

## CHEVY CHASE COMMUNITY ASSOCIATION

### Real Estate Activity Report for Single Family Homes

In Chevy Chase DC

March 22, 2024 – April 18, 2024

In Summary: There are **35** homes in this report.

Active or Coming Soon: 10 Homes

Under Contingent Contract: **0** Homes

Pending Settlement (no contingencies): **15**

Closed/Settled between 3/22/24 – 4/18/24: **10**

*The real estate market is still hopping in Chevy Chase – there has been almost double the activity in Pending and Contract Status since last month's report*

#### Quick Comparison

**Active:** Low \$ 975,000      \$ 1,299,000 Last month's low  
High \$ 2,750,000      2,750,000 Last month's high

**Closed:** Low \$ 1,340,000      1,400,000 Last month's low  
High 4,525,000      4,525,000 Last month's high



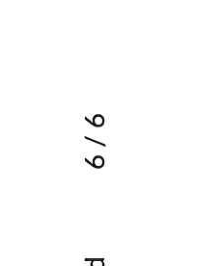



**Note:** *Since this report is now emailed and on the CCCA Website (CCCADC.org), I am trying a different format. Please let me know if you have any questions, want a printed copy, or prefer the one-page report without pictures.*

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4/19/2024









### CCCA Update

Status	Address	Photo Thumbnail	Beds	Baths	Structure Type	DOM/CDOY	List Price	Close Price
C/S	3710 Jocelyn St NW		3	1/1	Interior Row/Tow	0 / 0	\$950,000.00	
C/S	3110 Oliver St NW		3	2	Detached	0 / 0	\$1,245,311.00	
C/S	3510 Livingston St NW		4	2/2	Detached	0 / 0	\$1,495,000.00	
C/S	6219 33rd St NW		4	3	Detached	0 / 0	\$1,650,000.00	
C/S	6116 30th NW		7	6/2	Detached	0 / 0	\$2,700,000.00	
ACT	3232 Military Rd NW		3	2	Detached	7 / 7	\$975,000.00	
ACT	5479 30th St NW		4	3/1	Detached	14 / 35	\$1,549,900.00	

Status	Address	Photo Thumbnail	Beds	Baths	Structure Type	DOM/CDOM	List Price	Close Price
<b>ACT</b>	7030 Oregon Ave NW		4	3	Detached	1 / 1	\$1,799,000.00	
<b>ACT</b>	5704 33rd St NW		5	4/1	Detached	1 / 1	\$1,995,000.00	
<b>ACT</b>	2717 Tennyson St NW		8	8/4	Detached	7 / 7	\$2,500,000.00	
<b>PND</b>	4118 Legation St NW		2	2	Detached	11 / 11	\$950,000.00	
<b>PND</b>	6201 Utah Ave NW		4	3/1	Detached	252 / 252	\$1,042,900.00	
<b>PND</b>	6208 32nd St NW		3	1/1	Detached	6 / 6	\$1,095,000.00	
<b>PND</b>	5330 32nd St NW		4	2/1	Detached	9 / 9	\$1,100,000.00	



Status	Address	Photo Thumbnail	Beds	Baths	Structure Type	DOM/CDON	List Price	Close Price
<b>PND</b>	3121 Patterson St NW		4	3/0	Detached	5 / 5	\$1,199,000.00	
<b>PND</b>	5475 Nebraska Ave NW		3	3/1	Detached	6 / 6	\$1,200,000.00	
<b>PND</b>	5440 Nebraska Ave NW		4	2/1	Detached	9 / 9	\$1,299,000.00	
<b>PND</b>	3205 Stephenson Pl NW		4	2	Detached	6 / 6	\$1,299,000.00	
<b>PND</b>	3737 Kanawha St NW		4	3	Detached	13 / 13	\$1,350,000.00	
<b>PND</b>	6678 32nd St NW		4	4	Detached	9 / 9	\$1,450,000.00	
<b>PND</b>	3610 Patterson St NW		4	3/1	Detached	4 / 4	\$1,600,000.00	

Status	Address	Photo Thumbnail	Beds	Baths	Structure Type	DOM/CDOM	List Price	Close Price
<b>PND</b>	3147 Tennyson St NW		4	3/1	Detached	7 / 7	\$1,650,000.00	
<b>PND</b>	3361 Rittenhouse St NW		5	4	Detached	5 / 5	\$1,975,000.00	
<b>PND</b>	3913 Huntington St NW		6	5/1	Detached	5 / 5	\$2,500,000.00	
<b>PND</b>	3211 Tennyson St NW		6	5/1	Detached	2 / 2	\$2,950,000.00	
<b>CLS</b>	3634 Jocelyn St NW		4	3/1	Detached	1 / 1	\$1,295,000.00	\$1,340,000
<b>CLS</b>	6012 Nebraska Ave NW		4	3/1	Detached	1 / 1	\$1,350,000.00	\$1,425,000
<b>CLS</b>	3507 Morrison St NW		4	2/1	Detached	2 / 2	\$1,295,000.00	\$1,650,000
<b>CLS</b>	3286 Aberfoyle Pl NW		4	3/1	Detached	5 / 5	\$1,650,000.00	\$1,817,000

# Results Statistics | Residential Sale

Listings as of 4/18/2024 at 7:37 pm, Page 3 of 4

#	MLS #	Address	City	Bds	Bths	Yr Blt	Acres	Abv Grd SF	CL\$/SqFt	List Price	Concess	CL Price	CL Date	CLP%LP	DOM
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## Listings: Closed

1	DCDC2129476	3634 Jocelyn St NW	Washington	4	3 / 1	1932	0.08	1,817	\$737.48	\$1,295,000	\$0	\$1,340,000	04/15/2024	103.47	1
2	DCDC2128222	6012 Nebraska Ave NW	Washington	4	3 / 1	1955	0.13	2,900	\$491.38	\$1,350,000	\$0	\$1,425,000	04/08/2024	105.56	1
3	DCDC2130278	3507 Morrison St NW	Washington	4	2 / 1	1920	0.18	2,118	\$779.04	\$1,295,000	\$0	\$1,650,000	04/12/2024	127.41	2
4	DCDC2125448	3286 Aberfoyle Pl NW	Washington	4	3 / 1	1949	0.16	2,449	\$741.94	\$1,650,000	\$0	\$1,817,000	03/27/2024	110.12	5
5	DCDC2133226	3378 Stephenson Pl NW	Washington	5	3 / 2	1919	0.15	3,043	\$607.95	\$1,850,000	\$0	\$1,850,000	04/11/2024	100.00	1
6	DCDC2128954	3720 Livingston St NW	Washington	4	3 / 1	1925	0.14	2,000	\$990.00	\$1,995,000	\$0	\$1,980,000	03/28/2024	99.25	9
7	DCDC2132476	6229 29th St NW	Washington	5	3 / 2	1937	0.17	3,161	\$752.93	\$2,000,000	\$0	\$2,380,000	04/05/2024	119.00	7
8	DCDC2116964	3421 Northampton St NW	Washington	6	5 / 1	1922	0.12	3,837	\$638.52	\$2,499,990	\$0	\$2,450,000	03/19/2024	98.00	132
9	DCDC2130646	3900 Ingomar St NW	Washington	7	4 / 1	1923	0.15	3,650	\$710.96	\$2,595,000	\$20,000	\$2,595,000	04/03/2024	100.00	9
10	DCDC2130176	3512 Rittenhouse St NW	Washington	7	4 / 2	1928	0.46	5,923	\$763.97	\$4,250,000	\$0	\$4,525,000	04/05/2024	106.47	7

Min	Max	Avg	Med
4	7	5	5
3.0	6.0	4.6	4.5
1919	1955	1931	1927
0.08	0.46	0.17	0.15
1,817	5,923	3,090	2,972
\$491.38	\$990.00	\$721.42	\$739.71
\$1,340,000	\$4,250,000	\$2,077,999	\$1,922,500
\$0	\$20,000	\$2,000	\$0
98.00	127.41	106.93	104.52

Property Age Range: 69 - 105  
Median Age: 98

35  
Total Listings

Average for all:	Min	Max	Avg	Med
4	4	4.1	1944	2,728
4	4	4.0	1938	2,384
86	0	252	16	6

Median Property Age for all: 86







Quick Statistics

List Price	\$950,000	\$1,722,831
Closed Price	\$1,340,000	\$1,915,000
DOM	0	6

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Status	Address	Photo Thumbnail	Beds	Baths	Structure Type	DOM/C/DON	List Price	Close Price
CLS	3378 Stephenson Pl NW		5	3/2	Detached	1 / 1	\$1,850,000.00	\$1,850,000
CLS	3720 Livingston St NW		4	3/1	Detached	9 / 9	\$1,995,000.00	\$1,980,000
CLS	6229 29th St NW		5	3/2	Detached	7 / 7	\$2,000,000.00	\$2,380,000
CLS	3421 Northampton St NW		6	5/1	Detached	132 / 467	\$2,499,990.00	\$2,450,000
CLS	3900 Ingomar St NW		7	4/1	Detached	9 / 9	\$2,595,000.00	\$2,595,000
CLS	3512 Rittenhouse St NW		7	4/2	Detached	7 / 7	\$4,250,000.00	\$4,525,000

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