

CHEVY CHASE COMMUNITY ASSOCIATION

Real Estate Activity Report for Single Family Homes

In Chevy Chase, DC

January 11, 2024 – February 23, 2024

In Summary: There are 24 homes in this report - Market has definitely picked up - Spring Market has Begun!

Active on the Market: 8 Listing

Under Contingent Contract: 1 Listing

Pending Settlement: 8 Listings

Closed/Settled 1/11/24 – 2/23/24 – 7 Listings

Highest Price Currently Listed: \$4,985,000

Lowest \$1,199,000

Highest Price Closed: \$2,150,000








Lowest \$ 900,000








Information taken from Bright MLS and deemed to be correct.








Nancy Wilson




Real Estate Liaison for CCCA

CCCA Update

Status	Address	Photo Thumbnail	Beds	Baths	Structure Type	DOM/CDOM	List Price	Close Price
ACT	5447 Chevy Chase Pkwy NW		3	2/1	Detached	4 / 4	\$1,199,000.00	
ACT	6243 29th St NW		4	3/1	Detached	19 / 19	\$1,499,000.00	
ACT	3286 Aberfoyle Pl NW		4	3/1	Detached	1 / 1	\$1,650,000.00	
ACT	3211 Worthington St NW		4	3/1	Detached	44 / 44	\$1,950,000.00	
ACT	3720 Livingston St NW		4	3/1	Detached	4 / 4	\$1,995,000.00	
ACT	3421 Northampton St NW		6	5/1	Detached	121 / 456	\$2,549,900.00	
ACT	3326 Quesada St NW		7	7/2	Detached	177 / 177	\$4,500,000.00	

Status	Address	Photo Thumbnail	Beds	Baths	Structure Type	DOM/CDOM	List Price	Close Price
ACT	3803 Jennifer St NW		6	5/1	Detached	88 / 88	\$4,985,000.00	
A/C	3143 Upland Ter NW		5	4/1	Detached	1 / 78	\$1,795,000.00	
PND	4118 Legation St NW		2	2	Detached	5 / 5	\$950,000.00	
PND	3914 Morrison St NW		5	4/1	End of Row/Townh7 / 7		\$1,275,000.00	
PND	4100 Ingomar St NW		3	3	Detached	6 / 6	\$1,295,000.00	
PND	3722 Jennifer St NW		3	4/1	End of Row/Townh2 / 2		\$1,349,000.00	
PND	6133 31st St NW		5	4	Detached	7 / 7	\$1,450,000.00	

Status	Address	Photo Thumbnail	Beds	Baths	Structure Type	DOM/CDOM	List Price	Close Price
PND	3332 Quesada St NW		3	2/1	Detached	5 / 5	\$1,775,000.00	
PND	3823 Morrison St NW		5	5/1	Twin/Semi-Detach	3 / 3	\$2,175,000.00	
PND	6632 32nd Pl NW		6	4/1	Detached	14 / 14	\$2,750,000.00	
CLS	3740 Kanawha St NW		4	1	Detached	7 / 7	\$900,000.00	\$980,000
CLS	5504 Nebraska Ave NW		5	4/1	Detached	22 / 22	\$1,250,000.00	\$1,100,000
CLS	5707 32nd St NW		3	2	Detached	13 / 13	\$1,149,000.00	\$1,180,000
CLS	3821 Livingston St NW		4	2/1	Twin/Semi-Detach	6 / 6	\$1,425,000.00	\$1,505,000

Status	Address	Photo Thumbnail	Beds	Baths	Structure Type	DOM/CDOM	List Price	Close Price
CLS	3238 Chestnut St NW		5	3/1	Detached	40 / 40	\$1,495,000.00	\$1,610,000
CLS	3901 Military Rd NW		4	3/1	Detached	7 / 7	\$1,685,000.00	\$1,800,335
CLS	5813 Nevada Ave NW		5	4/1	Detached	7 / 7	\$2,150,000.00	\$2,150,000

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Results Statistics | Residential Sale

Listings as of 2/23/2024 at 7:33 pm, Page 3 of 3

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

1	DCDC2118932	3740 Kanawha St NW	Washington	4	1	1912	0.09	2,351	\$416.84	\$900,000	\$980,000	\$0	01/24/2024	108.89		7
2	DCDC2122538	5504 Nebraska Ave NW	Washington	5	4 / 1	1932	0.11	2,768	\$397.40	\$1,250,000	\$1,100,000	\$0	01/31/2024	88.00		22
3	DCDC2121990	5707 32nd St NW	Washington	3	2	1931	0.10	1,622	\$727.50	\$1,149,000	\$1,180,000	\$0	01/29/2024	102.70		13
4	DCDC2125018	3821 Livingston St NW	Washington	4	2 / 1	1914	0.09	2,844	\$529.18	\$1,425,000	\$1,505,000	\$0	02/13/2024	105.61		6
5	DCDC2110240	3238 Chestnut St NW	Washington	5	3 / 1	1941	0.23	2,279	\$706.45	\$1,495,000	\$1,610,000	\$0	02/20/2024	107.69		40
6	DCDC2124560	3901 Military Rd NW	Washington	4	3 / 1	1923	0.11	2,550	\$706.01	\$1,685,000	\$1,800,335	\$0	02/20/2024	106.84		7
7	DCDC2126148	5813 Nevada Ave NW	Washington	5	4 / 1	1926	0.09	2,740	\$784.67	\$2,150,000	\$2,150,000	\$0	02/23/2024	100.00		7

Min	3	1.0	1912	0.09	1,622	\$397.40	\$900,000	\$980,000	\$0	88.00	6
Max	5	5.0	1941	0.23	2,844	\$784.67	\$2,150,000	\$2,150,000	\$0	108.89	40
Avg	4	3.4	1926	0.12	2,451	\$609.72	\$1,436,286	\$1,475,048	\$0	102.82	15
Med	4	4.0	1926	0.10	2,550	\$706.01	\$1,425,000	\$1,505,000	\$0	105.61	7

Property Age Range: 83 - 112
Median Age: 98

24 Listings

Total	Average for all:	4	4.3	1940	0.14	2,922	\$670.91	\$1,883,163	\$1,475,048	\$0	29.99	25
Median for all:	4	4.0	1932	0.13	2,593	\$689.88	\$1,574,500	\$1,505,000	\$0	108.89	7	
Median Property Age for all:	93											

Quick Statistics

Min	Max	Avg	Med	
List Price	\$900,000	\$4,985,000	\$1,883,163	\$1,574,500
Closed Price	\$980,000	\$2,150,000	\$1,475,048	\$1,505,000
DOM	1	177	25	7

Presented by: Nancy M Wilson
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