

THE LONG & FOSTER MARKET MINUTE™

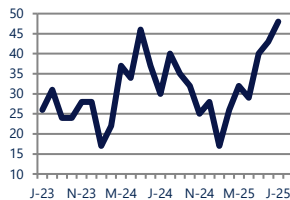
FOCUS ON: **CAPITOL HILL (SE) HOUSING MARKET**

JULY 2025

Zip Code(s): 20003

Units Sold

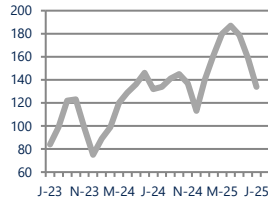
48



Up
Vs. Year Ago

Active Inventory

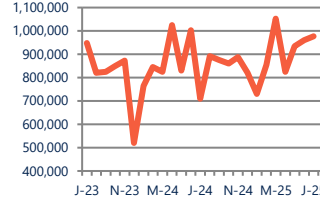
134



Up 2%
Vs. Year Ago

Median Sale Price

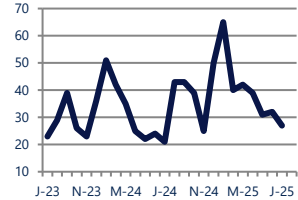
\$977,500



Up
Vs. Year Ago

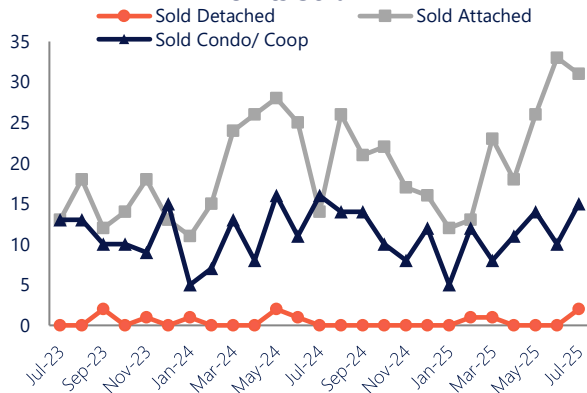
Days On Market

27



Up 29%
Vs. Year Ago

Units Sold*



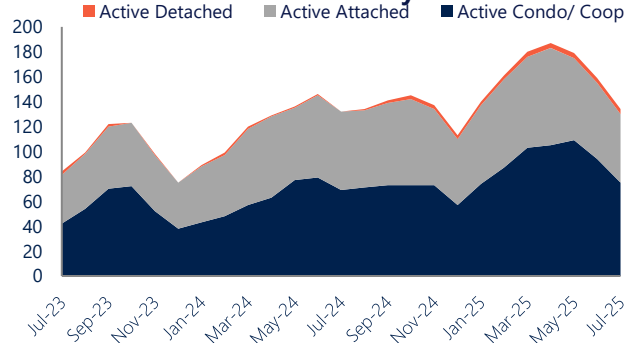
Units Sold

There was an increase in total units sold in July, with 48 sold this month in Capitol Hill (SE). This month's total units sold was higher than at this time last year.

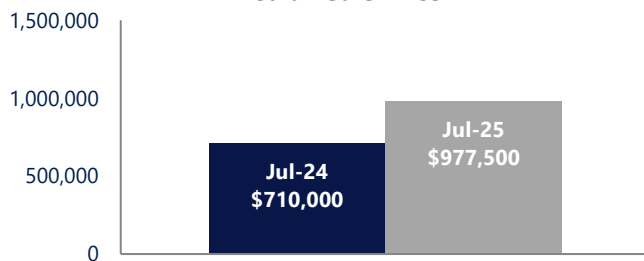
Active Inventory

Versus last year, the total number of homes available this month is higher by 2 units or 2%. The total number of active inventory this July was 134 compared to 132 in July 2024. This month's total of 134 is lower than the previous month's total supply of available inventory of 159, a decrease of 16%.

Active Inventory*



Median Sale Price



Median Sale Price

Last July, the median sale price for Capitol Hill (SE) Homes was \$710,000. This July, the median sale price was \$977,500, an increase of \$267,500 compared to last year. The current median sold price is higher than in June.

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

Capitol Hill (SE) is defined as properties in zip code 20003.

*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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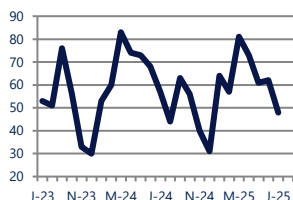
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JULY 2025

Zip Code(s): 20003

New Listings

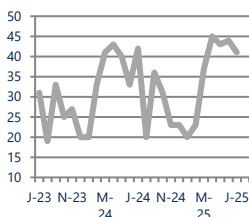
48



Down -16%
Vs. Year Ago

Current Contracts

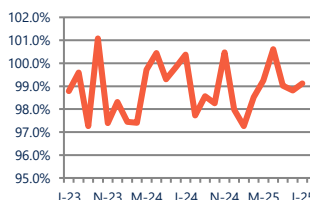
41



Down -2%
Vs. Year Ago

Sold Vs. List Price

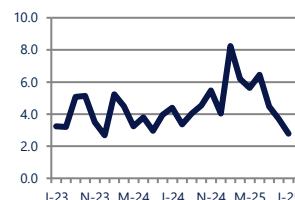
99.1%



Down -1.3%
Vs. Year Ago

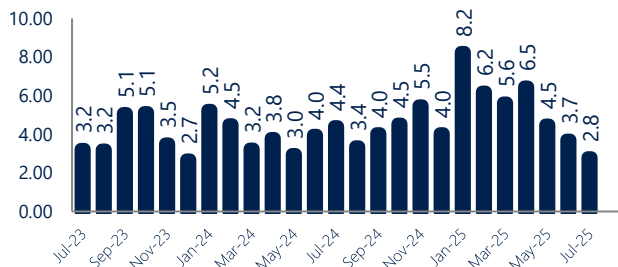
Months of Supply

2.8



Down -37%
Vs. Year Ago

Months Of Supply



Months of Supply

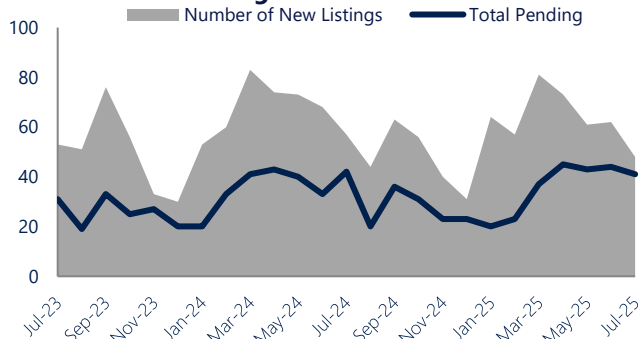
In July, there was 2.8 months of supply available in Capitol Hill (SE), compared to 4.4 in July 2024. That is a decrease of 37% versus a year ago.

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.

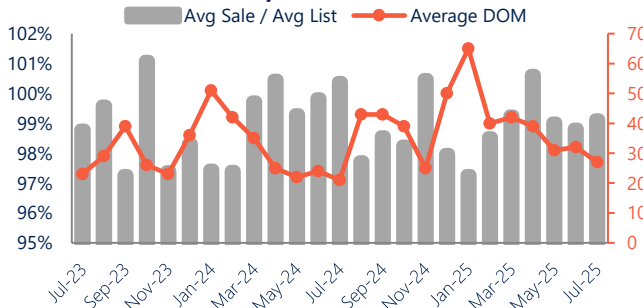
New Listings & Current Contracts

This month there were 48 homes newly listed for sale in Capitol Hill (SE) compared to 57 in July 2024, a decrease of 16%. There were 41 current contracts pending sale this July compared to 42 a year ago. The number of current contracts is 2% lower than last July.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In July, the average sale price in Capitol Hill (SE) was 99.1% of the average list price, which is 1.3% lower than at this time last year.

Days On Market

This month, the average number of days on market was 27, higher than the average last year, which was 21, an increase of 29%.

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