



The Long & Foster Market Minute™

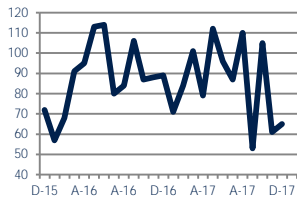
Focus On: Capitol Hill (NE) Housing Market

December 2017

Zip Code(s): 20002

Units Sold

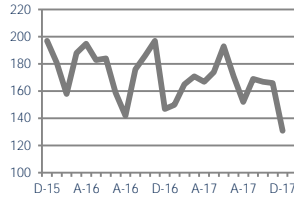
65



Down -27%
Vs. Year Ago

Active Inventory

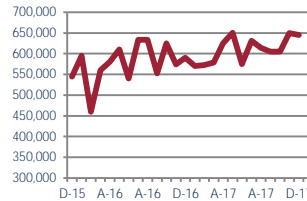
131



Down -11%
Vs. Year Ago

Median Sale Price

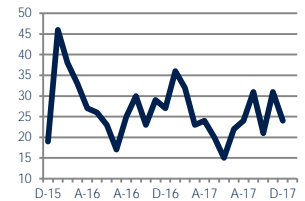
\$644,800



Up 9%
Vs. Year Ago

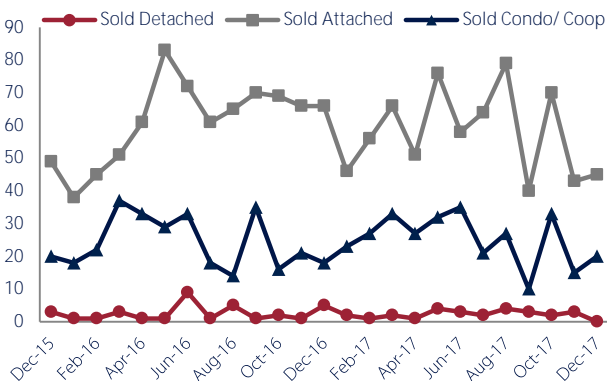
Days On Market

24



Down -11%
Vs. Year Ago

Units Sold*



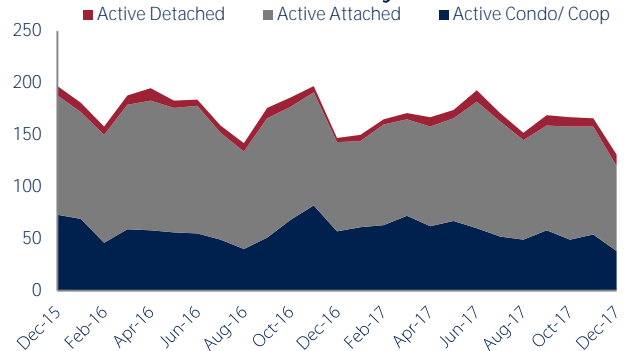
Units Sold

There was an increase in total units sold in December, with 65 sold this month in Capitol Hill (NE) versus 61 last month, an increase of 7%. This month's total units sold was lower than at this time last year, a decrease of 27% versus December 2016.

Active Inventory

Versus last year, the total number of homes available this month is lower by 16 units or 11%. The total number of active inventory this December was 131 compared to 147 in December 2016. This month's total of 131 is lower than the previous month's total supply of available inventory of 166, a decrease of 21%.

Active Inventory*



Median Sale Price



Median Sale Price

Last December, the median sale price for Capitol Hill (NE) Homes was \$590,000. This December, the median sale price was \$644,800, an increase of 9% or \$54,800 compared to last year. The current median sold price is 1% lower than in November.

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 MRIS 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 MRIS or Long & Foster Real Estate, Inc.



CHRISTIE'S
INTERNATIONAL REAL ESTATE





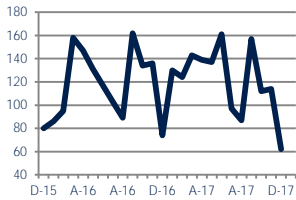
Focus On: Capitol Hill (NE) Housing Market

December 2017

Zip Code(s): 20002

New Listings

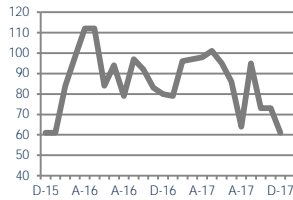
62



Down -16%
Vs. Year Ago

Current Contracts

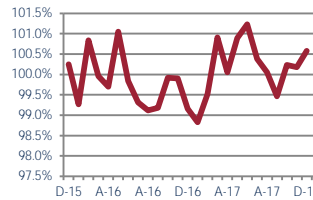
61



Down -24%
Vs. Year Ago

Sold Vs. List Price

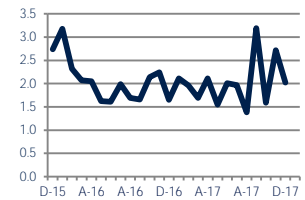
100.6%



Up 1.4%
Vs. Year Ago

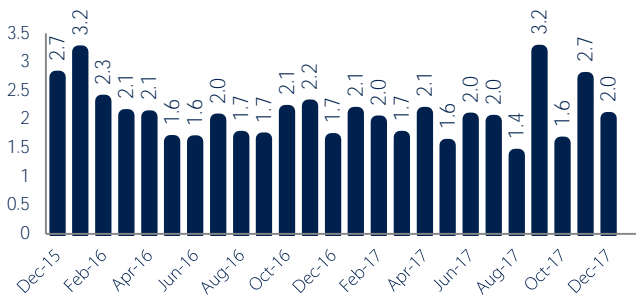
Months of Supply

2.0



Up 22%
Vs. Year Ago

Months Of Supply



Months of Supply

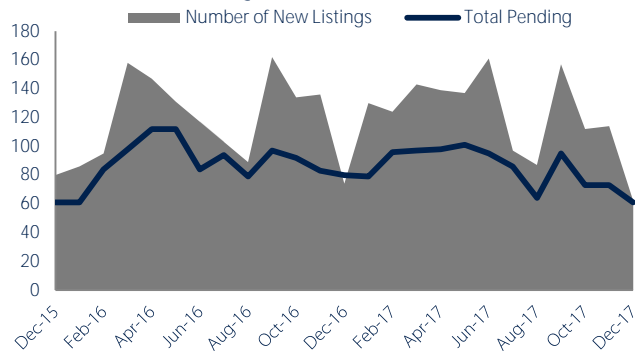
In December, there was 2.0 months of supply available in Capitol Hill (NE), compared to 1.7 in December 2016. That is an increase of 22% versus a year ago.

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.

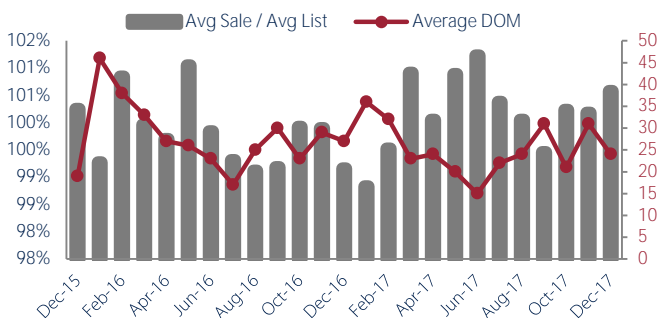
New Listings & Current Contracts

This month there were 62 homes newly listed for sale in Capitol Hill (NE) compared to 74 in December 2016, a decrease of 16%. There were 61 current contracts pending sale this December compared to 80 a year ago. The number of current contracts is 24% lower than last December.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In December, the average sale price in Capitol Hill (NE) was 100.6% of the average list price, which is 1.4% higher than at this time last year.

Days On Market

This month, the average number of days on market was 24, lower than the average last year, which was 27, a decrease of 11%.



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