

THE LONG & FOSTER MARKET MINUTE™

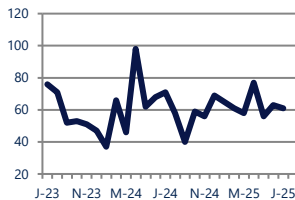
FOCUS ON: **CAPITOL HILL (NE) HOUSING MARKET**

JULY 2025

Zip Code(s): 20002

Units Sold

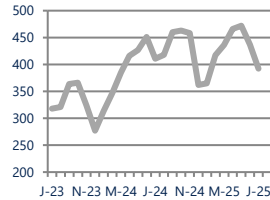
61



Down -14%
Vs. Year Ago

Active Inventory

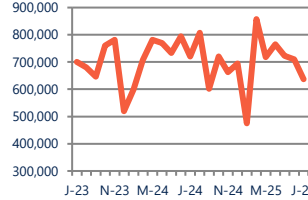
392



Down -5%
Vs. Year Ago

Median Sale Price

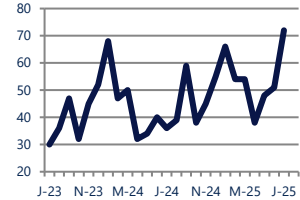
\$637,500



Down -11%
Vs. Year Ago

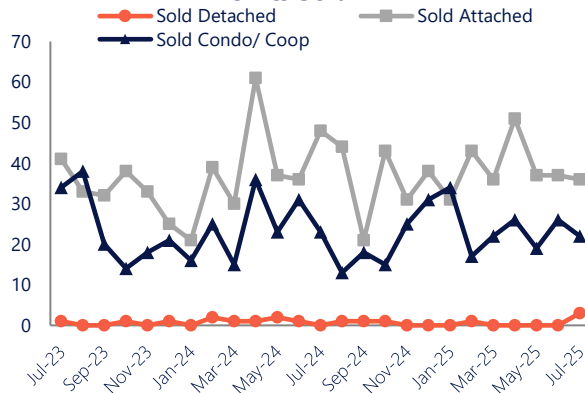
Days On Market

72



Up 100%
Vs. Year Ago

Units Sold*



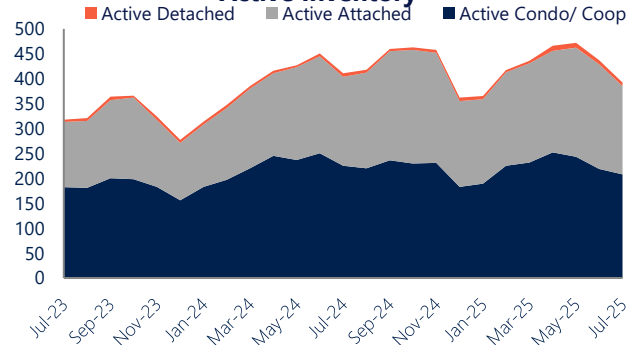
Units Sold

There was a decrease in total units sold in July, with 61 sold this month in Capitol Hill (NE) versus 63 last month, a decrease of 3%. This month's total units sold was lower than at this time last year, a decrease of 14% versus July 2024.

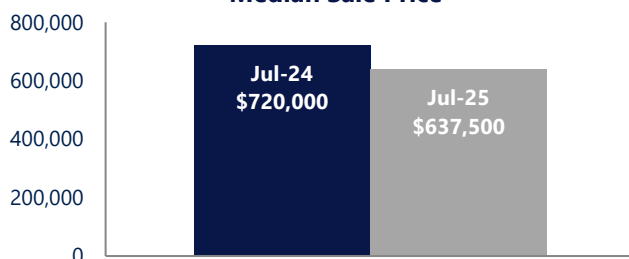
Active Inventory

Versus last year, the total number of homes available this month is lower by 19 units or 5%. The total number of active inventory this July was 392 compared to 411 in July 2024. This month's total of 392 is lower than the previous month's total supply of available inventory of 437, a decrease of 10%.

Active Inventory*



Median Sale Price



Median Sale Price

Last July, the median sale price for Capitol Hill (NE) Homes was \$720,000. This July, the median sale price was \$637,500, a decrease of 11% or \$82,500 compared to last year. The current median sold price is 10% lower 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 (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.

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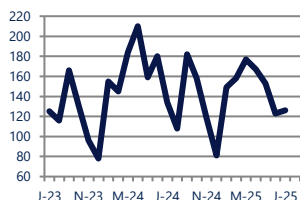
FOCUS ON: **CAPITOL HILL (NE) HOUSING MARKET**

JULY 2025

Zip Code(s): 20002

New Listings

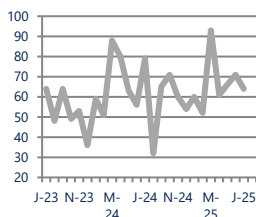
126



Down -6%
Vs. Year Ago

Current Contracts

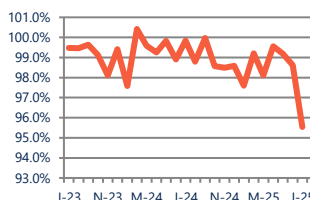
64



Down -19%
Vs. Year Ago

Sold Vs. List Price

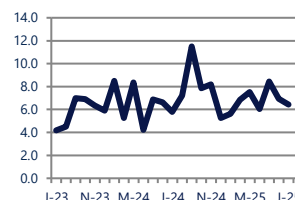
95.5%



Down -4.3%
Vs. Year Ago

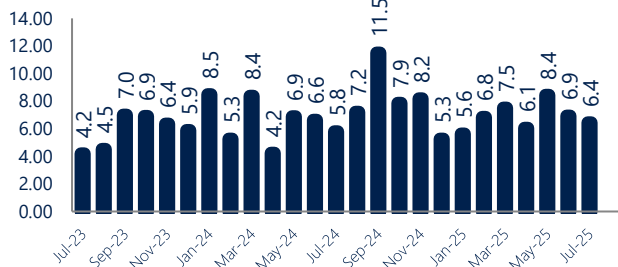
Months of Supply

6.4



Up 11%
Vs. Year Ago

Months Of Supply



Months of Supply

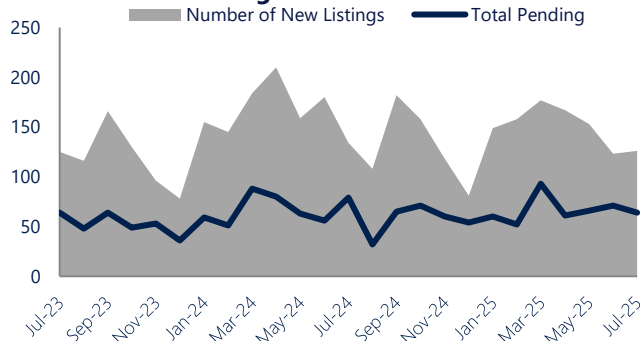
In July, there was 6.4 months of supply available in Capitol Hill (NE), compared to 5.8 in July 2024. That is an increase of 11% versus a year ago.

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.

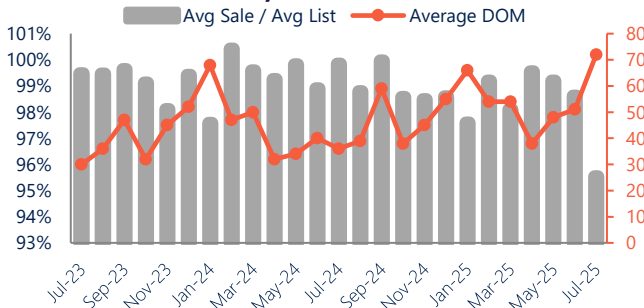
New Listings & Current Contracts

This month there were 126 homes newly listed for sale in Capitol Hill (NE) compared to 134 in July 2024, a decrease of 6%. There were 64 current contracts pending sale this July compared to 79 a year ago. The number of current contracts is 19% 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 (NE) was 95.5% of the average list price, which is 4.3% lower than at this time last year.

Days On Market

This month, the average number of days on market was 72, higher than the average last year, which was 36, an increase of 100%.

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