

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.

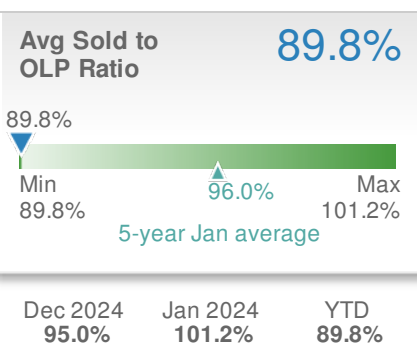
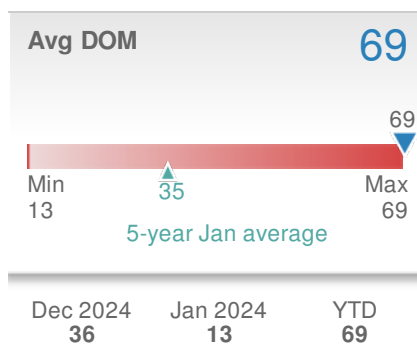
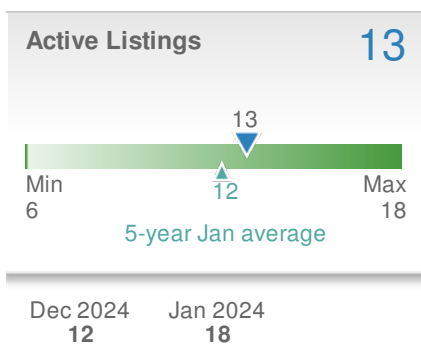
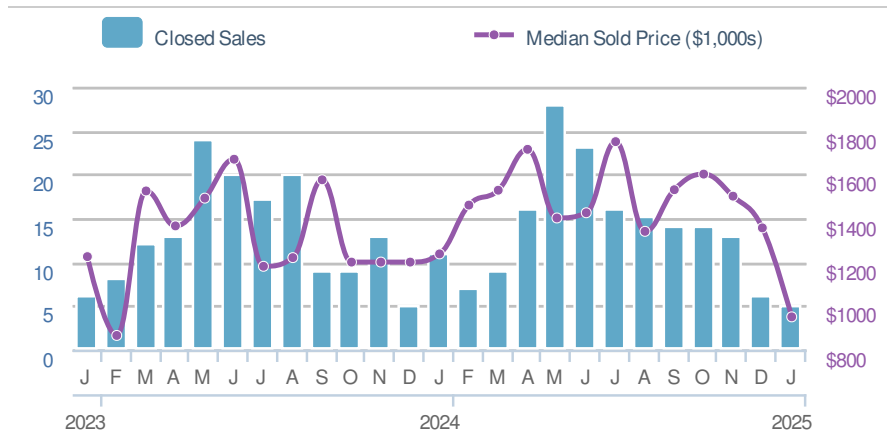
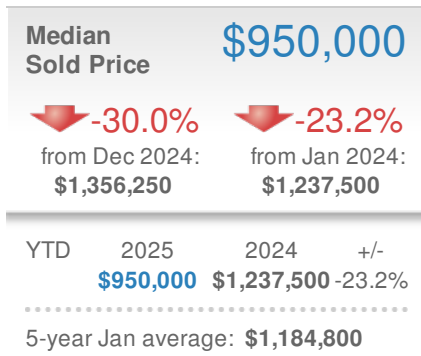
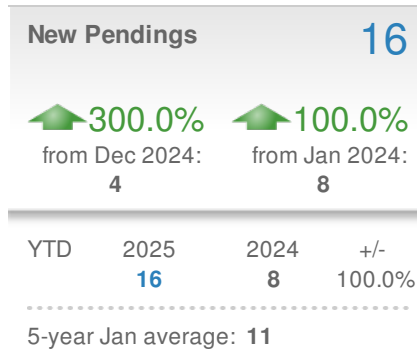
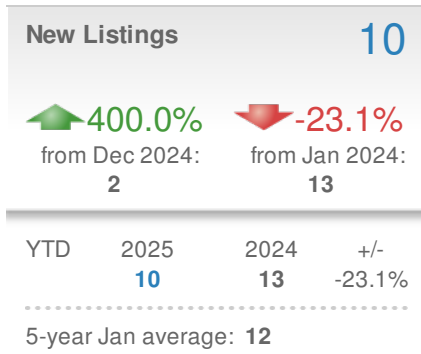
Sold Detail

Price Ranges	Residential						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	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			

Active Detail

January 2025

Chevy Chase, Washington, DC

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January thru February 2025 YTD

Chevy Chase, Washington, DC (Advertised)

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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.

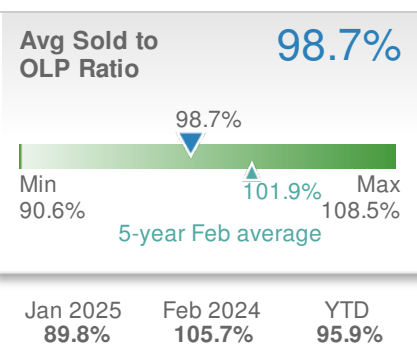
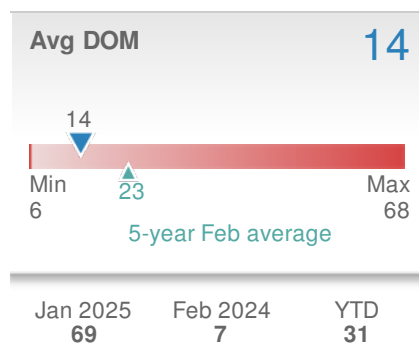
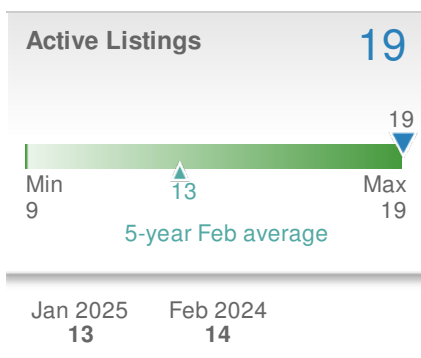
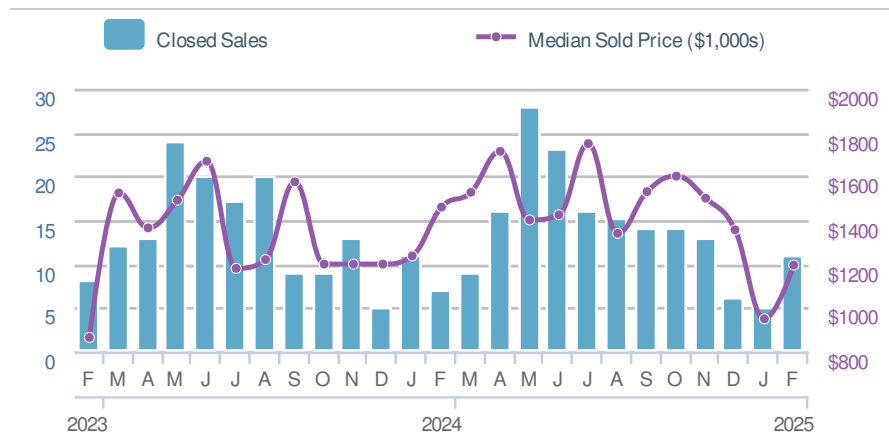
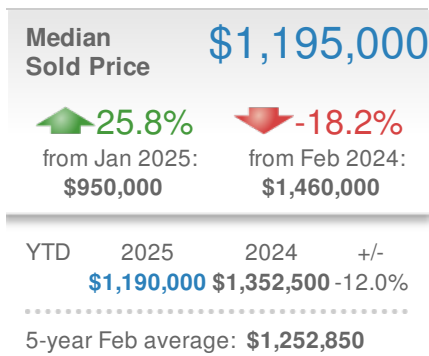
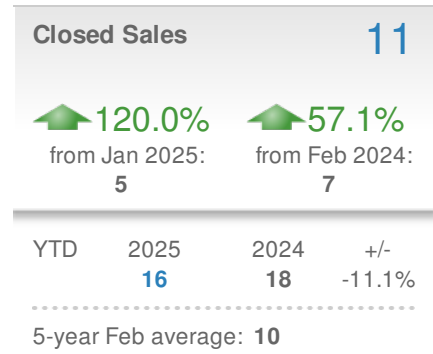
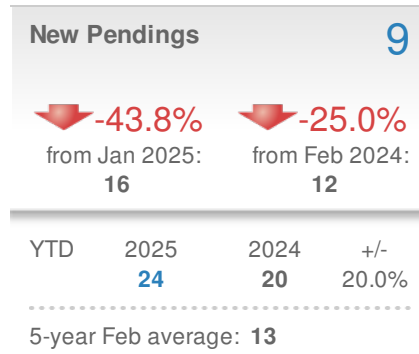
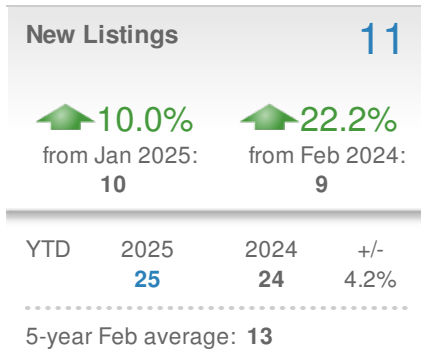
Sold Detail

Price Ranges	Residential						Condo/Coop	Active Listings		
	2 or Less BR		3 BR		4 or More BR		All	Residential		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	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			

Active Detail

February 2025

Chevy Chase, Washington, DC

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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**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	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

202.262.1261
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lenorerubino.com**New Listings****17** **54.5%**from Feb 2025:
11 **0.0%**from Mar 2024:
17

YTD	2025	2024	+/-
	48	44	9.1%

5-year Mar average: **23****New Pendings****17** **88.9%**from Feb 2025:
9 **0.0%**from Mar 2024:
17

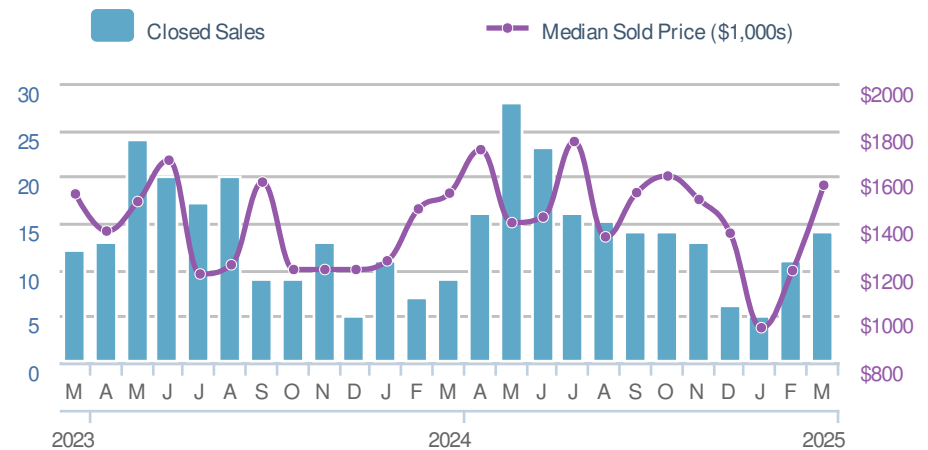
YTD	2025	2024	+/-
	41	36	13.9%

5-year Mar average: **19****Closed Sales****14** **27.3%**from Feb 2025:
11 **55.6%**from Mar 2024:
9

YTD	2025	2024	+/-
	30	27	11.1%

5-year Mar average: **14****Median Sold Price****\$1,562,500** **30.8%**from Feb 2025:
\$1,195,000 **2.2%**from Mar 2024:
\$1,528,500

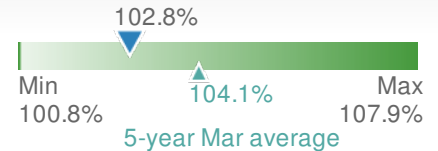
YTD	2025	2024	+/-
	\$1,289,500	\$1,403,000	-8.1%

5-year Mar average: **\$1,380,330****Active Listings****22**

Feb 2025	Mar 2024
19	16

Avg DOM**19**

Feb 2025	Mar 2024	YTD
14	48	25

Avg Sold to OLP Ratio**102.8%**

Feb 2025	Mar 2024	YTD
98.7%	102.9%	99.1%

January thru April 2025 YTD

Chevy Chase, Washington, DC (Advertised)

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	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%

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

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	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

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lenore.rubino@wfp.com
lenorerubino.com**New Listings****19****↑ 11.8%**from Mar 2025:
17**↓ -38.7%**from Apr 2024:
31

YTD	2025	2024	+/-
	75	85	-11.8%

5-year Apr average: **26****New Pendings****17****↔ 0.0%**from Mar 2025:
17**↓ -39.3%**from Apr 2024:
28

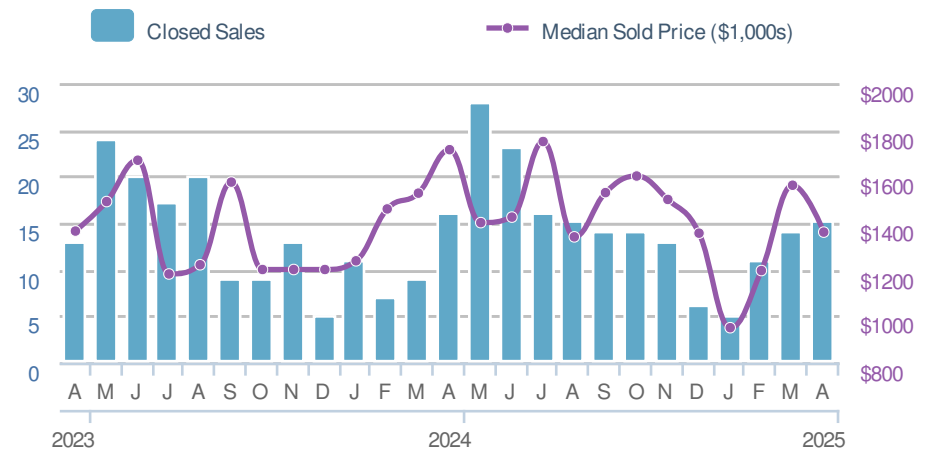
YTD	2025	2024	+/-
	58	64	-9.4%

5-year Apr average: **21****Closed Sales****15****↑ 7.1%**from Mar 2025:
14**↓ -6.3%**from Apr 2024:
16

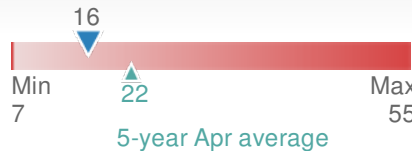
YTD	2025	2024	+/-
	45	43	4.7%

5-year Apr average: **18****Median Sold Price****\$1,360,000****↓ -13.0%**from Mar 2025:
\$1,562,500**↓ -20.7%**from Apr 2024:
\$1,715,000

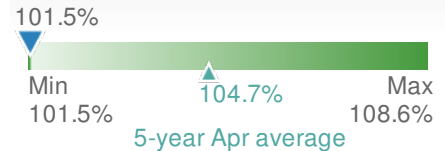
YTD	2025	2024	+/-
	\$1,360,000	\$1,460,000	-6.8%

5-year Apr average: **\$1,466,400****Active Listings****29**

Mar 2025	Apr 2024
22	21

Avg DOM**16**

Mar 2025	Apr 2024	YTD
19	55	22

Avg Sold to OLP Ratio**101.5%**

Mar 2025	Apr 2024	YTD
102.8%	103.7%	99.9%

January thru May 2025 YTD

Chevy Chase, Washington, DC (Advertised)

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

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	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

202.262.1261
lenore.rubino@wfp.com
lenorerubino.com**New Listings****31**
63.2%
from Apr 2025:
19

 93.8%
from May 2024:
16

YTD	2025	2024	+/-
	111	108	2.8%

5-year May average: **27****New Pendings****17**
0.0%
from Apr 2025:
17

 -15.0%
from May 2024:
20

YTD	2025	2024	+/-
	75	86	-12.8%

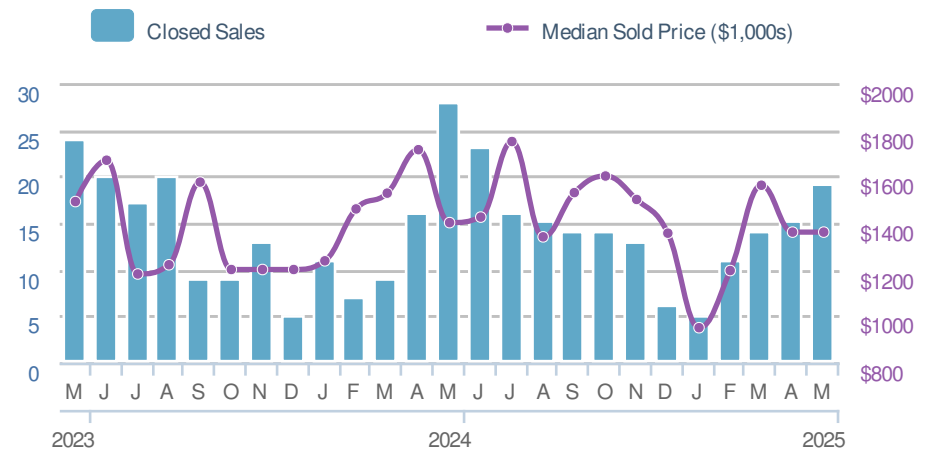
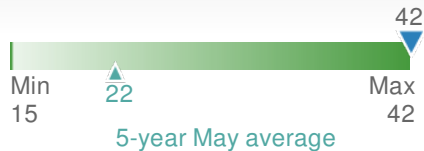
5-year May average: **23****Closed Sales****19**
26.7%
from Apr 2025:
15

 -32.1%
from May 2024:
28

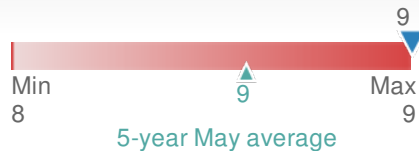
YTD	2025	2024	+/-
	65	72	-9.7%

5-year May average: **24****Median Sold Price****\$1,360,000**
0.0%
from Apr 2025:
\$1,360,000
-3.0%
from May 2024:
\$1,401,750

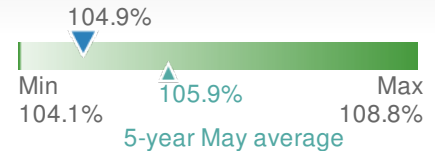
YTD	2025	2024	+/-
	\$1,360,000	\$1,442,500	-5.7%

5-year May average: **\$1,426,600****Active Listings****42**

Apr 2025	May 2024
29	16

Avg DOM**9**

Apr 2025	May 2024	YTD
16	8	19

Avg Sold to OLP Ratio**104.9%**

Apr 2025	May 2024	YTD
101.5%	104.1%	101.3%

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

202.262.1261
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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%

- 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	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

Sold Detail

Price Ranges	Residential						Condo/Coop
	2 or Less BR		3 BR		4 or More BR		All
	Detached	Attached/TH	Detached	Attached/TH	Detached	Attached/TH	Attached
< \$50,000	0	0	0	0	0	0	0
\$50K to \$99,999	0	0	0	0	0	0	0
\$100K to \$149,999	0	0	0	0	0	0	0
\$150K to \$199,999	0	0	0	0	0	0	0
\$200K to \$299,999	0	0	0	0	0	0	2
\$300K to \$399,999	0	0	0	0	0	0	1
\$400K to \$499,999	0	0	0	0	0	0	0
\$500K to \$599,999	0	0	0	0	0	0	0
\$600K to \$799,999	0	0	0	0	0	0	0
\$800K to \$999,999	0	0	0	3	2	0	3
\$1M to \$2,499,999	0	0	18	2	35	7	4
\$2.5M to \$4,999,999	0	0	0	0	6	0	0
\$5,000,000+	0	0	0	0	0	0	0
Total	0	0	18	5	43	7	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

Active Detail

Active Listings		
Residential		Condo/Coop
Detached	Attached/TH	Attached
0	0	0
0	0	0
0	0	0
0	0	0
0	0	6
0	0	1
0	0	1
0	0	0
1	1	0
17	0	1
3	0	0
1	0	0
22	1	10

June 2025

Chevy Chase, Washington, DC

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

↓ **-51.6%**
from May 2025:
31

↓ **-6.3%**
from Jun 2024:
16

YTD	2025	2024	+/-
	131	129	1.6%

5-year Jun average: **19****New Pendings****21**

↑ **23.5%**
from May 2025:
17

↑ **16.7%**
from Jun 2024:
18

YTD	2025	2024	+/-
	99	104	-4.8%

5-year Jun average: **19****Closed Sales****18**

↓ **-5.3%**
from May 2025:
19

↓ **-21.7%**
from Jun 2024:
23

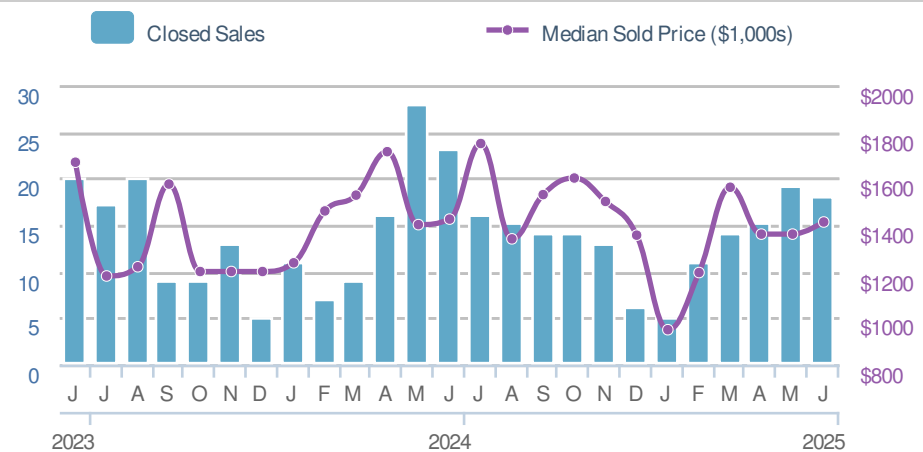
YTD	2025	2024	+/-
	83	95	-12.6%

5-year Jun average: **22****Median Sold Price****\$1,412,500**

↑ **3.9%**
from May 2025:
\$1,360,000

↓ **-0.9%**
from Jun 2024:
\$1,425,000

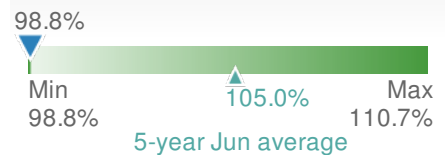
YTD	2025	2024	+/-
	\$1,360,000	\$1,425,000	-4.6%

5-year Jun average: **\$1,482,050****Active Listings****33**

May 2025	Jun 2024
42	16

Avg DOM**15**

May 2025	Jun 2024	YTD
9	43	18

Avg Sold to OLP Ratio**98.8%**

May 2025	Jun 2024	YTD
104.9%	104.2%	100.7%

January thru July 2025 YTD

Chevy Chase, Washington, DC (Advertised)

202.262.1261
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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**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	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%**from Jun 2025:
15 **100.0%**from Jul 2024:
8

YTD	2025	2024	+/-
	153	141	8.5%

5-year Jul average: **16****New Pendings****17** **-19.0%**from Jun 2025:
21 **21.4%**from Jul 2024:
14

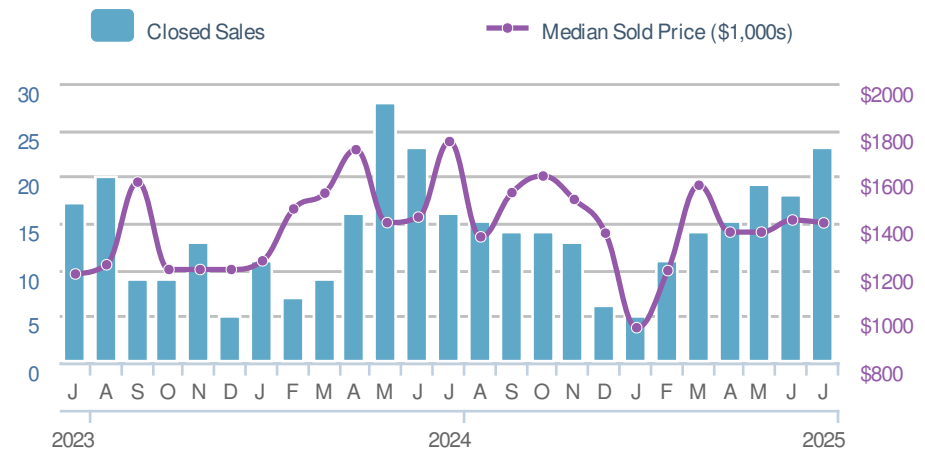
YTD	2025	2024	+/-
	117	116	0.9%

5-year Jul average: **16****Closed Sales****23** **27.8%**from Jun 2025:
18 **43.8%**from Jul 2024:
16

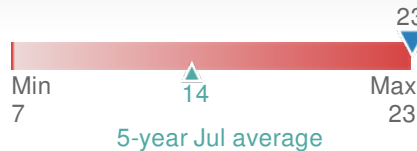
YTD	2025	2024	+/-
	107	111	-3.6%

5-year Jul average: **17****Median Sold Price****\$1,400,000** **-0.9%**from Jun 2025:
\$1,412,500 **-20.0%**from Jul 2024:
\$1,750,000

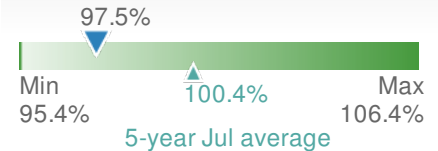
YTD	2025	2024	+/-
	\$1,400,000	\$1,465,000	-4.4%

5-year Jul average: **\$1,380,000****Active Listings****27**

Jun 2025	Jul 2024
33	17

Avg DOM**23**

Jun 2025	Jul 2024	YTD
15	21	19

Avg Sold to OLP Ratio**97.5%**

Jun 2025	Jul 2024	YTD
98.8%	95.4%	100.0%

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

202.262.1261
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lenorerubino.com

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

Active Detail

Price Ranges	Residential						Condo/Coop	Active Listings		
	2 or Less BR		3 BR		4 or More BR		All	Residential		Condo/Coop
	Detached	Attached/TH	Detached	Attached/TH	Detached	Attached/TH	Attached	Detached	Attached/TH	Attached
< \$50,000	0	0	0	0	0	0	0	0	0	0
\$50K to \$99,999	0	0	0	0	0	0	0	0	0	0
\$100K to \$149,999	0	0	0	0	0	0	0	0	0	0
\$150K to \$199,999	0	0	0	0	0	0	1	0	0	0
\$200K to \$299,999	0	0	0	0	0	0	2	0	0	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

202.262.1261
lenore.rubino@wfp.com
lenorerubino.com**New Listings****10**

↓ -37.5% ↓ -23.1%

from Jul 2025: from Aug 2024:

16 **13**

YTD	2025	2024	+/-
	165	162	1.9%

5-year Aug average: **10****New Pendings****9**

↓ -47.1% ↓ -35.7%

from Jul 2025: from Aug 2024:

17 **14**

YTD	2025	2024	+/-
	128	129	-0.8%

5-year Aug average: **12****Closed Sales****18**

↓ -21.7% ↑ 20.0%

from Jul 2025: from Aug 2024:

23 **15**

YTD	2025	2024	+/-
	125	126	-0.8%

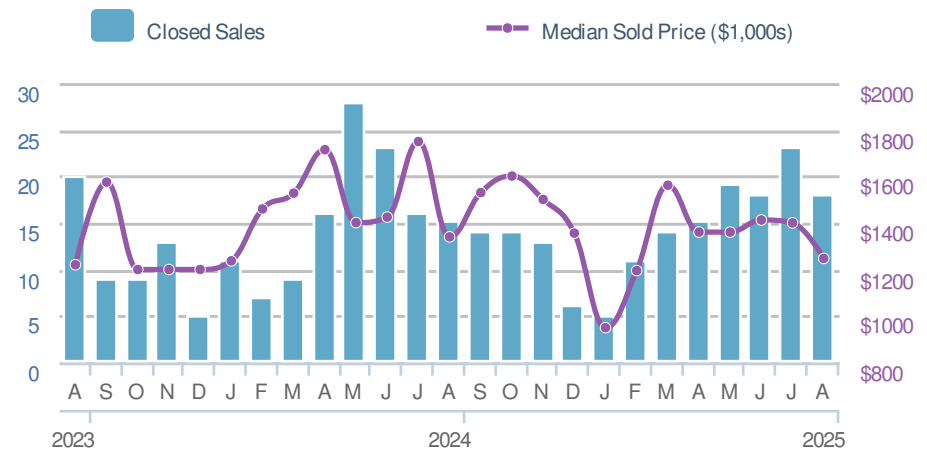
5-year Aug average: **19****Median Sold Price****\$1,247,000**

↓ -10.9% ↓ -6.9%

from Jul 2025: from Aug 2024:

\$1,400,000 **\$1,340,000**

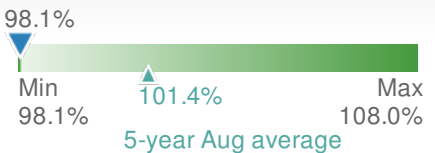
YTD	2025	2024	+/-
	\$1,360,000	\$1,455,000	-6.5%

5-year Aug average: **\$1,261,400****Active Listings****28**

Jul 2025	Aug 2024
27	16

Avg DOM**32**

Jul 2025	Aug 2024	YTD
23	15	21

Avg Sold to OLP Ratio**98.1%**

Jul 2025	Aug 2024	YTD
97.5%	98.6%	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

Active Detail

Price Ranges	Residential						Condo/Coop	Active Listings		
	2 or Less BR		3 BR		4 or More BR		All	Residential		Condo/Coop
	Detached	Attached/TH	Detached	Attached/TH	Detached	Attached/TH	Attached	Detached	Attached/TH	Attached
< \$50,000	0	0	0	0	0	0	0	0	0	0
\$50K to \$99,999	0	0	0	0	0	0	0	0	0	0
\$100K to \$149,999	0	0	0	0	0	0	0	0	0	0
\$150K to \$199,999	0	0	0	0	0	0	1	0	0	0
\$200K to \$299,999	0	0	0	0	0	0	2	0	0	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

202.262.1261
lenore.rubino@wfp.com
lenorerubino.com**New Listings****26****↑ 160.0%**from Aug 2025:
10**↑ 62.5%**from Sep 2024:
16

YTD	2025	2024	+/-
	200	185	8.1%

5-year Sep average: **22****New Pendings****15****↑ 66.7%**from Aug 2025:
9**↑ 15.4%**from Sep 2024:
13

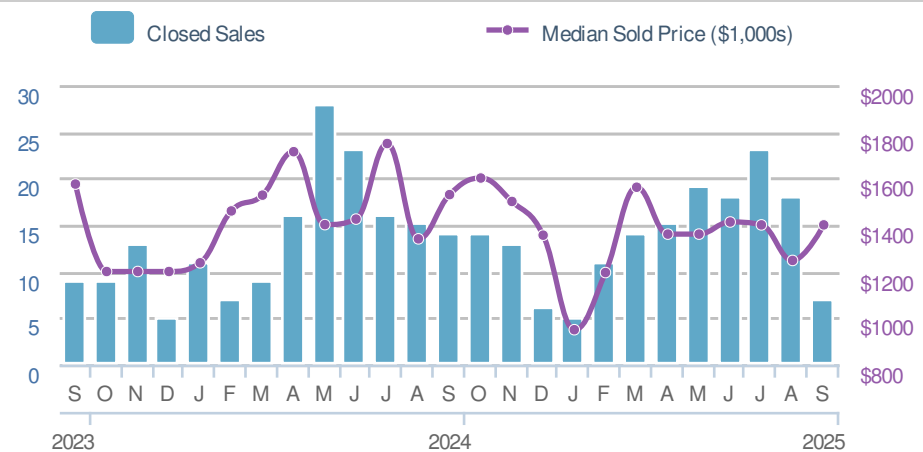
YTD	2025	2024	+/-
	143	142	0.7%

5-year Sep average: **15****Closed Sales****7****↓ -61.1%**from Aug 2025:
18**↓ -50.0%**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

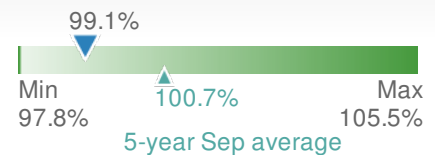
YTD	2025	2024	+/-
	\$1,360,000	\$1,460,000	-6.8%

5-year Sep average: **\$1,370,500****Active Listings****41**

Aug 2025	Sep 2024
28	25

Avg DOM**20**

Aug 2025	Sep 2024	YTD
32	13	21

Avg Sold to OLP Ratio**99.1%**

Aug 2025	Sep 2024	YTD
98.1%	100.5%	99.7%

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

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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%

- 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	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

Sold Detail

Price Ranges	Residential						Condo/Coop
	2 or Less BR		3 BR		4 or More BR		All
	Detached	Attached/TH	Detached	Attached/TH	Detached	Attached/TH	Attached
< \$50,000	0	0	0	0	0	0	0
\$50K to \$99,999	0	0	0	0	0	0	0
\$100K to \$149,999	0	0	0	0	0	0	0
\$150K to \$199,999	0	0	0	0	0	0	2
\$200K to \$299,999	0	0	0	0	0	0	2
\$300K to \$399,999	0	0	0	0	0	0	4
\$400K to \$499,999	0	0	0	0	0	0	0
\$500K to \$599,999	0	0	0	0	0	0	1
\$600K to \$799,999	0	0	0	0	0	0	0
\$800K to \$999,999	0	0	0	5	2	0	3
\$1M to \$2,499,999	1	0	30	5	69	11	5
\$2.5M to \$4,999,999	0	0	0	0	9	0	0
\$5,000,000+	0	0	0	0	0	0	0
Total	1	0	30	10	80	11	17
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

Active Detail

Active Listings		
Residential		Condo/Coop
Detached	Attached/TH	Attached
0	0	0
0	0	0
0	0	0
0	0	0
0	0	5
0	0	3
0	0	0
0	0	1
0	0	1
0	1	1
16	4	0
5	0	0
1	0	0
22	5	11

October 2025

Chevy Chase, Washington, DC

202.262.1261
lenore.rubino@wfp.com
lenorerubino.com**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****New Pendings****18****↑ 20.0%**from Sep 2025:
15**↑ 28.6%**from Oct 2024:
14

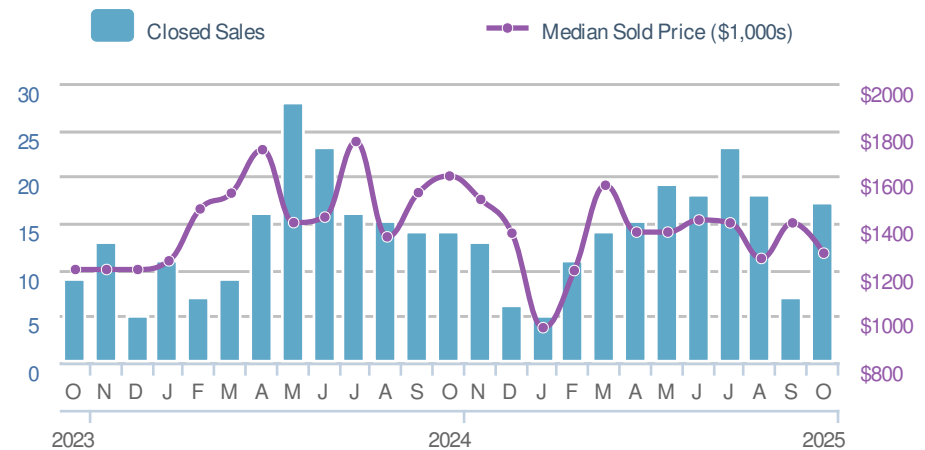
YTD	2025	2024	+/-
	163	158	3.2%

5-year Oct average: **16****Closed Sales****17****↑ 142.9%**from Sep 2025:
7**↑ 21.4%**from Oct 2024:
14

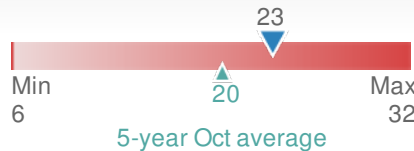
YTD	2025	2024	+/-
	149	154	-3.2%

5-year Oct average: **14****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

Avg DOM**23**

Sep 2025	Oct 2024	YTD
20	6	21

Avg Sold to OLP Ratio**99.5%**

Sep 2025	Oct 2024	YTD
99.1%	104.5%	99.7%

January thru November 2025 YTD

Chevy Chase, Washington, DC (Advertised)

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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**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	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

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 **-40.0%**
 **350.0%**
 from Oct 2025: **15** from Nov 2024: **2**



YTD	2025	2024	+/-
	235	204	15.2%

5-year Nov average: **9****New Pendings****14**

 **-22.2%**
 **40.0%**
 from Oct 2025: **18** from Nov 2024: **10**



YTD	2025	2024	+/-
	177	168	5.4%

5-year Nov average: **13****Closed Sales****16**

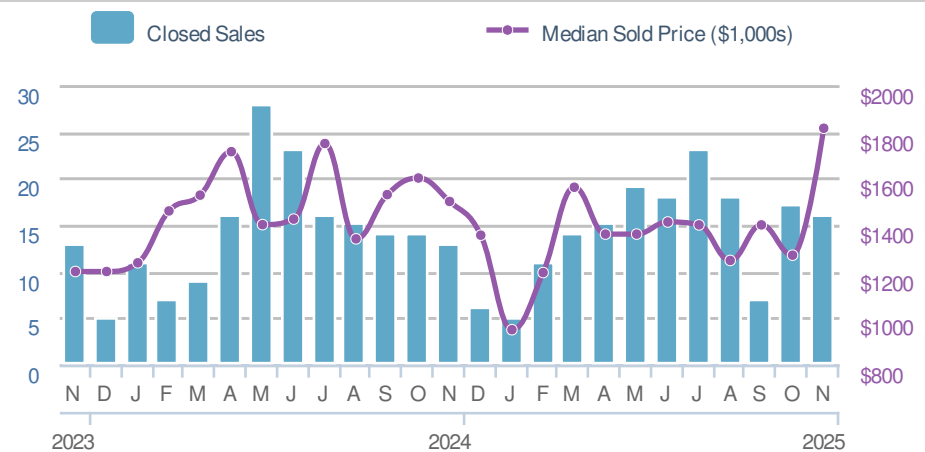
 **-5.9%**
 **23.1%**
 from Oct 2025: **17** from Nov 2024: **13**

YTD	2025	2024	+/-
	165	167	-1.2%

5-year Nov average: **17****Median Sold Price****\$1,815,000**

 **42.9%**
 **20.9%**
 from Oct 2025: **\$1,270,000** from Nov 2024: **\$1,501,000**

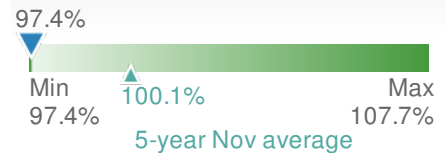
YTD	2025	2024	+/-
	\$1,395,000	\$1,500,000	-7.0%

5-year Nov average: **\$1,428,900****Active Listings****26**

Oct 2025	Nov 2024
38	14

Avg DOM**68**

Oct 2025	Nov 2024	YTD
23	28	25

Avg Sold to OLP Ratio**97.4%**

Oct 2025	Nov 2024	YTD
99.5%	99.1%	99.5%

January thru December 2025 YTD

Chevy Chase, Washington, DC (Advertised)

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	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**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	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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lenorerubino.com**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 Pendings**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%

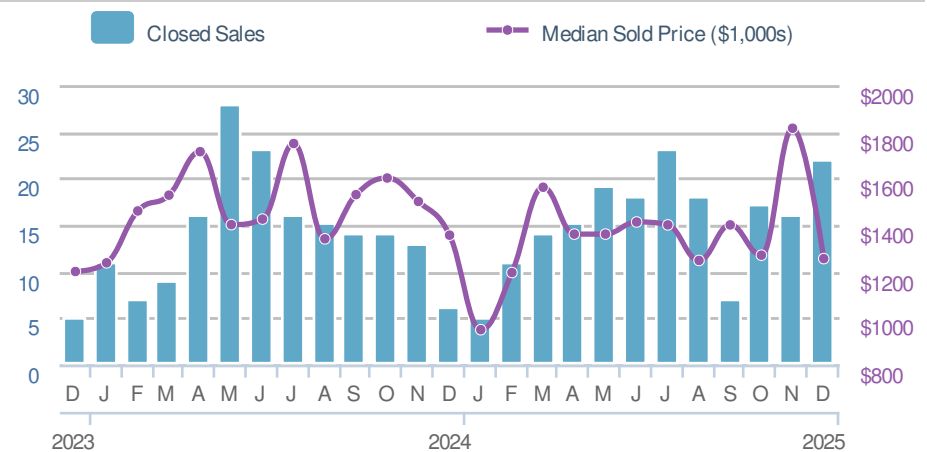
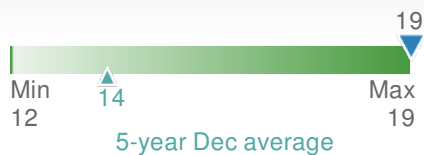
5-year Dec average: 12

Median Sold Price**\$1,255,500**

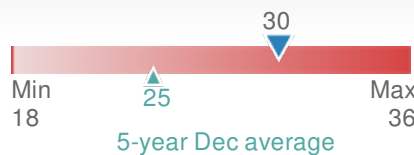
-30.8% **-7.4%**
 from Nov 2025: \$1,815,000 from Dec 2024: \$1,356,250

YTD	2025	2024	+/-
	\$1,358,500	\$1,500,000	-9.4%

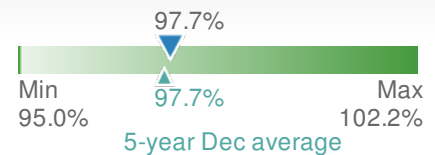
5-year Dec average: \$1,272,350

**Active Listings****19**

Nov 2025	Dec 2024
26	12

Avg DOM**30**

Nov 2025	Dec 2024	YTD
68	36	26

Avg Sold to OLP Ratio**97.7%**

Nov 2025	Dec 2024	YTD
97.4%	95.0%	99.3%