



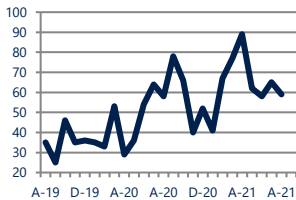
Focus On: Capitol Hill (SE) Housing Market

August 2021

Zip Code(s): 20003

Units Sold

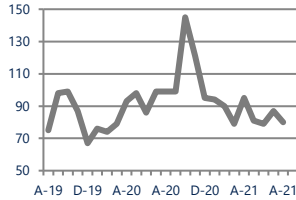
59



Up 2%
Vs. Year Ago

Active Inventory

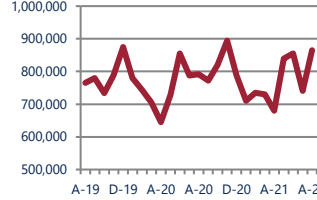
80



Down -19%
Vs. Year Ago

Median Sale Price

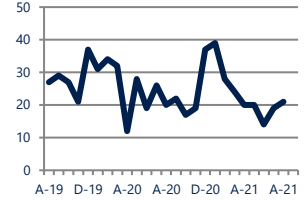
\$865,000



Up 9%
Vs. Year Ago

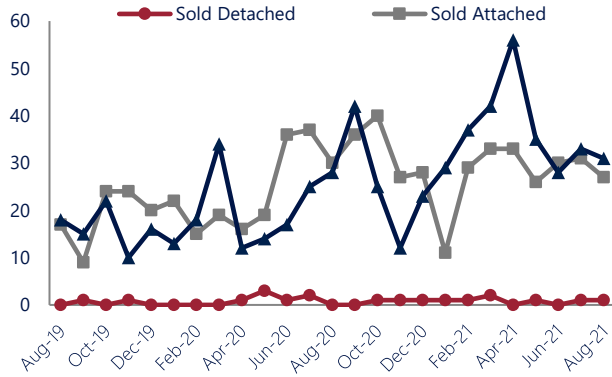
Days On Market

21



Up 5%
Vs. Year Ago

Units Sold*



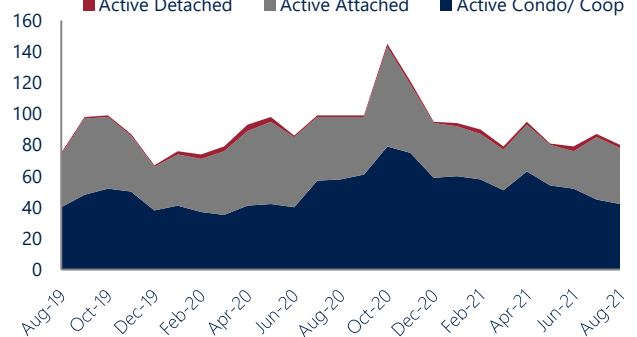
Units Sold

There was a decrease in total units sold in August, with 59 sold this month in Capitol Hill (SE) versus 65 last month, a decrease of 9%. This month's total units sold was higher than at this time last year, an increase of 2% versus August 2020.

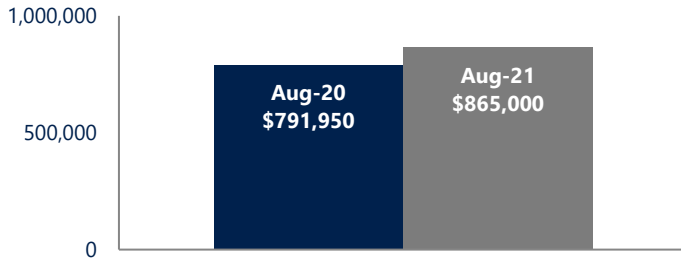
Active Inventory

Versus last year, the total number of homes available this month is lower by 19 units or 19%. The total number of active inventory this August was 80 compared to 99 in August 2020. This month's total of 80 is lower than the previous month's total supply of available inventory of 87, a decrease of 8%.

Active Inventory*



Median Sale Price



Median Sale Price

Last August, the median sale price for Capitol Hill (SE) Homes was \$791,950. This August, the median sale price was \$865,000, an increase of 9% or \$73,050 compared to last year. The current median sold price is 17% higher than in July.

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.





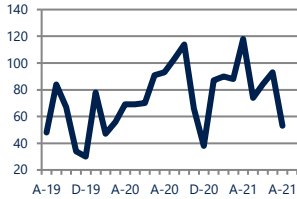
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August 2021

Zip Code(s): 20003

New Listings

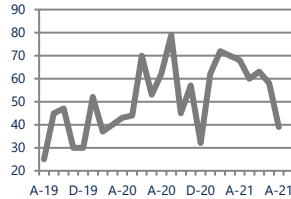
53



Down -43%
Vs. Year Ago

Current Contracts

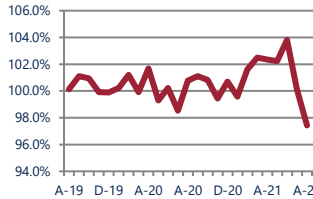
39



Down -37%
Vs. Year Ago

Sold Vs. List Price

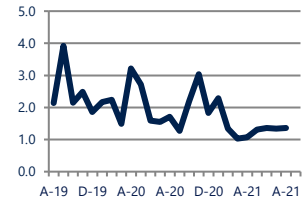
97.4%



Down -3.3%
Vs. Year Ago

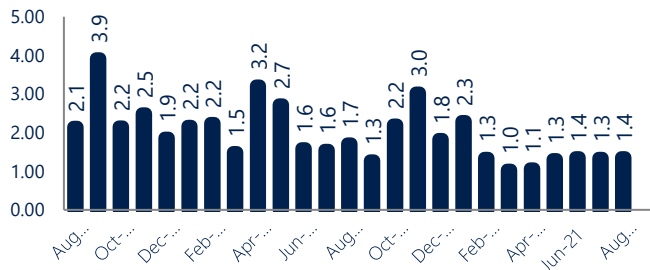
Months of Supply

1.4



Down -20%
Vs. Year Ago

Months Of Supply



New Listings & Current Contracts

This month there were 53 homes newly listed for sale in Capitol Hill (SE) compared to 93 in August 2020, a decrease of 43%.

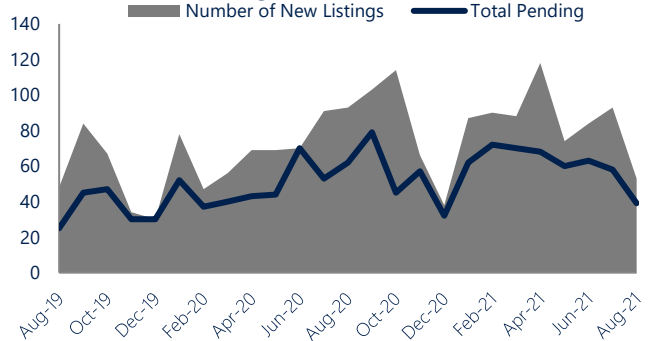
There were 39 current contracts pending sale this August compared to 62 a year ago. The number of current contracts is 37% lower than last August.

Months of Supply

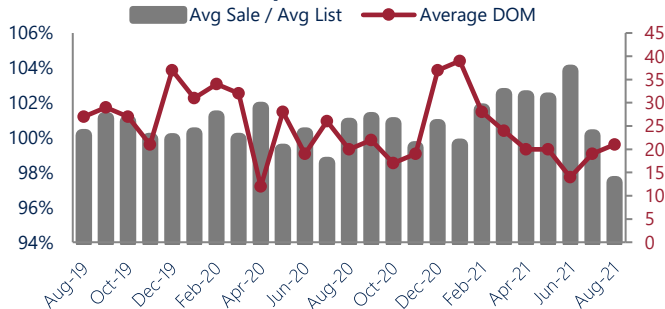
In August, there was 1.4 months of supply available in Capitol Hill (SE), compared to 1.7 in August 2020. That is a decrease of 21% versus a year ago.

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



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In August, the average sale price in Capitol Hill (SE) was 97.4% of the average list price, which is 3.3% lower than at this time last year.

Days On Market

This month, the average number of days on market was 21, higher than the average last year, which was 20, an increase of 5%.



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