

## CHEVY CHASE COMMUNITY ASSOCIATION

### Real Estate Activity Report for Single Family Homes

#### In Chevy Chase DC

February 23, 2024 – March 22, 2024

In Summary: There are **33** homes in this report.

Active on the Market: **13** Listings

Under Contingent Contract: **3**

Pending Settlement (no contingencies): **7**

Closed/Settled between 10/13-11/11/23: **9**

Coming Soon: **1**

*The real estate market is popping in Chevy Chase – there has been almost double the activity since last month's report. Also, interest rates dropped a little bit, just today*

#### Quick Statistics

**Active:** Low \$ 1,299,000

High \$ 2,750,000

Avg. \$ 1,950,723/ Med \$1,650,000

**Closed:** Low \$1,400,000

High \$2,750,000

Avg. \$1,720,722/ Med \$1,500,000








**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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3/21/2024









### CCCA Update

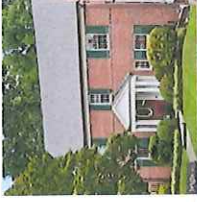


Status	Address	Photo Thumbnail	Beds	Baths	Structure Type	DOM/CDOM	List Price	Close Price
C/S	3121 Patterson St NW		4	3/0	Detached	0 / 0	\$1,199,000.00	
ACT	3205 Stephenson Pl NW		4	2	Detached	3 / 3	\$1,299,000.00	
ACT	3737 Kanawha St NW		4	3	Detached	9 / 9	\$1,350,000.00	
ACT	6678 32nd St NW		4	4	Detached	1 / 1	\$1,450,000.00	
ACT	2756 Unicorn Ln NW		5	4/2	Interior Row/Tow	8 / 8	\$1,495,000.00	
ACT	6350 31st St NW		3	4	Detached	1 / 1	\$1,599,900.00	
ACT	3610 Patterson St NW		4	3/1	Detached	2 / 2	\$1,600,000.00	

Status	Address	Photo Thumbnail	Beds	Baths	Structure Type	DOM/CDON	List Price	Close Price
<b>ACT</b>	3147 Tennyson St NW		4	3/1	Detached	2 / 2	\$1,650,000.00	
<b>ACT</b>	5479 30th St NW		4	3/1	Detached	8 / 8	\$1,650,000.00	
<b>ACT</b>	3207 Morrison St NW		3	3/1	Detached	4 / 4	\$1,695,000.00	
<b>ACT</b>	6005 Utah Ave NW		5	4/1	Detached	194 / 370	\$1,799,999.00	
<b>ACT</b>	3211 Worthington St NW		4	3/1	Detached	72 / 72	\$1,895,000.00	
<b>ACT</b>	5416 Nevada Ave NW		6	6/2	Detached	117 / 117	\$3,125,500.00	
<b>ACT</b>	3803 Jenifer St NW		6	5/1	Detached	11 / 116	\$4,750,000.00	
<b>A/C</b>	3124 Quesada St NW		5	3/1	Detached	5 / 5	\$1,495,000.00	



Status	Address	Photo Thumbnail	Beds	Baths	Structure Type	DOM/CDOM	List Price	Close Price
A/C	3720 Livingston St NW		4	3/1	Detached	9 / 9	\$1,995,000.00	
A/C	3421 Northampton St NW		6	5/1	Detached	132 / 467	\$2,499,990.00	
PND	3507 Morrison St NW		4	2/1	Detached	2 / 2	\$1,295,000.00	
PND	3286 Aberfoyle Pl NW		4	3/1	Detached	5 / 5	\$1,650,000.00	
PND	3378 Stephenson Pl NW		5	3/2	Detached	1 / 1	\$1,850,000.00	
PND	6229 29th St NW		5	3/2	Detached	7 / 7	\$2,000,000.00	
PND	3900 Ingomar St NW		7	4/1	Detached	9 / 9	\$2,595,000.00	

Status	Address	Photo Thumbnail_	Beds	Baths	Structure Type	DOM/CDOI	List Price	Close Price
<b>PND</b>	3326 Quesada St NW		7	7/2	Detached	204 / 204	\$3,999,000.00	
<b>PND</b>	3512 Rittenhouse St NW		7	4/2	Detached	7 / 7	\$4,250,000.00	
<b>CLS</b>	3722 Jenifer St NW		3	4/1	End of Row/Town	2 / 2	\$1,349,000.00	\$1,400,000
<b>CLS</b>	4100 Ingomar St NW		3	3	Detached	6 / 6	\$1,295,000.00	\$1,403,000
<b>CLS</b>	5447 Chevy Chase Pkwy N'		3	2/1	Detached	7 / 7	\$1,199,000.00	\$1,460,000
<b>CLS</b>	3914 Morrison St NW		5	4/1	End of Row/Town	7 / 7	\$1,275,000.00	\$1,460,000
<b>CLS</b>	6243 29th St NW		4	3/1	Detached	23 / 23	\$1,499,000.00	\$1,500,000
<b>CLS</b>	6133 31st St NW		5	4	Detached	7 / 7	\$1,450,000.00	\$1,528,500

Status	Address	Photo Thumbnail	Beds	Baths	Structure Type	DOM/CDOI	List Price	Close Price
CLS	3143 Upland Ter NW		5	4/1	Detached	1 / 78	\$1,795,000.00	\$1,810,000
CLS	3823 Morrison St NW		5	5/1	Twin/Semi-Detac	3 / 3	\$2,175,000.00	\$2,175,000
CLS	6632 32nd Pl NW		6	4/1	Detached	14 / 14	\$2,750,000.00	\$2,750,000

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## Results Statistics | Residential Sale

Listings as of 3/22/2024 at 3:38 pm, Page 1 of 4

#	MLS #	Address	City	Bds	Bths	Yr Blt	Acres	Abv Grd SF	\$/SqFt	List Price	CL Price	Concess	CL Date	CLP%LP	DOM
1	DCDC2132992	3205 Stephenson PI NW	Washington	4	2	1950	0.17	1,543	\$841.87	\$1,299,000					3
2	DCDC2132324	3737 Kanawha St NW	Washington	4	3	1913	0.10	2,671	\$505.43	\$1,350,000					9
3	DCDC2131872	6678 32nd St NW	Washington	4	4	1940	0.13	1,900	\$763.16	\$1,450,000					1
4	DCDC2132584	2756 Unicorn Ln NW	Washington	5	4/2	1979	0.07	4,142	\$360.94	\$1,495,000					8
5	DCDC2132234	6350 31st St NW	Washington	3	4	1936	0.13	2,543	\$629.14	\$1,599,900					1
6	DCDC2130584	3610 Patterson St NW	Washington	4	3/1	1928	0.07	2,107	\$759.37	\$1,600,000					2
7	DCDC2132172	5479 30th St NW	Washington	4	3/1	1938	0.14	1,518	\$1,086.96	\$1,650,000					8
8	DCDC2133376	3147 Tennyson St NW	Washington	4	3/1	1940	0.13	2,606	\$633.15	\$1,650,000					2
9	DCDC2132962	3207 Morrison St NW	Washington	3	3/1	1915	0.15	2,900	\$584.48	\$1,695,000					4
10	DCDC2111462	6005 Utah Ave NW	Washington	5	4/1	1934	0.15	2,754	\$653.59	\$1,799,999					194
11	DCDC2118136	3211 Worthington St NW	Washington	4	3/1	1956	0.21	2,635	\$719.17	\$1,895,000					72
12	DCDC2115638	5416 Nevada Ave NW	Washington	6	6/2	2023	0.12	3,816	\$819.05	\$3,125,500					117
13	DCDC2132136	3803 Jenifer St NW	Washington	6	5/1	2023	0.17	6,638	\$715.58	\$4,750,000					11
				<b>Min</b>	<b>3</b>	<b>2.0</b>	<b>1913</b>	<b>0.07</b>	<b>\$350.94</b>	<b>\$1,299,000</b>					<b>1</b>
				<b>Max</b>	<b>6</b>	<b>8.0</b>	<b>2023</b>	<b>6,638</b>	<b>\$1,086.96</b>	<b>\$4,750,000</b>					<b>194</b>
				<b>Avg</b>	<b>4</b>	<b>4.5</b>	<b>1952</b>	<b>2,906</b>	<b>\$697.84</b>	<b>\$1,950,723</b>					<b>33</b>
				<b>Med</b>	<b>4</b>	<b>4.0</b>	<b>1940</b>	<b>2,635</b>	<b>\$715.58</b>	<b>\$1,650,000</b>					<b>8</b>
				Property Age Range: 1 - 111											
				Median Age: 84											
<b>Listings: Active Under Contract</b>															
1	DCDC2129622	3124 Quesada St NW	Washington	5	3/1	1941	0.09	2,291	\$652.55	\$1,495,000					5
2	DCDC2128954	3720 Livingston St NW	Washington	4	3/1	1925	0.14	2,000	\$997.50	\$1,995,000					9

Presented by: Nancy M Wilson

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# Results Statistics | Residential Sale

Listings as of 3/22/2024 at 3:38 pm, Page 2 of 4

#	MLS #	Address	City	Bds	Bths	Yr Bilt	Acres	Abv Grd SF	\$/SqFt	List Price	CL Price	Concess	CL Date	CLP%LP	DOM
3	DCDC2116964	3421 Northampton St NW	Washington	6	5 / 1	1922	0.12	3,837	\$651.55	\$2,499,990					132
		Min		4	4.0	1922	0.09	2,000	\$651.55	\$1,495,000					5
		Max		6	6.0	1941	0.14	3,837	\$997.50	\$2,499,990					132
		Avg		5	4.7	1929	0.12	2,709	\$767.20	\$1,996,663					49
		Med		5	4.0	1925	0.12	2,291	\$652.55	\$1,995,000					9

Property Age Range: 83 - 102  
Median Age: 99

## Listings: Pending

1	DCDC2130278	3507 Morrison St NW	Washington	4	2 / 1	1920	0.18	2,118	\$611.43	\$1,295,000					2
2	DCDC2125448	3286 Aberfoyle Pl NW	Washington	4	3 / 1	1949	0.16	2,449	\$673.74	\$1,650,000					5
3	DCDC2133226	3378 Stephenson Pl NW	Washington	5	3 / 2	1919	0.15	3,043	\$607.95	\$1,850,000					1
4	DCDC2132476	6229 29th St NW	Washington	5	3 / 2	1937	0.17	3,161	\$632.71	\$2,000,000					7
5	DCDC2130646	3900 Ingomar St NW	Washington	7	4 / 1	1923	0.15	3,650	\$710.96	\$2,595,000					9
6	DCDC2107428	3326 Quesada St NW	Washington	7	7 / 2	1892	0.24	8,186	\$488.52	\$3,999,000					204
7	DCDC2130176	3512 Rittenhouse St NW	Washington	7	4 / 2	1928	0.46	5,923	\$717.54	\$4,250,000					7
		Min		4	3.0	1892	0.15	2,118	\$488.52	\$1,295,000					1
		Max		7	9.0	1949	0.46	8,186	\$717.54	\$4,250,000					204
		Avg		6	5.3	1924	0.22	4,076	\$634.69	\$2,519,857					34
		Med		5	5.0	1923	0.17	3,161	\$632.71	\$2,000,000					7

Property Age Range: 75 - 132  
Median Age: 101

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#	MLS #	Address	City	Bds	Bths	Yr Bld	Acres	Adv Grd SF	CL\$/SqFt	List Price	CL Price	Concess	CL Date	CLP%LP	DOM
<b>Listings: Closed</b>															
1	DCDC2125474	3722 Jenifer St NW	Washington	3	4 / 1	1976	0.05	3,100	\$451.61	\$1,349,000	\$1,400,000	\$0	03/08/2024	103.78	2
2	DCDC2127668	4100 Ingomar St NW	Washington	3	3	1927	0.13	1,700	\$825.29	\$1,295,000	\$1,403,000	\$0	02/29/2024	108.34	6
3	DCDC2125314	3914 Morrison St NW	Washington	5	4 / 1	1917	0.09	2,479	\$588.95	\$1,275,000	\$1,460,000	\$0	02/29/2024	114.51	7
4	DCDC2129008	5447 Chevy Chase Pkwy NW	Washington	3	2 / 1	1929	0.13	1,616	\$903.47	\$1,199,000	\$1,460,000	\$0	03/21/2024	121.77	7
5	DCDC2127292	6243 29th St NW	Washington	4	3 / 1	1962	0.20	2,860	\$524.48	\$1,499,000	\$1,500,000	\$0	03/20/2024	100.07	23
6	DCDC2125464	6133 31st St NW	Washington	5	4	1927	0.13	2,350	\$650.43	\$1,450,000	\$1,528,500	\$0	03/15/2024	105.41	7
7	DCDC2126334	3143 Upland Ter NW	Washington	5	4 / 1	1941	0.20	2,800	\$646.43	\$1,795,000	\$1,810,000	\$25,000	03/01/2024	100.84	1
8	DCDC2125120	3823 Morrison St NW	Washington	5	5 / 1	2016	0.07	2,983	\$729.13	\$2,175,000	\$2,175,000	\$0	03/05/2024	100.00	3
9	DCDC2120356	6632 32nd Pl NW	Washington	6	4 / 1	1937	0.22	4,148	\$662.97	\$2,750,000	\$2,750,000	\$0	03/01/2024	100.00	14

<b>Min</b>	3	3.0	1917	0.05	1,616	\$451.61	\$1,199,000	\$0	100.00	1
<b>Max</b>	6	6.0	2016	0.22	4,148	\$903.47	\$2,750,000	\$25,000	121.77	23
<b>Avg</b>	4	4.4	1948	0.14	2,671	\$664.75	\$1,643,000	\$2,778	106.08	8
<b>Med</b>	5	5.0	1937	0.13	2,800	\$650.43	\$1,450,000	\$0	103.78	7

Property Age Range: 8 - 107  
Median Age: 87

**Listings: Coming Soon**

1	DCDC2133732	3121 Patterson St NW	Washington	4	3	1951	0.08	1,865	\$642.90	\$1,199,000	\$1,400,000	\$0			0
<b>Summary Statistics</b>															
<b>Min</b>	4	3.0	1951	0.08	1,865	\$642.90	\$1,199,000	\$0		0					
<b>Max</b>	4	3.0	1951	0.08	1,865	\$642.90	\$1,199,000	\$0		0					
<b>Avg</b>	4	3.0	1951	0.08	1,865	\$642.90	\$1,199,000	\$0		0					
<b>Med</b>	4	3.0	1951	0.08	1,865	\$642.90	\$1,199,000	\$0		0					

Property Age Range: 73 - 73  
Median Age: 73

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