

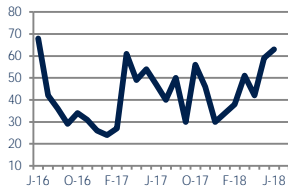


Focus On: Capitol Hill (SE) Housing Market

June 2018

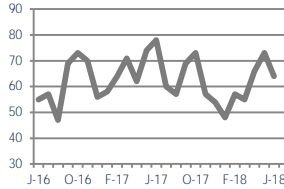
Zip Code(s): 20003

Units Sold
63



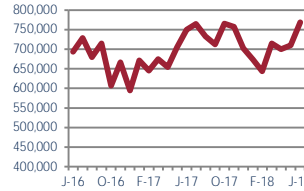
Up 34%
Vs. Year Ago

Active Inventory
64



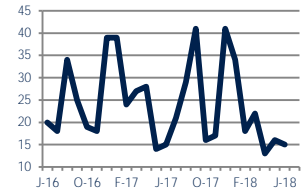
Down -18%
Vs. Year Ago

Median Sale Price
\$768,500



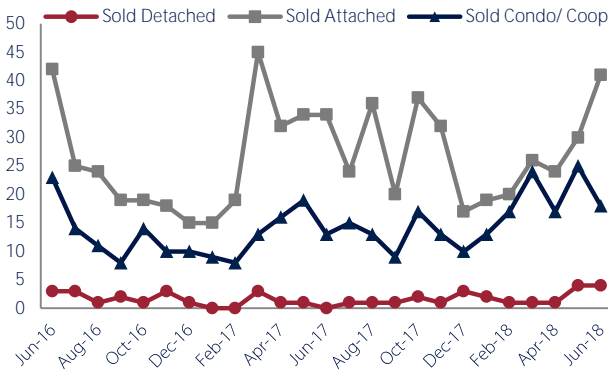
Up 2%
Vs. Year Ago

Days On Market
15



No Change
Vs. Year Ago

Units Sold*



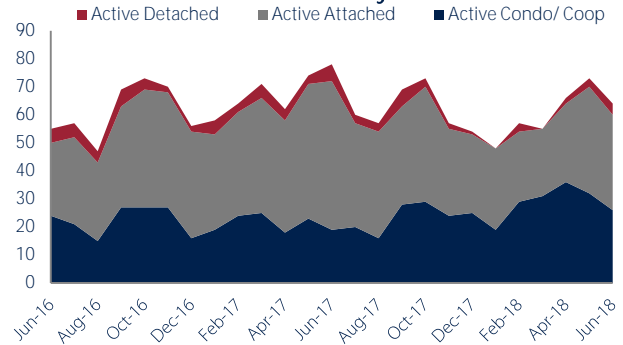
Units Sold

There was an increase in total units sold in June, with 63 sold this month in Capitol Hill (SE) versus 59 last month, an increase of 7%. This month's total units sold was higher than at this time last year, an increase of 34% versus June 2017.

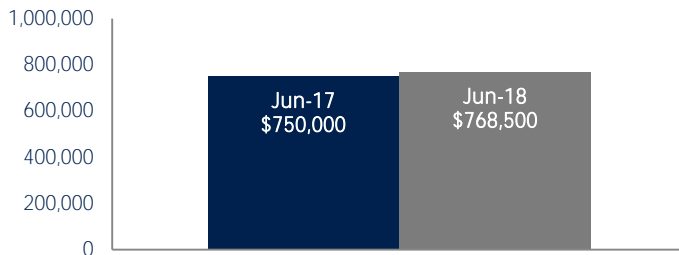
Active Inventory

Versus last year, the total number of homes available this month is lower by 14 units or 18%. The total number of active inventory this June was 64 compared to 78 in June 2017. This month's total of 64 is lower than the previous month's total supply of available inventory of 73, a decrease of 12%.

Active Inventory*



Median Sale Price



Median Sale Price

Last June, the median sale price for Capitol Hill (SE) Homes was \$750,000. This June, the median sale price was \$768,500, an increase of 2% or \$18,500 compared to last year. The current median sold price is 8% higher than in May.

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 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.



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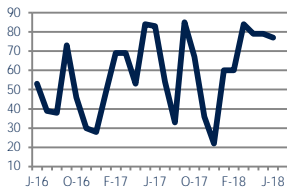
Focus On: Capitol Hill (SE) Housing Market

June 2018

Zip Code(s): 20003

New Listings

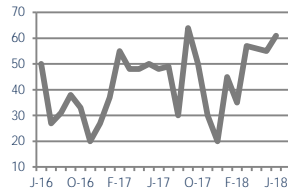
77



Down -7%
Vs. Year Ago

Current Contracts

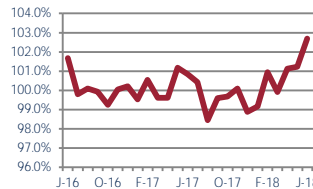
61



Up 27%
Vs. Year Ago

Sold Vs. List Price

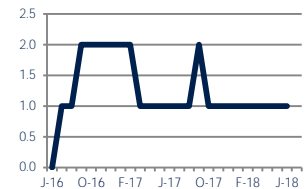
102.7%



Up 1.8%
Vs. Year Ago

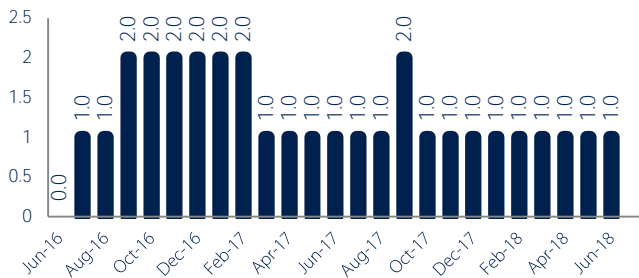
Months of Supply

1.0



No Change
Vs. Year Ago

Months Of Supply



Months of Supply

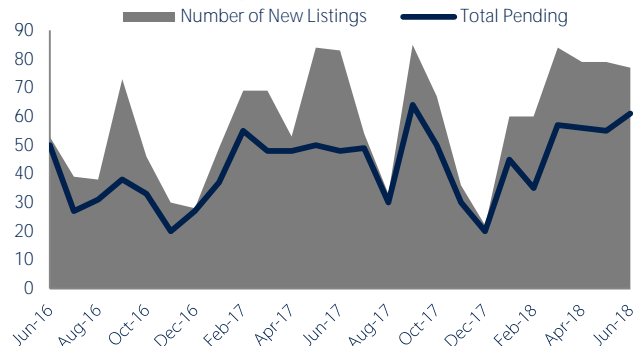
In June, there was 1.0 months of supply available in Capitol Hill (SE), compared to 1.7 in June 2017. That is a decrease of 39% versus a year ago.

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.

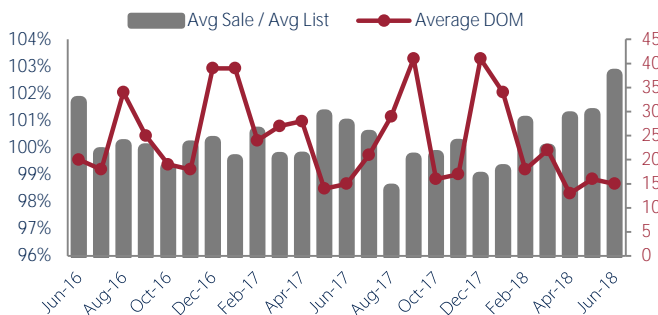
New Listings & Current Contracts

This month there were 77 homes newly listed for sale in Capitol Hill (SE) compared to 83 in June 2017, a decrease of 7%. There were 61 current contracts pending sale this June compared to 48 a year ago. The number of current contracts is 27% higher than last June.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In June, the average sale price in Capitol Hill (SE) was 102.7% of the average list price, which is 1.9% higher than at this time last year.

Days On Market

This month, the average number of days on market was 15, which is similar compared to a year ago.



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