

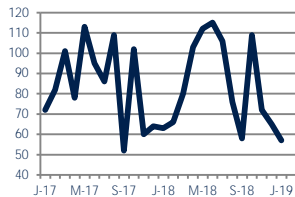
Focus On: Capitol Hill (NE) Housing Market

January 2019

Zip Code(s): 20002

Units Sold

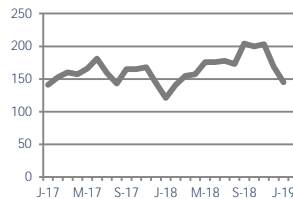
57



Down -10%
Vs. Year Ago

Active Inventory

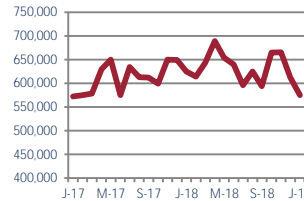
145



Up 20%
Vs. Year Ago

Median Sale Price

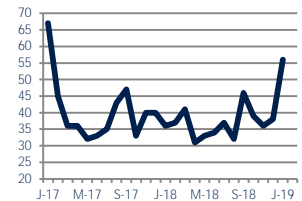
\$575,000



Down -8%
Vs. Year Ago

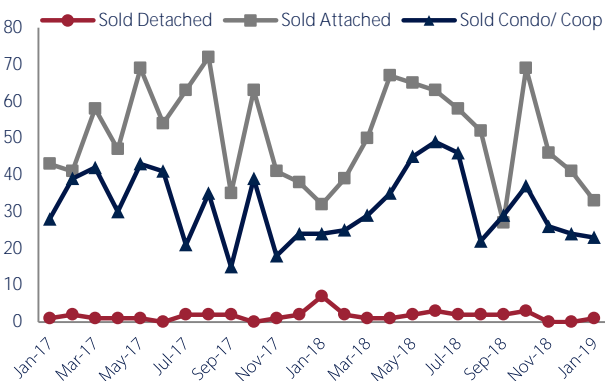
Days On Market

56



Up 56%
Vs. Year Ago

Units Sold*



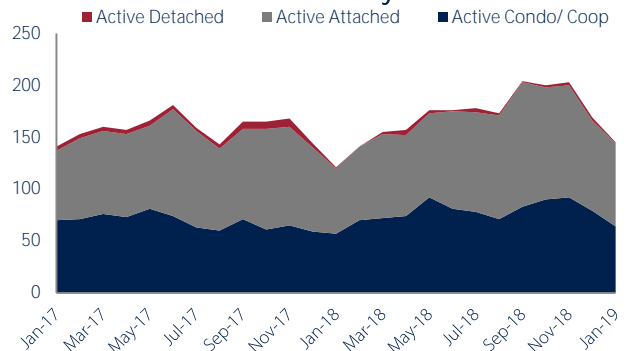
Units Sold

There was a decrease in total units sold in January, with 57 sold this month in Capitol Hill (NE) versus 65 last month, a decrease of 12%. This month's total units sold was lower than at this time last year, a decrease of 10% versus January 2018.

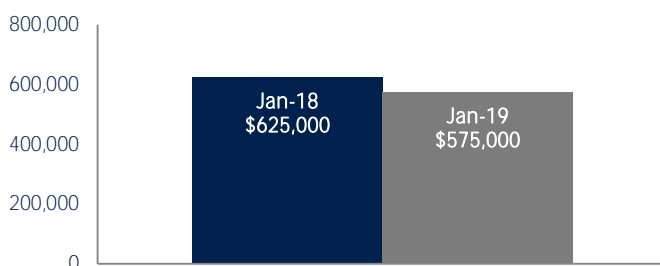
Active Inventory

Versus last year, the total number of homes available this month is higher by 24 units or 20%. The total number of active inventory this January was 145 compared to 121 in January 2018. This month's total of 145 is lower than the previous month's total supply of available inventory of 169, a decrease of 14%.

Active Inventory*



Median Sale Price



Median Sale Price

Last January, the median sale price for Capitol Hill (NE) Homes was \$625,000. This January, the median sale price was \$575,000, a decrease of 8% or \$50,000 compared to last year. The current median sold price is 6% lower than in December.

Median sale price is the middle sale price in a given month. The same number of properties are above & below the median.

Capitol Hill (NE) is defined as properties in zip code 20002.

*Detached, Attached, and Condo varies by local area Multiple Listing Service (MLS) definition. For more information regarding your specific market, contact one of Long & Foster's knowledgeable and experienced sales associates. Information included in this report is based on data supplied by BRIGHTMLS and its member Association(s) of REALTORS, who are not responsible for its accuracy. Does not reflect all activity in the marketplace. Information contained in this report is deemed reliable but not guaranteed, should be independently verified, and does not constitute an opinion of BRIGHTMLS or Long & Foster Real Estate, Inc.



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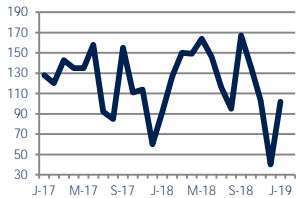
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January 2019

Zip Code(s): 20002

New Listings

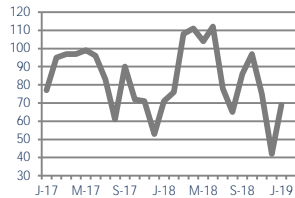
102



Up 11%
Vs. Year Ago

Current Contracts

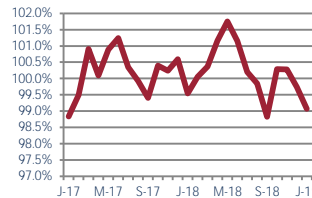
69



Down -3%
Vs. Year Ago

Sold Vs. List Price

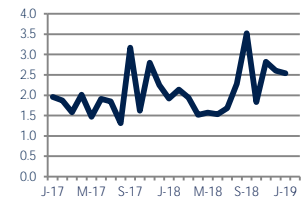
99.1%



No Change
Vs. Year Ago

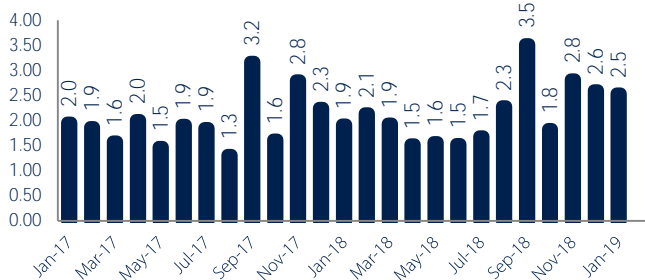
Months of Supply

2.5



Up 32%
Vs. Year Ago

Months Of Supply



Months of Supply

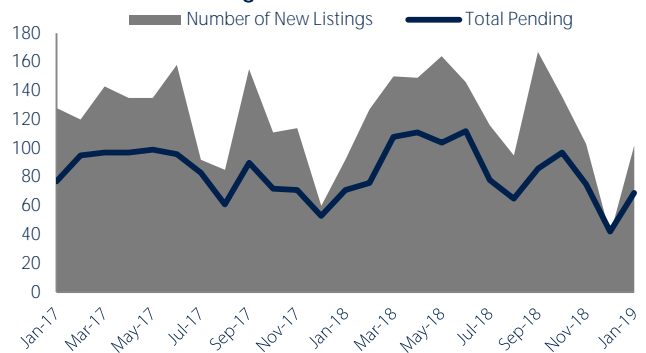
In January, there was 2.5 months of supply available in Capitol Hill (NE), compared to 1.9 in January 2018. That is an increase of 32% versus a year ago.

Months of supply is calculated by dividing current inventory by current sales. It indicates how many months would be needed to sell all of the inventory available at the current rate of demand.

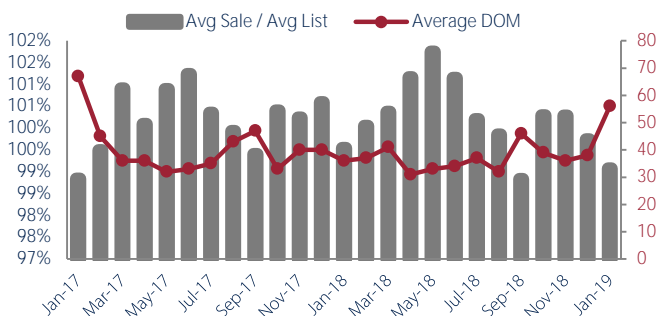
New Listings & Current Contracts

This month there were 102 homes newly listed for sale in Capitol Hill (NE) compared to 92 in January 2018, an increase of 11%. There were 69 current contracts pending sale this January compared to 71 a year ago. The number of current contracts is 3% lower than last January.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In January, the average sale price in Capitol Hill (NE) was 99.1% of the average list price, which is similar compared to a year ago.

Days On Market

This month, the average number of days on market was 56, higher than the average last year, which was 36, an increase of 56%.



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