

Cheviot Hills Data

Year	Active Listings	Closed Sales	Closure Rate
2013	118	89	75.4%
2014	116	79	68.1%
2015	123	82	66.7%
2016	149	89	59.7%
2017	143	96	67.1%
2018	136	81	59.6%
2019	127	78	61.4%
2020	132	77	58.3%
2021	127	85	66.9%
2022	92	72	78.3%
2023	109	62	56.9%
2024	97	57	58.8%
2025	101	63	62.4%

☐ Cheviot Hills – Rancho Park: Top 20 Closed Sales

2013

10401 Dunleer Dr — \$3,650,000
 2754 Monte Mar Ter — \$3,500,000
 2764 Krim Dr — \$2,999,000
 2809 Patricia Ave — \$2,792,500
 2735 Club Dr — \$2,755,000
 10355 Bradbury Rd — \$2,565,000
 10316 Bannockburn Dr — \$2,459,000
 10503 Putney Rd — \$2,430,000
 2745 Monte Mar Ter — \$2,351,000
 2864 Club Dr — \$2,250,000
 10375 Glenbarr Ave — \$2,201,000
 10355 Clarkson Rd — \$2,200,000
 3062 Earlmarr Dr — \$2,200,000
 2707 Club Dr — \$2,095,000
 10354 Dunleer Dr — \$2,060,000
 2780 Club Dr — \$2,000,000
 3202 Cavendish Dr — \$1,925,000
 10581 Cheviot Dr — \$1,910,000
 2700 Anchor Ave — \$1,900,000
 10295 Cresta Dr — \$1,876,000

2014

10259 Monte Mar Dr — \$4,690,000
 2706 Club Dr — \$4,000,000
 2715 Forester Dr — \$3,800,000
 2933 Danalda Dr — \$3,700,000
 3138 Barbeydel Dr — \$3,225,000
 10111 Cheviot Dr — \$3,110,000
 2602 Aiken Ave — \$3,025,000
 3292 Woodbine St — \$2,800,000
 2539 Patricia Ave — \$2,500,000
 10333 Northvale Rd — \$2,490,000
 10326 Lorenzo Dr — \$2,295,000
 2940 Club Dr — \$2,275,000
 2847 Motor Ave — \$2,195,000
 2770 Forester Dr — \$2,175,000

Cheviot Hills Data

10336 Dunleer Dr — \$2,150,000
2812 Mcconnell Dr — \$2,150,000
3250 Edith Street — \$2,150,000
2920 Club Dr — \$2,125,000
2780 Club Dr — \$2,095,000
10585 Butterfield Rd — \$2,050,000

2015

3001 Dannyhill Dr — \$3,865,000
2933 Glimerton Ave — \$3,795,000
10312 Lorenzo Dr — \$3,527,599
3048 Queensbury Dr — \$3,475,000
2809 Patricia Ave — \$3,337,500
2529 Patricia Ave — \$3,225,000
10550 Rountree Rd — \$3,050,000
2714 Forester Dr — \$3,000,000
10559 Cushdon Ave — \$2,795,000
3137 Shelby Dr — \$2,750,000
10306 Rosbury Pl — \$2,700,000
3314 Club Dr — \$2,653,465
10415 Dunleer Dr — \$2,570,000
3366 Manning Ct — \$2,495,000
10521 Northvale Rd — \$2,450,000
2727 Krim Dr — \$2,445,000
2706 Wigton Rd — \$2,350,000
10575 Bradbury Rd — \$2,296,580
10321 Bannockburn Dr — \$2,295,000
2861 Motor Ave — \$2,250,000

2016

10295 Cresta Dr — \$5,875,000
3059 Dannyhill Dr — \$4,250,000
2915 Patricia Ave — \$4,225,000
10452 Lorenzo Pl — \$4,145,000
10462 Troon Ave — \$4,025,000
12011 Cheviot Dr — \$3,787,518
2833 Wigton Rd — \$3,550,000
10343 Dunleer Dr — \$3,500,000
2705 Forester Dr — \$3,400,000
3059 Patricia Ave — \$3,400,000
2542 Aiken Ave — \$3,300,000
3176 Cavendish Dr — \$3,275,000
10312 Lorenzo Dr — \$3,175,000
2864 Mcconnell Dr — \$3,160,000
10513 Rountree Rd — \$3,087,500
3269 Earlmarr Dr — \$3,075,000
10418 Dunleer Dr — \$2,985,000
3050 Club Dr — \$2,900,000
2543 Patricia Ave — \$2,850,000
10583 Blythe Ave — \$2,825,000

2017

2789 Mcconnell Dr — \$5,718,000

Cheviot Hills Data

2770 Forester Dr — \$5,500,000
2921 Cavendish Dr — \$4,950,000
2706 Club Dr — \$4,465,000
2971 Club Dr — \$4,250,000
3139 Barbeydel Dr — \$4,150,000
2773 Anchor Ave — \$3,925,000
2713 Mcconnell Dr — \$3,860,000
3246 Woodbine St — \$3,810,000
3230 Barbeydel Dr — \$3,800,000
3087 Mcconnell Dr — \$3,693,000
10578 Dunleer Dr — \$3,650,000
2701 Mcconnell Dr — \$3,525,000
2529 Aiken Ave — \$3,500,000
2886 Forester Dr — \$3,500,000
2750 Forester Dr — \$3,475,000
3001 Danalda Dr — \$3,351,000
2764 Club Dr — \$3,350,000
2607 Patricia Ave — \$3,349,000
10646 Esther Ave — \$3,300,000

2018

2943 Club Dr — \$4,351,000
3166 Cavendish Dr — \$4,186,936
3239 Shelby Dr — \$4,050,000
3001 Dannyhill Dr — \$4,050,000
3246 Woodbine St — \$4,000,000
10278 Dunleer Dr — \$3,950,000
2463 Patricia Ave — \$3,925,000
10549 Cushdon Ave — \$3,850,000
3227 Earlmar Dr — \$3,800,000
3234 Woodbine St — \$3,800,000
10341 Monte Mar Dr — \$3,778,000
2763 Mcconnell Dr — \$3,695,000
3226 Woodbine St — \$3,695,000
2818 Forrester Dr — \$3,690,000
3280 Edith St — \$3,575,000
10457 Troon Ave — \$3,300,000

2019 – Cheviot Hills – Rancho Park
3001 Cavendish Dr — \$5,600,000
3043 Earlmar Dr — \$4,600,000
10342 Lorenzo Dr — \$4,525,000
3229 Woodbine St — \$4,500,000
2742 Motor Ave — \$3,850,000
2607 Patricia Ave — \$3,815,000
10549 Butterfield Rd — \$3,525,000
10100 Rosbury Pl — \$3,440,000
10566 Troon Ave — \$3,295,000
10362 Glenbarr Ave — \$3,258,000
3118 Patricia Ave — \$3,240,000
3014 Cavendish Dr — \$3,200,000
2539 Patricia Ave — \$3,125,000
2768 Monte Mar Ter — \$3,120,000

Cheviot Hills Data

2555 Patricia Ave – \$2,983,400
2964 Haddington Dr – \$2,950,000
10578 Putney Rd – \$2,925,000
2880 Motor Ave – \$2,925,000
10334 Rossbury Pl – \$2,850,000
2640 Glendon Ave – \$2,769,000

2020 – Cheviot Hills – Rancho Park
3062 Earlmarr Dr – \$6,800,000
3160 Cavendish Dr – \$6,350,000
10342 Lorenzo Dr – \$4,750,000
10334 Lorenzo Dr – \$4,475,000
2943 Club Dr – \$4,360,000
3021 Club Dr – \$4,295,000
2773 Anchor Ave – \$4,143,750
3207 Earlmarr Dr – \$3,900,000
3100 Earlmarr Dr – \$3,800,000
2930 Haddington Dr – \$3,750,000
10559 Cushdon Ave – \$3,700,000
10577 Butterfield Rd – \$3,677,500
10537 Blythe Ave – \$3,650,000
2721 Club Dr – \$3,400,000
2826 Medill Pl – \$3,375,000
3227 Shelby Dr – \$3,300,000
3264 Shelby Dr – \$3,280,000
10578 Putney Rd – \$3,215,000
10538 Butterfield Rd – \$3,180,000
2864 Club Dr – \$3,150,000

2021 – Cheviot Hills – Rancho Park
3062 Queensbury Dr – \$7,499,000
10259 Monte Mar Dr – \$7,426,000
10001 Cheviot Dr – \$7,005,000
2788 Monte Mar Ter – \$6,050,000
2971 Club Dr – \$5,531,000
3251 Shelby Dr – \$5,500,000
2736 Monte Mar Ter – \$5,360,000
3029 Castle Heights Ave – \$5,300,000
2607 Patricia Ave – \$3,999,000
10328 Cheviot Dr – \$3,875,000
2437 Patricia Ave – \$3,850,000
10367 Cheviot Dr – \$3,800,000
10620 Esther Ave – \$3,785,000
3201 Club Dr – \$3,720,000
2870 Anchor Ave – \$3,595,000
2718 Cresta Pl – \$3,565,000
10560 Rountree Rd – \$3,500,000
10615 Butterfield Rd – \$3,400,000
2839 Medill Pl – \$3,365,000
2815 Club Dr – \$3,325,000

2022 – Cheviot Hills – Rancho Park
2720 Monte Mar Ter – \$11,000,000

Cheviot Hills Data

10394 Glenbarr Ave – \$9,000,000
2789 Mcconnell Dr – \$8,530,000
2551 Prosser Ave – \$6,000,000
3272 Edith St – \$5,575,000
10584 Putney Rd – \$5,355,000
10440 Lorenzo Pl – \$4,900,000
3142 Dannyhill Dr – \$4,850,000
10341 Monte Mar Dr – \$4,550,000
10560 Clarkson Rd – \$4,450,000
3214 Philo St – \$4,150,000
10520 Dunleer Dr – \$4,106,083
10269 Cheviot Dr – \$4,000,000
3329 Club Dr – \$3,985,000
3314 Club Dr – \$3,800,000
3111 Gilmerton Ave – \$3,750,000
10533 Cushdon Ave – \$3,748,375
10503 Rountree Rd – \$3,695,000
2993 Haddington Dr – \$3,675,000
2633 Manning Ave – \$3,575,000

2023 – Cheviot Hills – Rancho Park
2765 Anchor Ave – \$7,700,000
10259 Monte Mar Dr – \$6,850,000
3148 Patricia Ave – \$6,200,000
3067 Dannyhill Dr – \$6,159,750
3023 Dannyhill Dr – \$6,130,000
3001 Cavendish Dr – \$6,000,000
3234 Woodbine St – \$5,475,000
2921 Haddington Dr – \$5,395,000
3070 Dannyhill Dr – \$5,350,000
2961 Club Dr – \$5,210,000
2525 Patricia Ave – \$4,725,000
2751 Motor Ave – \$4,625,000
10615 Butterfield Rd – \$4,135,000
2712 Monte Mar Ter – \$4,000,000
3014 Cavendish Dr – \$4,000,000
3022 Cavendish Dr – \$3,995,000
10355 Cheviot Dr – \$3,813,000
2942 Motor Ave – \$3,807,363
2812 Manning Ave – \$3,800,000
10536 Blythe Ave – \$3,750,000

2024 – Cheviot Hills – Rancho Park
10107 Rosbury Pl – \$8,999,000
3021 Earlmarr Dr – \$7,500,000
2817 Patricia Ave – \$7,100,000
2852 Forrester Dr – \$6,700,000
10494 Troon Ave – \$6,700,000
2771 Forrester Dr – \$6,650,000
3239 Shelby Dr – \$5,149,000
10584 Cushdon Ave – \$4,400,000
10565 Butterfield Rd – \$4,043,000
2804 Medill Pl – \$3,810,000

Cheviot Hills Data

10311 Lorenzo Dr – \$3,800,000
9826 Vicar St – \$3,700,000
2822 Motor Ave – \$3,700,000
9826 Burgen Ave – \$3,626,000
2926 Club Dr – \$3,500,000
3079 Patricia Ave – \$3,300,000
10529 Butterfield Rd – \$3,286,000
10301 Walavista Rd – \$3,172,124
3221 Provon Ln – \$3,000,000
10649 Cushdon Ave – \$2,985,000

2025 – Cheviot Hills – Rancho Park
2856 Forrester Dr – \$8,500,000
3077 Earlmarr Dr – \$8,300,000
10242 Monte Mar Dr – \$6,300,000
10380 Dunleer Dr – \$6,000,000
9820 Kincardine Ave – \$5,280,000
2818 Forrester Dr – \$5,149,000
2759 Mcconnell Dr – \$5,124,999
2953 Club Dr – \$5,063,800
2543 Patricia Ave – \$4,850,000
10358 Rosbury Pl – \$4,700,000
2802 Forrester Dr – \$3,800,000
10625 Blythe Ave – \$3,768,998
10319 Lorenzo Dr – \$3,675,000
10618 Rountree Rd – \$3,650,000
10596 Cushdon Ave – \$3,638,000
2768 Anchor Ave – \$3,570,000
10545 Butterfield Rd – \$3,450,000
9833 Vicar St – \$3,310,000
10356 Northvale Rd – \$3,279,000
3209 Patricia Ave – \$3,250,000

Cheviot Hills Data

Median List Price	Median Sold Price	Min Price Sold	Max Price Sold	Avg List Price	Avg Sold Price
\$1,374,100	\$1,365,000	\$580,000	\$3,650,000	\$1,507,375	\$1,517,177
\$1,525,000	\$1,650,000	\$704,000	\$4,690,000	\$1,713,303	\$1,742,392
\$1,624,500	\$1,621,500	\$850,000	\$3,865,000	\$1,822,004	\$1,818,054
\$1,799,000	\$1,750,000	\$844,200	\$5,875,000	\$2,172,560	\$2,112,707
\$2,124,500	\$2,035,000	\$820,000	\$5,718,000	\$2,387,582	\$2,352,117
\$2,550,000.00	\$2,180,000.00	\$1,050,000.00	\$6,700,000.00	\$2,796,494.00	\$2,598,616.00
\$2,295,000.00	\$2,125,000.00	\$1,100,000.00	\$5,600,000.00	\$2,472,255.00	\$2,276,739.00
\$2,629,000.00	\$2,575,000.00	\$1,127,000.00	\$6,800,000.00	\$2,902,926.00	\$2,665,051.00
\$2,495,000.00	\$2,400,000.00	\$1,349,000.00	\$7,499,000.00	\$2,911,731.00	\$2,757,434.00
\$2,950,000.00	\$2,840,000.00	\$1,200,000.00	\$11,000,000.00	\$3,409,478.00	\$3,196,098.00
\$2,800,000.00	\$2,725,000.00	\$1,350,000.00	\$7,700,000.00	\$3,394,259.00	\$3,235,314.00
\$2,790,000.00	\$2,500,000.00	\$900,000.00	\$8,999,000.00	\$3,275,406.00	\$3,024,143.00
\$2,945,000.00	\$2,875,000.00	\$1,325,000.00	\$8,500,000.00	\$3,648,464.00	\$3,160,012.00

Cheviot Hills Data

DOM Closed	Avg \$/Sq.Ft.	Sale/List %	Total Sold Volume
40	\$635.15	100.65%	\$135,028,718
39	\$723.64	101.70%	\$137,648,970
51	\$763.24	99.78%	\$149,080,444
62	\$770.96	97.25%	\$188,030,939
49	\$858.67	98.51%	\$225,803,195
44	\$873.86	98.93%	\$210,487,862.00
52	\$921.93	98.28%	\$177,585,666.00
40	\$927.98	98.62%	\$205,208,938.00
34	\$994.34	100.29%	\$234,381,908.00
30	\$1,097.22	100.13%	\$230,119,056.00
32	\$1,105.52	99.01%	\$200,589,461.00
41	\$1,104.87	99.44%	\$172,376,124.00
25	\$1,104.68	102.53%	\$199,781,000.00