)**

0	7
1 to 10	46
11 to 20	8
21 to 30	5
31 to 60	7
61 to 90	5
91 to 120	1
121 to 180	2
181 to 360	2
361 to 720	0
721+	0

## Notes:

- SP = Sold Price
- OLP = Original List Price
- LP = List Price (at time of sale)
- Garage/Parking Spaces are not included in Detached/Attached section totals.

**Sold Detail****Active Detail**

	Residential						Condo/Coop	Active Listings		
	2 or Less BR		3 BR		4 or More BR			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	0	0	0	0
\$200K to \$299,999	0	0	0	0	0	0	2	0	0	6
\$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	1
\$500K to \$599,999	0	0	0	0	0	0	0	0	0	1
\$600K to \$799,999	0	0	0	0	0	0	0	0	0	0
\$800K to \$999,999	0	0	0	3	2	0	3	1	1	0
\$1M to \$2,499,999	0	0	18	2	35	7	4	17	0	1
\$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	1	0	0
Total	0	0	18	5	43	7	10	22	1	10
Avg Sold Price	\$0	\$0	\$1,254,390	\$1,041,800	\$1,819,081	\$1,567,141	\$839,350			
Prev Year - Avg Sold Price	\$1,050,000	\$0	\$1,342,442	\$1,076,875	\$1,809,758	\$1,664,562	\$802,028			
Avg Sold % Change	0.00%	0.00%	-6.56%	-3.26%	0.52%	-5.85%	4.65%			
Prev Year - # of Solds	2	0	14	4	56	8	11			

## June 2025

Chevy Chase, Washington, DC

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New Listings	15	
↓-51.6%	↓-6.3%	
from May 2025: 31	from Jun 2024: 16	
YTD 2025 2024 +/-		
131	129	1.6%
5-year Jun average: 19		

New Pendlings	21	
↑23.5%	↑16.7%	
from May 2025: 17	from Jun 2024: 18	
YTD 2025 2024 +/-		
99	104	-4.8%
5-year Jun average: 19		

Closed Sales	18	
↓-5.3%	↓-21.7%	
from May 2025: 19	from Jun 2024: 23	
YTD 2025 2024 +/-		
83	95	-12.6%
5-year Jun average: 22		

Median Sold Price	\$1,412,500	
↑3.9%	↓-0.9%	
from May 2025: \$1,360,000	from Jun 2024: \$1,425,000	
YTD 2025 2024 +/-		
\$1,360,000	\$1,425,000	-4.6%
5-year Jun average: \$1,482,050		



Active Listings	33
Min 16	21
5-year Jun average	
May 2025 Jun 2024	
42	16

Avg DOM	15
Min 7	16
5-year Jun average	
May 2025	Jun 2024
9	43
YTD	
18	

Avg Sold to OLP Ratio	98.8%
Min 98.8%	105.0%
5-year Jun average	
May 2025	Jun 2024
104.9%	104.2%
YTD	
100.7%	

**January thru July 2025 YTD**

Chevy Chase, Washington, DC (Advertised)

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

	2025	2024	% Change
Sold Dollar Volume	\$160,652,525	\$172,490,766	-6.86%
Avg Sold Price	\$1,515,087	\$1,600,288	-5.32%
Median Sold Price	\$1,400,000	\$1,465,000	-4.44%
Units Sold	107	111	-3.60%
Avg Days on Market	19	28	-32.14%
Avg List Price for Solds	\$1,501,425	\$1,553,970	-3.38%
Avg SP to OLP Ratio	100.0%	102.5%	-2.40%
Ratio of Avg SP to Avg OLP	99.0%	101.5%	-2.52%
Attached Avg Sold Price	\$1,083,053	\$1,187,358	-8.78%
Detached Avg Sold Price	\$1,668,213	\$1,726,596	-3.38%
Attached Units Sold	28	26	7.69%
Detached Units Sold	79	85	-7.06%

**Financing (Sold)**

Assumption	0
Cash	26
Conventional	78
FHA	0
Other	1
Owner	0
VA	2

**Days on Market (Sold)**

0	9
1 to 10	56
11 to 20	8
21 to 30	8
31 to 60	13
61 to 90	7
91 to 120	1
121 to 180	3
181 to 360	2
361 to 720	0
721+	0

## Notes:

- SP = Sold Price
- OLP = Original List Price
- LP = List Price (at time of sale)
- Garage/Parking Spaces are not included in Detached/Attached section totals.

**Sold Detail**

	Residential						Condo/Coop	Active Listings		
	2 or Less BR		3 BR		4 or More BR			All	Residential	
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	0	0	0	0
\$200K to \$299,999	0	0	0	0	0	0	2	0	0	5
\$300K to \$399,999	0	0	0	0	0	0	2	0	0	3
\$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	4	2	0	3	1	2	1
\$1M to \$2,499,999	0	0	21	4	48	8	5	8	1	1
\$2.5M to \$4,999,999	0	0	0	0	8	0	0	3	0	0
\$5,000,000+	0	0	0	0	0	0	0	1	0	0
Total	0	0	21	8	58	8	12	13	3	11
Avg Sold Price	\$0	\$0	\$1,279,954	\$1,046,000	\$1,808,790	\$1,521,123	\$815,708			
Prev Year - Avg Sold Price	\$1,050,000	\$0	\$1,367,946	\$1,081,500	\$1,825,610	\$1,664,150	\$802,028			
Avg Sold % Change	0.00%	0.00%	-6.43%	-3.28%	-0.92%	-8.59%	1.71%			
Prev Year - # of Solds	2	0	15	5	68	10	11			

**July 2025**

Chevy Chase, Washington, DC

202.262.1261  
lenore.rubino@wfp.com  
lenorerubino.com

New Listings		16
 6.7%	 100.0%	
from Jun 2025: 15	from Jul 2024: 8	
YTD 2025 2024 +/-		
153	141	8.5%
5-year Jul average: 16		

New Pendencies		17
 -19.0%	 21.4%	
from Jun 2025: 21	from Jul 2024: 14	
YTD 2025 2024 +/-		
117	116	0.9%
5-year Jul average: 16		

Closed Sales		23
 27.8%	 43.8%	
from Jun 2025: 18	from Jul 2024: 16	
YTD 2025 2024 +/-		
107	111	-3.6%
5-year Jul average: 17		

Median Sold Price		\$1,400,000
 -0.9%	 -20.0%	
from Jun 2025: \$1,412,500	from Jul 2024: \$1,750,000	
YTD 2025 2024 +/-		
\$1,400,000	\$1,465,000	-4.4%
5-year Jul average: \$1,380,000		



Active Listings		27
Min 17	 20	Max 27
5-year Jul average		
Jun 2025 33	Jul 2024 17	

Avg DOM		23
Min 7	 14	Max 23
5-year Jul average		
Jun 2025 15	Jul 2024 21	YTD 19

Avg Sold to OLP Ratio		97.5%
Min 95.4%	 100.4%	Max 106.4%
5-year Jul average		
Jun 2025 98.8%	Jul 2024 95.4%	YTD 100.0%

January thru August 2025 YTD  
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## Sold Summary

	2025	2024	% Change
Sold Dollar Volume	\$183,675,325	\$194,291,666	-5.46%
Avg Sold Price	\$1,481,016	\$1,579,967	-6.26%
Median Sold Price	\$1,360,000	\$1,455,000	-6.53%
Units Sold	125	126	-0.79%
Avg Days on Market	21	26	-19.23%
Avg List Price for Solds	\$1,469,402	\$1,541,997	-4.71%
Avg SP to OLP Ratio	99.8%	102.0%	-2.22%
Ratio of Avg SP to Avg OLP	98.6%	101.1%	-2.50%
Attached Avg Sold Price	\$1,018,380	\$1,115,006	-8.67%
Detached Avg Sold Price	\$1,640,203	\$1,731,691	-5.28%
Attached Units Sold	32	31	3.23%
Detached Units Sold	93	95	-2.11%

## Financing (Sold)

Assumption	0
Cash	28
Conventional	94
FHA	0
Other	1
Owner	0
VA	2

## Days on Market (Sold)

0	11
1 to 10	61
11 to 20	10
21 to 30	8
31 to 60	18
61 to 90	9
91 to 120	3
121 to 180	3
181 to 360	2
361 to 720	0
721+	0

## Notes:

- SP = Sold Price
- OLP = Original List Price
- LP = List Price (at time of sale)
- Garage/Parking Spaces are not included in Detached/Attached section totals.

## Sold Detail

	Residential						Condo/Coop	Active Listings		
	2 or Less BR		3 BR		4 or More BR			All	Residential	
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	2	0	0	5
\$300K to \$399,999	0	0	0	0	0	0	3	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	1	0	0	0
\$600K to \$799,999	0	0	0	0	0	0	0	0	0	1
\$800K to \$999,999	0	0	0	4	2	0	3	1	2	1
\$1M to \$2,499,999	1	0	26	4	55	9	5	7	2	1
\$2.5M to \$4,999,999	0	0	0	0	9	0	0	4	0	0
\$5,000,000+	0	0	0	0	0	0	0	1	0	0
Total	1	0	26	8	66	9	15	13	4	11
Avg Sold Price	\$1,035,000	\$0	\$1,264,039	\$1,046,000	\$1,797,558	\$1,487,110	\$722,413			
Prev Year - Avg Sold Price	\$1,050,000	\$0	\$1,358,188	\$1,065,416	\$1,833,177	\$1,664,150	\$768,747			
Avg Sold % Change	-1.43%	0.00%	-6.93%	-1.82%	-1.94%	-10.64%	-6.03%			
Prev Year - # of Solds	2	0	17	6	76	10	15			

## August 2025

Chevy Chase, Washington, DC

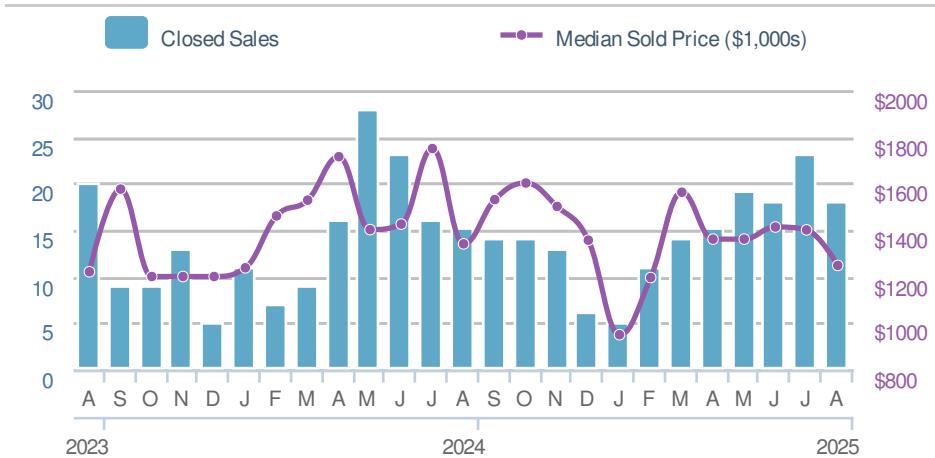
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New Listings	10	
↓ -37.5%	↓ -23.1%	
from Jul 2025: 16	from Aug 2024: 13	
YTD 2025 2024 +/-		
165	162	1.9%
5-year Aug average: 10		

New Pendlings	9	
↓ -47.1%	↓ -35.7%	
from Jul 2025: 17	from Aug 2024: 14	
YTD 2025 2024 +/-		
128	129	-0.8%
5-year Aug average: 12		

Closed Sales	18	
↓ -21.7%	↑ 20.0%	
from Jul 2025: 23	from Aug 2024: 15	
YTD 2025 2024 +/-		
125	126	-0.8%
5-year Aug average: 19		

Median Sold Price	\$1,247,000	
↓ -10.9%	↓ -6.9%	
from Jul 2025: \$1,400,000	from Aug 2024: \$1,340,000	
YTD 2025 2024 +/-		
\$1,360,000	\$1,455,000	-6.5%
5-year Aug average: \$1,261,400		



Active Listings	28
Min 10	17
Max 28	28
5-year Aug average	
Jul 2025 27	Aug 2024 16

Avg DOM	32
Min 10	17
Max 32	32
5-year Aug average	
Jul 2025 23	Aug 2024 15
YTD 21	

Avg Sold to OLP Ratio	98.1%
Min 98.1%	101.4%
5-year Aug average	
Jul 2025 97.5%	Aug 2024 98.6%
YTD 99.8%	

January thru September 2025 YTD  
Chevy Chase, Washington, DC (Advertised)202.262.1261  
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## Sold Summary

	2025	2024	% Change
Sold Dollar Volume	\$193,700,075	\$214,332,565	-9.63%
Avg Sold Price	\$1,477,796	\$1,566,800	-5.68%
Median Sold Price	\$1,360,000	\$1,460,000	-6.85%
Units Sold	132	140	-5.71%
Avg Days on Market	21	25	-16.00%
Avg List Price for Solds	\$1,467,424	\$1,530,946	-4.15%
Avg SP to OLP Ratio	99.7%	101.9%	-2.11%
Ratio of Avg SP to Avg OLP	98.6%	101.0%	-2.38%
Attached Avg Sold Price	\$1,008,534	\$1,091,260	-7.58%
Detached Avg Sold Price	\$1,640,600	\$1,725,313	-4.91%
Attached Units Sold	34	35	-2.86%
Detached Units Sold	98	105	-6.67%

## Financing (Sold)

Assumption	0
Cash	30
Conventional	99
FHA	0
Other	1
Owner	0
VA	2

## Days on Market (Sold)

0	11
1 to 10	63
11 to 20	13
21 to 30	8
31 to 60	20
61 to 90	9
91 to 120	3
121 to 180	3
181 to 360	2
361 to 720	0
721+	0

## Notes:

- SP = Sold Price
- OLP = Original List Price
- LP = List Price (at time of sale)
- Garage/Parking Spaces are not included in Detached/Attached section totals.

## Sold Detail

	Residential						Condo/Coop	Active Listings		
	2 or Less BR		3 BR		4 or More BR			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	2	0	0	4
\$300K to \$399,999	0	0	0	0	0	0	4	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	1	0	0	0
\$600K to \$799,999	0	0	0	0	0	0	0	0	0	1
\$800K to \$999,999	0	0	0	4	2	0	3	0	0	1
\$1M to \$2,499,999	1	0	28	4	58	10	5	20	5	1
\$2.5M to \$4,999,999	0	0	0	0	9	0	0	6	0	0
\$5,000,000+	0	0	0	0	0	0	0	0	0	0
Total	1	0	28	8	69	10	16	26	5	10
Avg Sold Price	\$1,035,000	\$0	\$1,270,179	\$1,046,000	\$1,799,693	\$1,474,099	\$698,824			
Prev Year - Avg Sold Price	\$1,050,000	\$0	\$1,418,960	\$1,083,928	\$1,815,406	\$1,660,590	\$725,889			
Avg Sold % Change	-1.43%	0.00%	-10.49%	-3.50%	-0.87%	-11.23%	-3.73%			
Prev Year - # of Solds	2	0	20	7	83	11	17			

## September 2025

Chevy Chase, Washington, DC

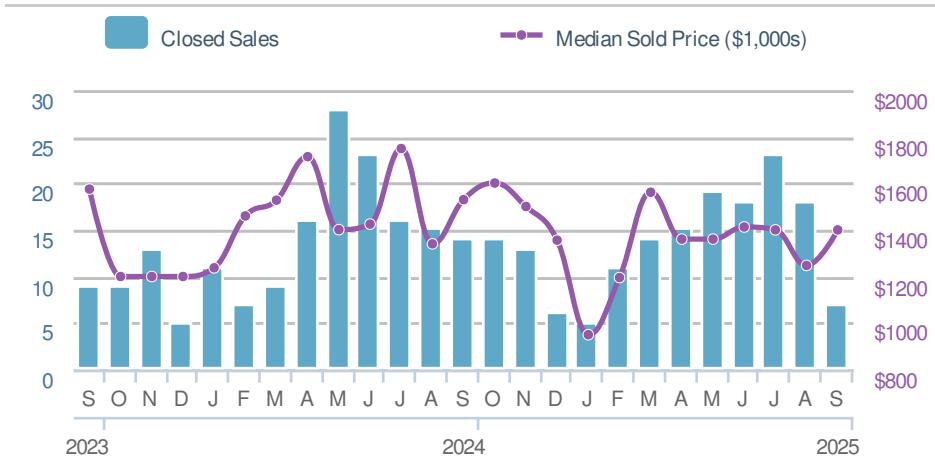
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New Listings		26
▲ 160.0%	from Aug 2025:	16
10		
YTD 2025 2024 +/-		
200	185	8.1%
5-year Sep average: 22		

New Pensions		15
▲ 66.7%	from Aug 2025:	9
from Sep 2024:	13	
YTD 2025 2024 +/-		
143	142	0.7%
5-year Sep average: 15		

Closed Sales		7
▼ -61.1%	from Aug 2025:	18
from Sep 2024:	14	
YTD 2025 2024 +/-		
132	140	-5.7%
5-year Sep average: 11		

Median Sold Price		\$1,400,000
▲ 12.3%	from Aug 2025:	\$1,247,000
▼ -8.5%	from Sep 2024:	\$1,530,000
YTD 2025 2024 +/-		
\$1,360,000	\$1,460,000	-6.8%
5-year Sep average: \$1,370,500		



Active Listings		41
Min 16	24	Max 41
5-year Sep average		
Aug 2025 28	Sep 2024 25	

Avg DOM		20
Min 12	18	Max 29
5-year Sep average		
Aug 2025 32	Sep 2024 13	YTD 21

Avg Sold to OLP Ratio		99.1%
Min 97.8%	100.7%	Max 105.5%
5-year Sep average		
Aug 2025 98.1%	Sep 2024 100.5%	YTD 99.7%

**January thru October 2025 YTD**  
Chevy Chase, Washington, DC (Advertised)

202.262.1261  
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**Sold Summary**

	2025	2024	% Change
Sold Dollar Volume	\$217,430,375	\$235,087,369	-7.51%
Avg Sold Price	\$1,469,248	\$1,565,261	-6.13%
Median Sold Price	\$1,360,000	\$1,477,500	-7.95%
Units Sold	149	154	-3.25%
Avg Days on Market	21	23	-8.70%
Avg List Price for Solds	\$1,459,264	\$1,526,541	-4.41%
Avg SP to OLP Ratio	99.7%	102.1%	-2.37%
Ratio of Avg SP to Avg OLP	98.7%	101.3%	-2.55%
Attached Avg Sold Price	\$1,006,728	\$1,090,239	-7.66%
Detached Avg Sold Price	\$1,627,589	\$1,720,872	-5.42%
Attached Units Sold	38	38	0.00%
Detached Units Sold	111	116	-4.31%

**Financing (Sold)**

Assumption	0
Cash	35
Conventional	111
FHA	0
Other	1
Owner	0
VA	2

**Days on Market (Sold)**

0	11
1 to 10	72
11 to 20	16
21 to 30	8
31 to 60	21
61 to 90	11
91 to 120	3
121 to 180	4
181 to 360	3
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**

	Residential						Condo/Coop	Active Listings		
	2 or Less BR		3 BR		4 or More BR			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	2	0	0	0
\$200K to \$299,999	0	0	0	0	0	0	2	0	0	5
\$300K to \$399,999	0	0	0	0	0	0	4	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	1	0	0	1
\$600K to \$799,999	0	0	0	0	0	0	0	0	0	1
\$800K to \$999,999	0	0	0	5	2	0	3	0	1	1
\$1M to \$2,499,999	1	0	30	5	69	11	5	16	4	0
\$2.5M to \$4,999,999	0	0	0	0	9	0	0	5	0	0
\$5,000,000+	0	0	0	0	0	0	0	1	0	0
Total	1	0	30	10	80	11	17	22	5	11
Avg Sold Price	\$1,035,000	\$0	\$1,258,667	\$1,051,300	\$1,773,341	\$1,487,817	\$669,217			
Prev Year - Avg Sold Price	\$1,250,083	\$885,000	\$1,418,960	\$1,074,687	\$1,800,986	\$1,633,875	\$725,889			
Avg Sold % Change	-17.21%	0.00%	-11.30%	-2.18%	-1.53%	-8.94%	-7.81%			
Prev Year - # of Solds	3	1	20	8	93	12	17			

## October 2025

Chevy Chase, Washington, DC

## New Listings

15

➡️ -42.3%

from Sep 2025:  
26

➡️ 36.4%

from Oct 2024:  
11

YTD	2025	2024	+/-
	224	200	12.0%

5-year Oct average: 19

## Median Sold Price

\$1,270,000

➡️ -9.3%

from Sep 2025:  
\$1,400,000

➡️ -20.7%

from Oct 2024:  
\$1,602,500

YTD	2025	2024	+/-
	\$1,360,000	\$1,477,500	-8.0%

5-year Oct average: \$1,282,500

## Active Listings

38



Sep 2025	Oct 2024
41	21

## New Pensions

18

➡️ 20.0%

from Sep 2025:  
15

➡️ 28.6%

from Oct 2024:  
14

YTD

2025

2024

+/-

163

158

3.2%

5-year Oct average: 16

## Closed Sales

17

➡️ 142.9%

from Sep 2025:  
7

➡️ 21.4%

from Oct 2024:  
14

YTD

2025

2024

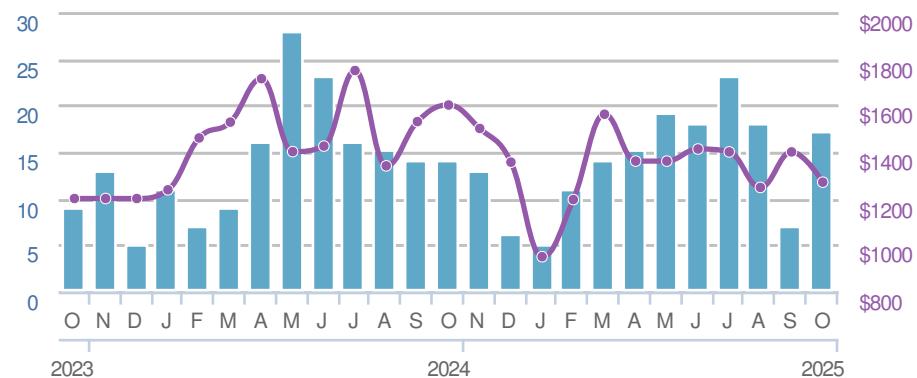
+/-

149

154

-3.2%

5-year Oct average: 14

█ Closed Sales      █ Median Sold Price (\$1,000s)


## Avg DOM

23

Min

6

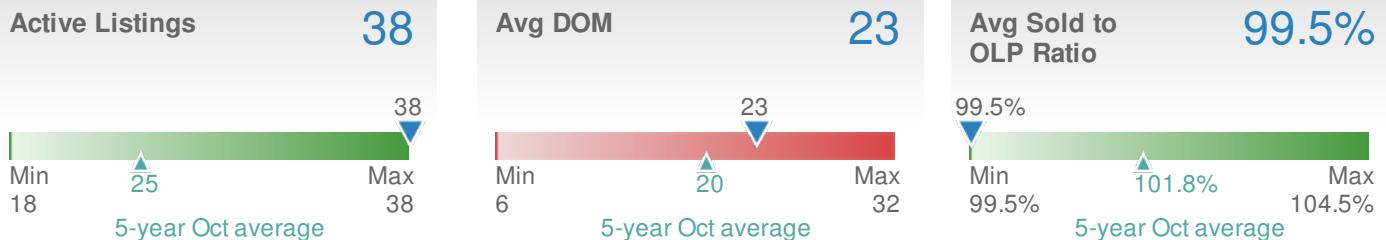
20

23

Max

32

5-year Oct average



Sep 2025

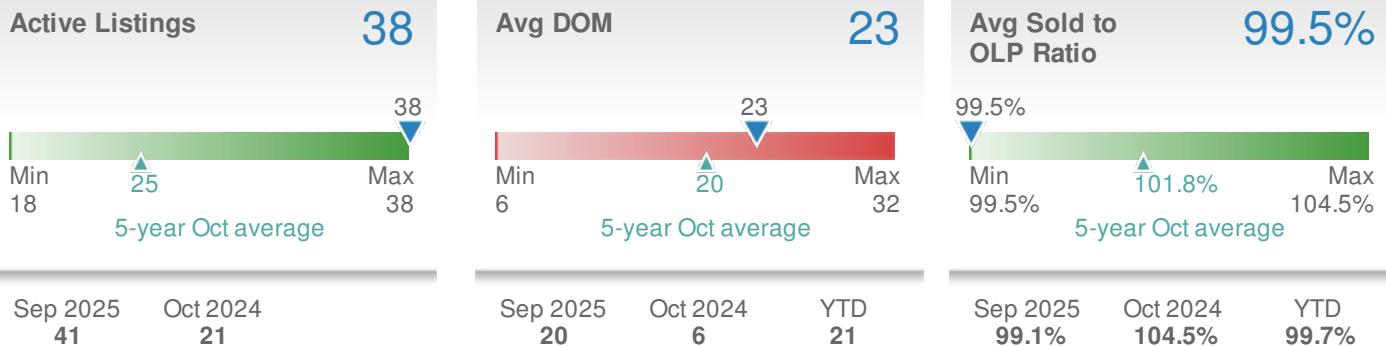
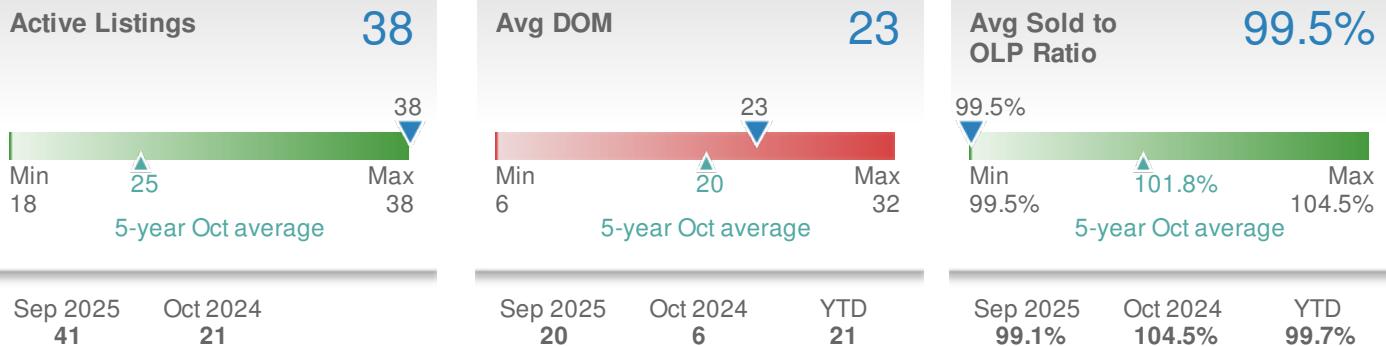
Oct 2024

YTD

20

6

21



**January thru November 2025 YTD**  
Chevy Chase, Washington, DC (Advertised)202.262.1261  
lenore.rubino@wfp.com  
lenorerubino.com**Sold Summary**

	2025	2024	% Change
Sold Dollar Volume	\$251,563,375	\$259,492,268	-3.06%
Avg Sold Price	\$1,529,305	\$1,587,085	-3.64%
Median Sold Price	\$1,395,000	\$1,500,000	-7.00%
Units Sold	165	167	-1.20%
Avg Days on Market	25	23	8.70%
Avg List Price for Solds	\$1,524,626	\$1,553,845	-1.88%
Avg SP to OLP Ratio	99.5%	101.9%	-2.37%
Ratio of Avg SP to Avg OLP	98.1%	101.0%	-2.87%
Attached Avg Sold Price	\$1,019,376	\$1,095,105	-6.92%
Detached Avg Sold Price	\$1,687,140	\$1,736,985	-2.87%
Attached Units Sold	39	39	0.00%
Detached Units Sold	126	128	-1.56%

**Financing (Sold)**

Assumption	0
Cash	40
Conventional	121
FHA	0
Other	1
Owner	0
VA	3

**Days on Market (Sold)**

0	12
1 to 10	78
11 to 20	17
21 to 30	9
31 to 60	25
61 to 90	12
91 to 120	3
121 to 180	4
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**

	Residential						Condo/Coop	Active Listings		
	2 or Less BR		3 BR		4 or More BR			All	Residential	
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	2	0	0	2
\$200K to \$299,999	0	0	0	0	0	0	2	0	0	4
\$300K to \$399,999	0	0	0	0	0	0	4	0	0	4
\$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	0	0	0	1
\$800K to \$999,999	0	0	0	5	3	0	3	1	0	0
\$1M to \$2,499,999	1	0	30	5	80	12	5	6	4	0
\$2.5M to \$4,999,999	0	0	0	0	11	0	0	3	0	0
\$5,000,000+	0	0	0	0	1	0	0	1	0	0
Total	1	0	30	10	95	12	17	11	4	11
Avg Sold Price	\$1,035,000	\$0	\$1,258,667	\$1,051,300	\$1,829,312	\$1,488,832	\$669,217			
Prev Year - Avg Sold Price	\$1,163,812	\$885,000	\$1,422,819	\$1,097,500	\$1,823,298	\$1,633,875	\$725,889			
Avg Sold % Change	-11.07%	0.00%	-11.54%	-4.21%	0.33%	-8.88%	-7.81%			
Prev Year - # of Solds	4	1	21	9	103	12	17			

## November 2025

Chevy Chase, Washington, DC

## New Listings

9

-40.0%

from Oct 2025:  
15

350.0%

from Nov 2024:  
2YTD 2025 2024 +/-  
235 204 15.2%

5-year Nov average: 9

## Median Sold Price

\$1,815,000

42.9%

from Oct 2025:  
\$1,270,000

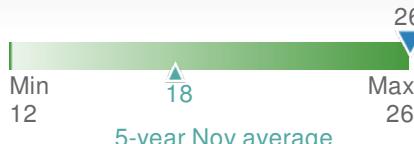
20.9%

from Nov 2024:  
\$1,501,000YTD 2025 2024 +/-  
\$1,395,000 \$1,500,000 -7.0%

5-year Nov average: \$1,428,900

## Active Listings

26



Oct 2025 38      Nov 2024 14

## New Pensions

14

-22.2%

from Oct 2025:  
18

40.0%

from Nov 2024:  
10YTD 2025 2024 +/-  
177 168 5.4%

5-year Nov average: 13

## Closed Sales

16

-5.9%

from Oct 2025:  
17

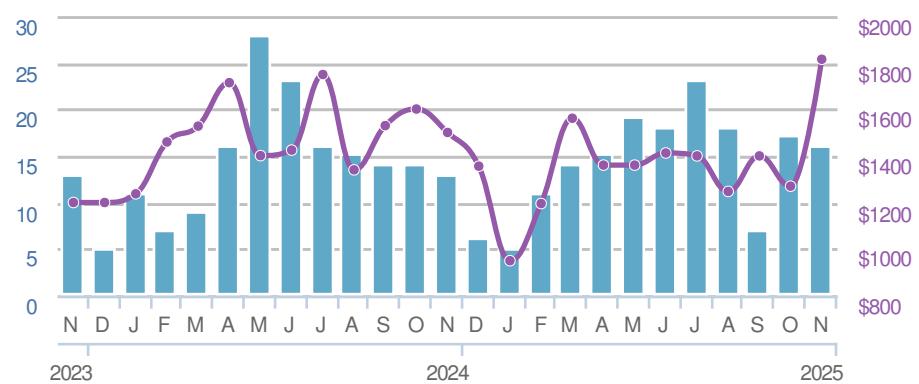
23.1%

from Nov 2024:  
13YTD 2025 2024 +/-  
165 167 -1.2%

5-year Nov average: 17

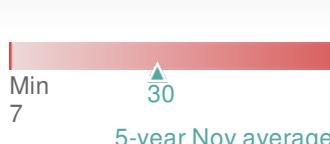
Closed Sales

Median Sold Price (\$1,000s)



## Avg DOM

68



Oct 2025 23      Nov 2024 28      YTD 25

## Avg Sold to OLP Ratio

97.4%



Oct 2025 99.5%      Nov 2024 99.1%      YTD 99.5%

**January thru December 2025 YTD**  
Chevy Chase, Washington, DC (Advertised)202.262.1261  
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lenorerubino.com**Sold Summary**

	2025	2024	% Change
Sold Dollar Volume	\$279,090,074	\$267,907,168	4.17%
Avg Sold Price	\$1,489,395	\$1,578,623	-5.65%
Median Sold Price	\$1,358,500	\$1,500,000	-9.43%
Units Sold	188	173	8.67%
Avg Days on Market	26	24	8.33%
Avg List Price for Solds	\$1,484,521	\$1,548,596	-4.14%
Avg SP to OLP Ratio	99.3%	101.6%	-2.35%
Ratio of Avg SP to Avg OLP	98.0%	100.7%	-2.72%
Attached Avg Sold Price	\$993,099	\$1,078,877	-7.95%
Detached Avg Sold Price	\$1,654,827	\$1,728,922	-4.29%
Attached Units Sold	47	40	17.50%
Detached Units Sold	141	133	6.02%

**Financing (Sold)**

Assumption	0
Cash	45
Conventional	138
FHA	1
Other	1
Owner	0
VA	3

**Days on Market (Sold)**

0	13
1 to 10	88
11 to 20	19
21 to 30	13
31 to 60	25
61 to 90	15
91 to 120	3
121 to 180	6
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**

	Residential						Condo/Coop	Active Listings		
	2 or Less BR		3 BR		4 or More BR			All	Residential	
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	2	0	0	1
\$200K to \$299,999	0	0	0	0	0	0	3	0	0	2
\$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	1	0	0	0
\$600K to \$799,999	0	0	0	0	0	0	0	0	0	1
\$800K to \$999,999	0	1	0	6	4	1	3	0	1	0
\$1M to \$2,499,999	2	0	34	8	89	12	5	6	1	1
\$2.5M to \$4,999,999	0	0	0	0	11	0	0	2	0	0
\$5,000,000+	0	0	0	0	1	0	0	1	0	0
Total	2	1	34	14	105	13	19	9	2	8
Avg Sold Price	\$1,047,500	\$925,000	\$1,265,295	\$1,079,857	\$1,792,530	\$1,437,768	\$628,510			
Prev Year - Avg Sold Price	\$1,163,812	\$885,000	\$1,397,465	\$1,097,500	\$1,822,167	\$1,633,875	\$710,339			
Avg Sold % Change	-9.99%	4.52%	-9.46%	-1.61%	-1.63%	-12.00%	-11.52%			
Prev Year - # of Solds	4	1	23	9	106	12	18			

## December 2025

Chevy Chase, Washington, DC

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New Listings	6	
⬇️ -33.3%	⬆️ 200.0%	
from Nov 2025: 9	from Dec 2024: 2	
YTD 2025 2024 +/-		
244	206	18.4%
5-year Dec average: 4		

New Pensions	13	
⬇️ -7.1%	⬆️ 225.0%	
from Nov 2025: 14	from Dec 2024: 4	
YTD 2025 2024 +/-		
190	171	11.1%
5-year Dec average: 8		

Closed Sales	22	
⬆️ 37.5%	⬆️ 266.7%	
from Nov 2025: 16	from Dec 2024: 6	
YTD 2025 2024 +/-		
188	173	8.7%
5-year Dec average: 12		

Median Sold Price	\$1,255,500	
⬇️ -30.8%	⬇️ -7.4%	
from Nov 2025: \$1,815,000	from Dec 2024: \$1,356,250	
YTD 2025 2024 +/-		
\$1,358,500	\$1,500,000	-9.4%
5-year Dec average: \$1,272,350		



Active Listings	19
Min 12	14
Max 19	19
5-year Dec average	
Nov 2025 26	Dec 2024 12

Avg DOM	30
Min 18	25
Max 36	30
5-year Dec average	
Nov 2025 68	Dec 2024 36
YTD 26	

Avg Sold to OLP Ratio	97.7%
Min 95.0%	97.7%
Max 102.2%	97.7%
5-year Dec average	
Nov 2025 97.4%	Dec 2024 95.0%
YTD 99.3%	