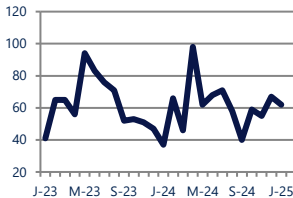


# THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **CAPITOL HILL (NE) HOUSING MARKET** JANUARY 2025

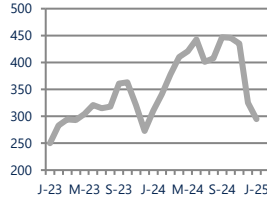
Zip Code(s): 20002

**Units Sold**  
62



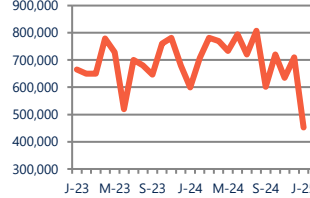
**Up**  
Vs. Year Ago

**Active Inventory**  
295



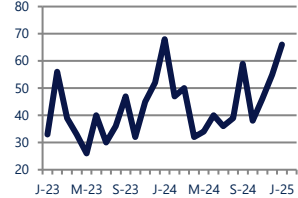
**Down -5%**  
Vs. Year Ago

**Median Sale Price**  
\$452,450



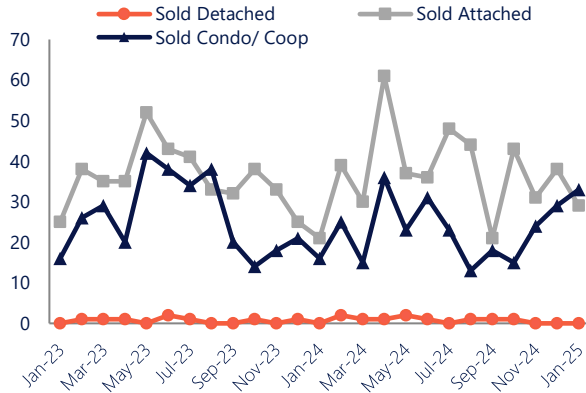
**Down -24%**  
Vs. Year Ago

**Days On Market**  
66



**Down -3%**  
Vs. Year Ago

## Units Sold\*



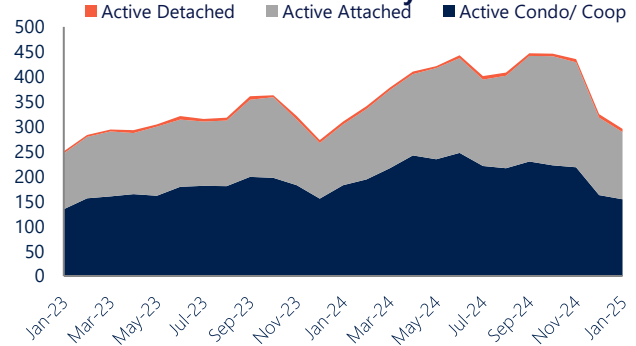
## Units Sold

There was a decrease in total units sold in January, with 62 sold this month in Capitol Hill (NE). This month's total units sold was higher than at this time last year.

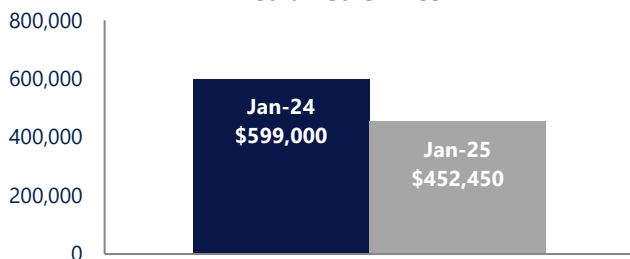
## Active Inventory

Versus last year, the total number of homes available this month is lower by 15 units or 5%. The total number of active inventory this January was 295 compared to 310 in January 2024. This month's total of 295 is lower than the previous month's total supply of available inventory of 325, a decrease of 9%.

## Active Inventory\*



## Median Sale Price



## Median Sale Price

Last January, the median sale price for Capitol Hill (NE) Homes was \$599,000. This January, the median sale price was \$452,450, a decrease of \$146,550 compared to last year. The current median sold price is 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.

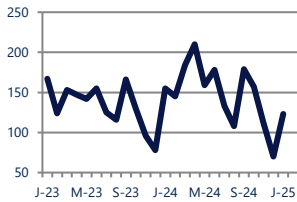
# THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **CAPITOL HILL (NE) HOUSING MARKET** JANUARY 2025

Zip Code(s): 20002

## New Listings

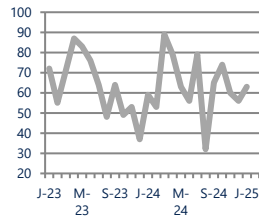
123



**Down -21%**  
Vs. Year Ago

## Current Contracts

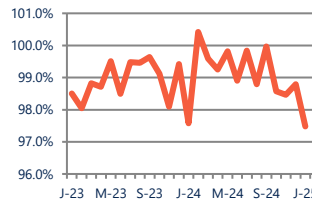
63



**Up 7%**  
Vs. Year Ago

## Sold Vs. List Price

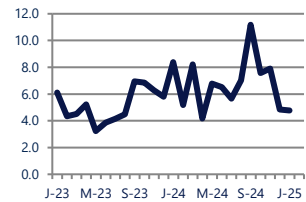
97.5%



**No Change**  
Vs. Year Ago

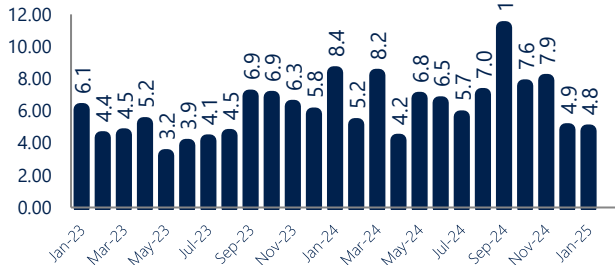
## Months of Supply

4.8



**Down -43%**  
Vs. Year Ago

## Months Of Supply



## Months of Supply

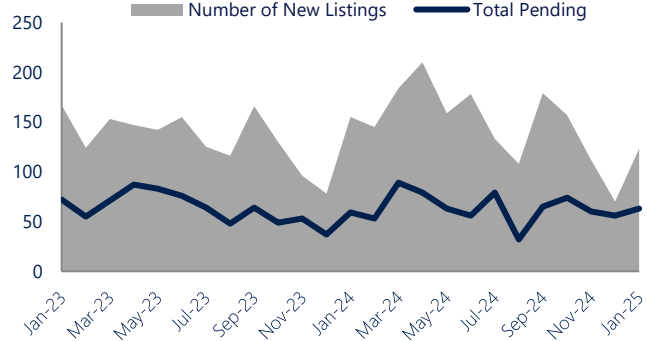
In January, there was 4.8 months of supply available in Capitol Hill (NE), compared to 8.4 in January 2024. That is a decrease of 43% versus a year ago.

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.

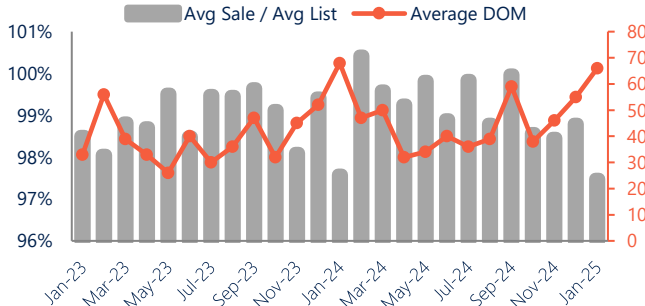
## New Listings & Current Contracts

This month there were 123 homes newly listed for sale in Capitol Hill (NE) compared to 155 in January 2024, a decrease of 21%. There were 63 current contracts pending sale this January compared to 59 a year ago. The number of current contracts is 7% higher 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 97.5% 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 66, lower than the average last year, which was 68, a decrease of 3%.

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