

2014

Chevy Chase, Washington, DC (Advertised)

Sold Summary

	2014	2013	% Change
Sold Dollar Volume	\$206,883,693	\$202,465,499	2.18%
Avg Sold Price	\$971,285	\$924,500	5.06%
Median Sold Price	\$918,250	\$865,000	6.16%
Units Sold	213	219	-2.74%
Avg Days on Market	53	50	6.00%
Avg List Price for Solds	\$964,145	\$925,258	4.20%
Avg SP to OLP Ratio	99.7%	99.1%	0.57%
Ratio of Avg SP to Avg OLP	99.6%	98.4%	1.16%
Attached Avg Sold Price	\$764,380	\$737,498	3.65%
Detached Avg Sold Price	\$1,068,316	\$991,867	7.71%
Attached Units Sold	68	58	17.24%
Detached Units Sold	145	161	-9.94%

Financing (Sold)

Assumption	0
Cash	41
Conventional	165
FHA	0
Other	3
Owner	0
VA	2

Days on Market (Sold)

0	6
1 to 10	56
11 to 20	23
21 to 30	25
31 to 60	53
61 to 90	19
91 to 120	12
121 to 180	7
181 to 360	9
361 to 720	2
721+	1

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	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	9
\$300K to \$399,999	0	0	0	0	0	0	4
\$400K to \$499,999	0	0	0	0	0	0	2
\$500K to \$599,999	0	1	0	0	0	0	4
\$600K to \$799,999	2	0	11	9	4	1	3
\$800K to \$999,999	0	0	26	8	40	6	5
\$1M to \$2,499,999	0	0	4	1	58	6	7
\$2.5M to \$4,999,999	0	0	0	0	0	0	0
\$5,000,000+	0	0	0	0	0	0	0
Total	2	1	41	18	102	13	36
Avg Sold Price	\$770,000	\$575,000	\$861,307	\$810,715	\$1,157,375	\$1,039,923	\$646,972
Prev Year - Avg Sold Price	\$700,500	\$699,000	\$798,324	\$788,172	\$1,073,377	\$1,038,042	\$599,516
Avg Sold % Change	9.92%	-17.74%	7.89%	2.86%	7.83%	0.18%	7.92%
Prev Year - # of Solds	2	1	45	14	114	12	31