

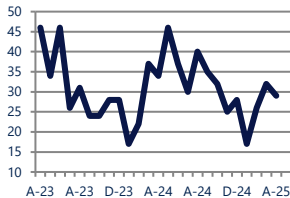
THE LONG & FOSTER MARKET MINUTE™

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

APRIL 2025

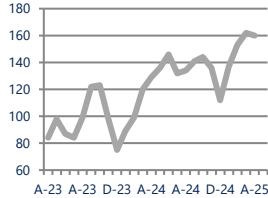
Zip Code(s): 20003

Units Sold
29



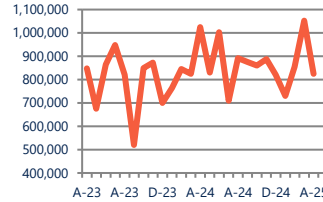
Down -15%
Vs. Year Ago

Active Inventory
160



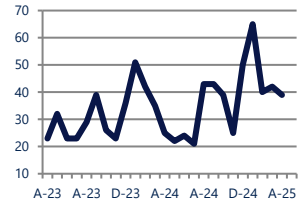
Up 24%
Vs. Year Ago

Median Sale Price
\$825,000



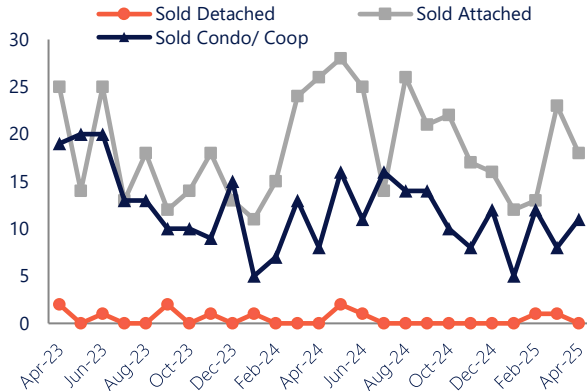
Down -20%
Vs. Year Ago

Days On Market
39



Up
Vs. Year Ago

Units Sold*



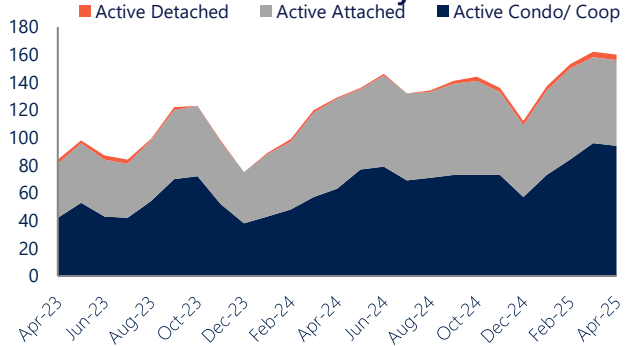
Units Sold

There was a decrease in total units sold in April, with 29 sold this month in Capitol Hill (SE) versus 32 last month, a decrease of 9%. This month's total units sold was lower than at this time last year, a decrease of 15% versus April 2024.

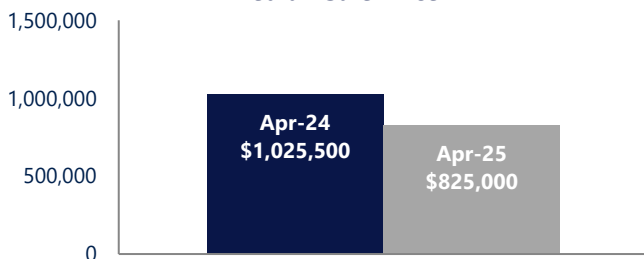
Active Inventory

Versus last year, the total number of homes available this month is higher by 31 units or 24%. The total number of active inventory this April was 160 compared to 129 in April 2024. This month's total of 160 is lower than the previous month's total supply of available inventory of 162, a decrease of 1%.

Active Inventory*



Median Sale Price



Median Sale Price

Last April, the median sale price for Capitol Hill (SE) Homes was \$1,025,500. This April, the median sale price was \$825,000, a decrease of 20% or \$200,500 compared to last year. The current median sold price is 22% lower than in March.

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.

THE LONG & FOSTER MARKET MINUTE™

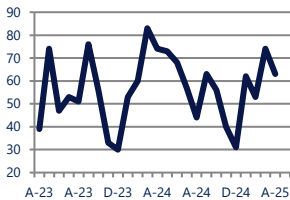
FOCUS ON: **CAPITOL HILL (SE) HOUSING MARKET**

APRIL 2025

Zip Code(s): 20003

New Listings

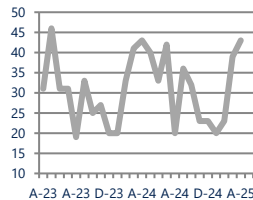
63



Down -15%
Vs. Year Ago

Current Contracts

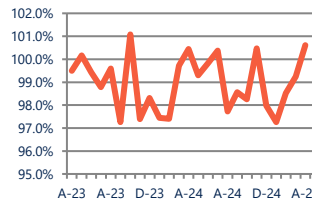
43



No Change
Vs. Year Ago

Sold Vs. List Price

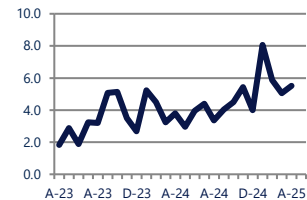
100.6%



No Change
Vs. Year Ago

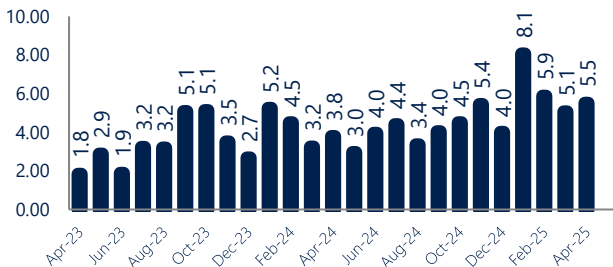
Months of Supply

5.5



Up 46%
Vs. Year Ago

Months Of Supply



Months of Supply

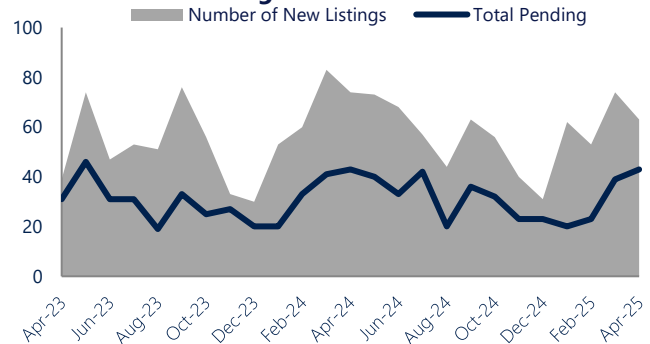
In April, there was 5.5 months of supply available in Capitol Hill (SE), compared to 3.8 in April 2024. That is an increase of 45% versus a year ago.

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.

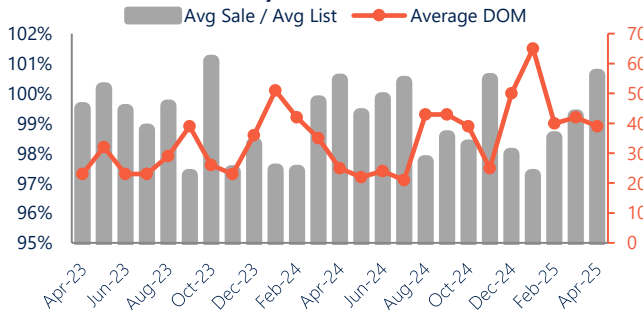
New Listings & Current Contracts

This month there were 63 homes newly listed for sale in Capitol Hill (SE) compared to 74 in April 2024, a decrease of 15%. There were 43 current contracts pending sale this April, consistent with the volume a year ago. The number of current contracts is 10% higher than last month.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In April, the average sale price in Capitol Hill (SE) was 100.6% 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 39, higher than the average last year, which was 25. This increase was impacted by the limited number of sales.

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.