

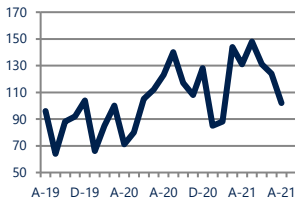


## Focus On: Capitol Hill (NE) Housing Market

August 2021

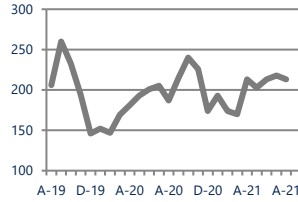
Zip Code(s): 20002

**Units Sold**  
102



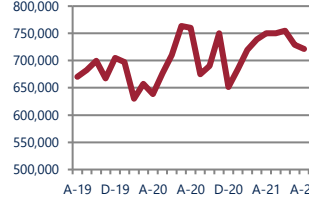
**Down -17%**  
Vs. Year Ago

**Active Inventory**  
213



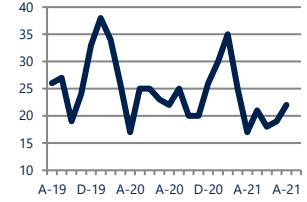
**Up 14%**  
Vs. Year Ago

**Median Sale Price**  
\$721,500



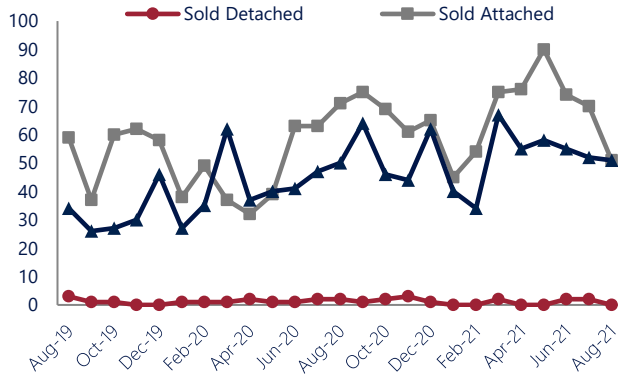
**Down -5%**  
Vs. Year Ago

**Days On Market**  
22



**No Change**  
Vs. Year Ago

### Units Sold\*



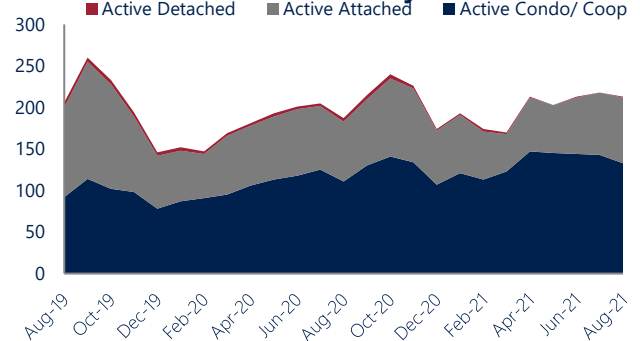
### Units Sold

There was a decrease in total units sold in August, with 102 sold this month in Capitol Hill (NE) versus 124 last month, a decrease of 18%. This month's total units sold was lower than at this time last year, a decrease of 17% versus August 2020.

### Active Inventory

Versus last year, the total number of homes available this month is higher by 26 units or 14%. The total number of active inventory this August was 213 compared to 187 in August 2020. This month's total of 213 is lower than the previous month's total supply of available inventory of 218, a decrease of 2%.

### Active Inventory\*



### Median Sale Price



### Median Sale Price

Last August, the median sale price for Capitol Hill (NE) Homes was \$760,000. This August, the median sale price was \$721,500, a decrease of 5% or \$38,500 compared to last year. The current median sold price is 1% lower 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 (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.





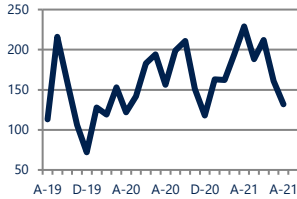
## Focus On: Capitol Hill (NE) Housing Market

August 2021

Zip Code(s): 20002

### New Listings

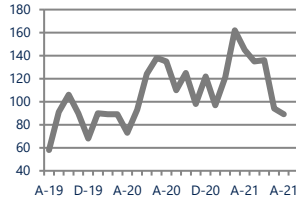
132



**Down -15%**  
Vs. Year Ago

### Current Contracts

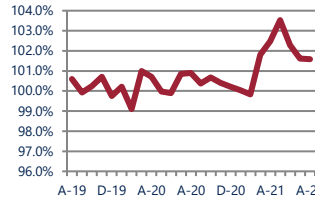
89



**Down -34%**  
Vs. Year Ago

### Sold Vs. List Price

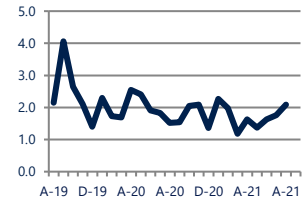
101.6%



**Up 0.7%**  
Vs. Year Ago

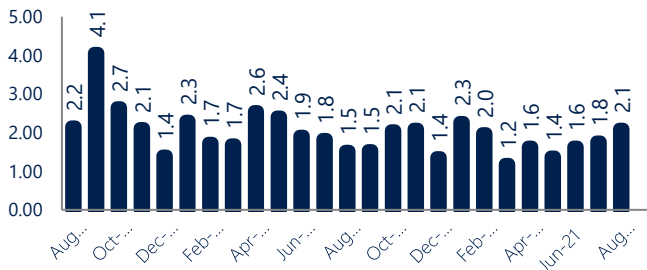
### Months of Supply

2.1



**Up 38%**  
Vs. Year Ago

### Months Of Supply



### New Listings & Current Contracts

This month there were 132 homes newly listed for sale in Capitol Hill (NE) compared to 156 in August 2020, a decrease of 15%.

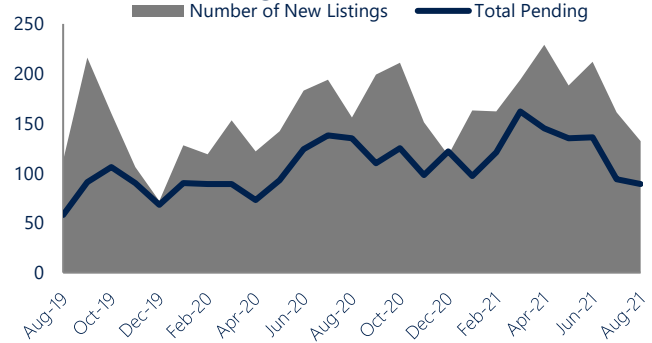
There were 89 current contracts pending sale this August compared to 135 a year ago. The number of current contracts is 34% lower than last August.

### Months of Supply

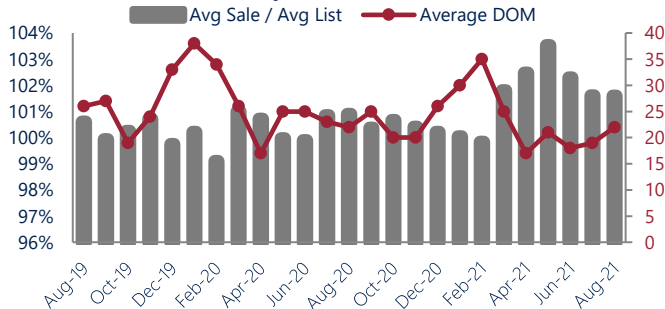
In August, there was 2.1 months of supply available in Capitol Hill (NE), compared to 1.5 in August 2020. That is an increase of 37% versus a year ago.

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



### Sale Price/ List Price & DOM



### Sale Price to List Price Ratio

In August, the average sale price in Capitol Hill (NE) was 101.6% of the average list price, which is 0.7% higher than at this time last year.

### Days On Market

This month, the average number of days on market was 22, which is similar compared to a year ago.



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