

2014
Chevy Chase, MD

Sold Summary

	2014	2013	% Change
Sold Dollar Volume	\$418,624,740	\$422,623,722	-0.95%
Avg Sold Price	\$1,087,337	\$987,439	10.12%
Median Sold Price	\$899,000	\$806,000	11.54%
Units Sold	385	428	-10.05%
Avg Days on Market	61	62	-1.61%
Avg List Price for Solds	\$1,110,415	\$998,664	11.19%
Avg SP to OLP Ratio	96.8%	97.5%	-0.68%
Ratio of Avg SP to Avg OLP	96.1%	97.0%	-0.96%
Attached Avg Sold Price	\$678,850	\$638,866	6.26%
Detached Avg Sold Price	\$1,288,414	\$1,228,546	4.87%
Attached Units Sold	127	175	-27.43%
Detached Units Sold	258	253	1.98%

Financing (Sold)

Assumption	0
Cash	97
Conventional	268
FHA	5
Other	10
Owner	0
VA	2

Days on Market (Sold)

0	18
1 to 10	47
11 to 20	40
21 to 30	53
31 to 60	95
61 to 90	53
91 to 120	23
121 to 180	37
181 to 360	19
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
	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	1
\$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	4
\$200K to \$299,999	0	0	0	0	0	0	17
\$300K to \$399,999	0	0	0	0	0	0	27
\$400K to \$499,999	3	0	0	0	0	0	11
\$500K to \$599,999	0	0	5	0	2	0	20
\$600K to \$799,999	1	0	21	0	14	0	28
\$800K to \$999,999	0	0	29	0	31	0	3
\$1M to \$2,499,999	0	0	7	0	130	0	13
\$2.5M to \$4,999,999	0	0	0	0	15	0	2
\$5,000,000+	0	0	0	0	0	0	1
Total	4	0	62	0	192	0	127
Avg Sold Price	\$510,500	\$0	\$835,023	\$0	\$1,451,028	\$0	\$678,850
Prev Year - Avg Sold Price	\$765,220	\$525,000	\$807,771	\$697,500	\$1,372,157	\$0	\$638,503
Avg Sold % Change	-33.29%	0.00%	3.37%	0.00%	5.75%	0.00%	6.32%
Prev Year - # of Solds	5	1	59	3	189	0	171