



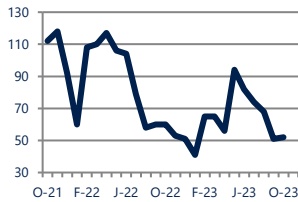
## Focus On: Capitol Hill (NE) Housing Market

October 2023

Zip Code(s): 20002

### Units Sold

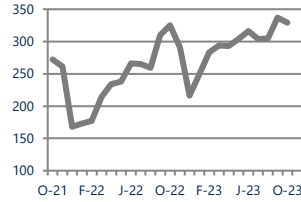
52



**Down -13%**  
Vs. Year Ago

### Active Inventory

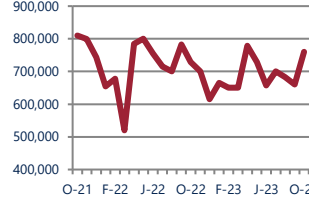
329



**Up 1%**  
Vs. Year Ago

### Median Sale Price

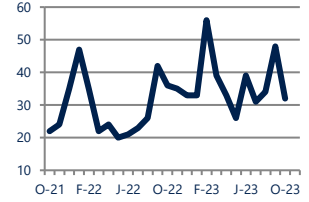
\$760,000



**Up 4%**  
Vs. Year Ago

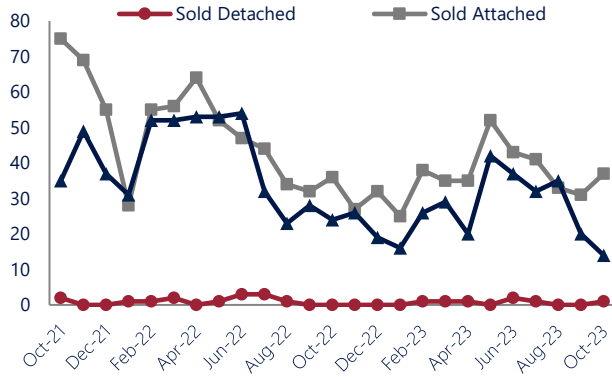
### Days On Market

32



**Down -11%**  
Vs. Year Ago

### Units Sold\*



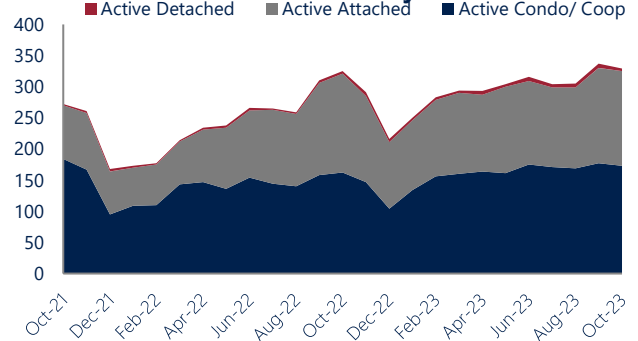
### Units Sold

There was an increase in total units sold in October, with 52 sold this month in Capitol Hill (NE) versus 51 last month, an increase of 2%. This month's total units sold was lower than at this time last year, a decrease of 13% versus October 2022.

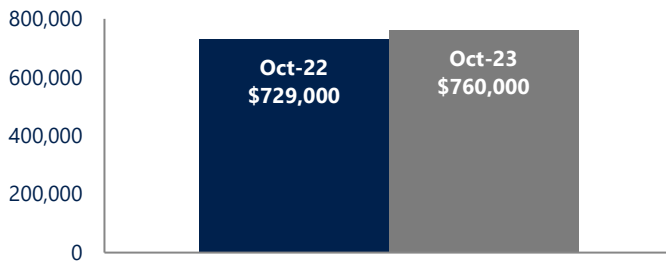
### Active Inventory

Versus last year, the total number of homes available this month is higher by 4 units or 1%. The total number of active inventory this October was 329 compared to 325 in October 2022. This month's total of 329 is lower than the previous month's total supply of available inventory of 337, a decrease of 2%.

### Active Inventory\*



### Median Sale Price



### Median Sale Price

Last October, the median sale price for Capitol Hill (NE) Homes was \$729,000. This October, the median sale price was \$760,000, an increase of 4% or \$31,000 compared to last year. The current median sold price is 15% higher than in September.

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.





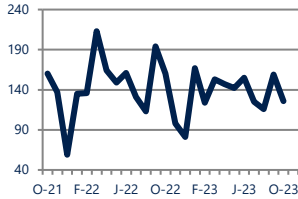
## Focus On: Capitol Hill (NE) Housing Market

October 2023

Zip Code(s): 20002

### New Listings

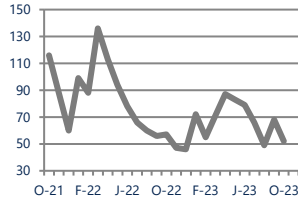
126



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

### Current Contracts

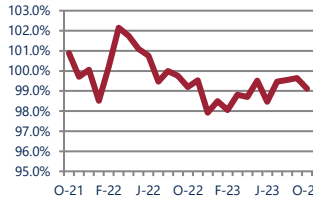
52



**Down -9%**  
Vs. Year Ago

### Sold Vs. List Price

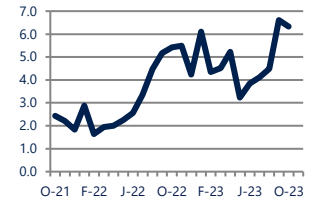
99.1%



**No Change**  
Vs. Year Ago

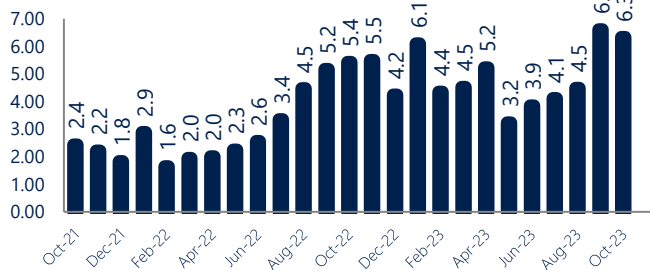
### Months of Supply

6.3



**Up 17%**  
Vs. Year Ago

### Months Of Supply



### Months of Supply

In October, there was 6.3 months of supply available in Capitol Hill (NE), compared to 5.4 in October 2022. That is an increase of 17% versus a year ago.

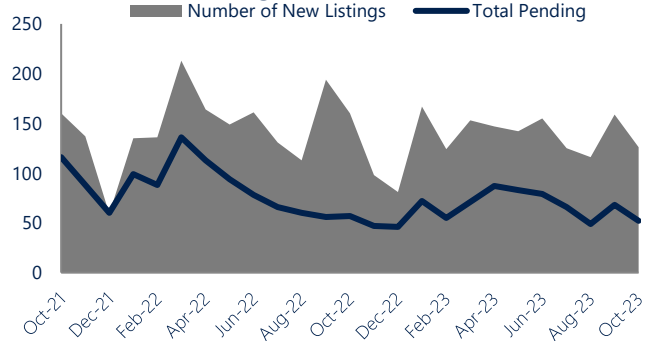
Months of supply is calculated by dividing current inventory by current sales. It indicates how many months would be needed to sell all of the inventory available at the current rate of demand.

### New Listings & Current Contracts

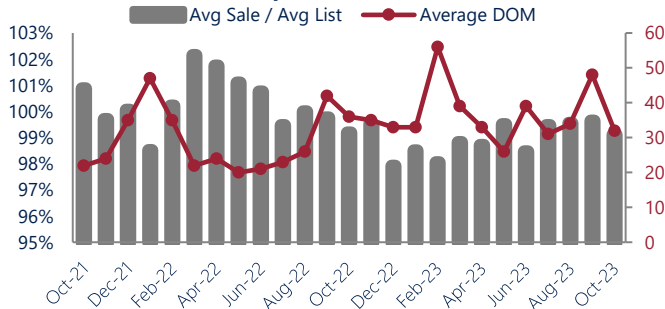
This month there were 126 homes newly listed for sale in Capitol Hill (NE) compared to 160 in October 2022, a decrease of 21%.

There were 52 current contracts pending sale this October compared to 57 a year ago. The number of current contracts is 9% lower than last October.

### New Listings & Current Contracts



### Sale Price/ List Price & DOM



### Sale Price to List Price Ratio

In October, the average sale price in Capitol Hill (NE) was 99.1% 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 32, lower than the average last year, which was 36, a decrease of 11%.



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