

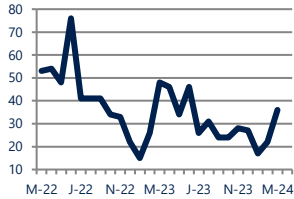


Focus On: Capitol Hill (SE) Housing Market

March 2024

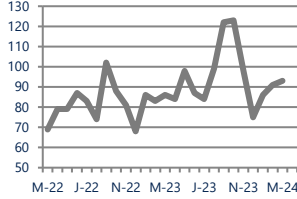
Zip Code(s): 20003

Units Sold
36



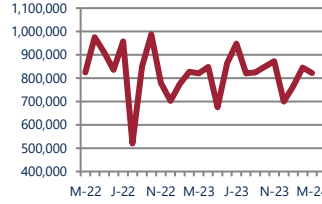
Down
Vs. Year Ago

Active Inventory
93



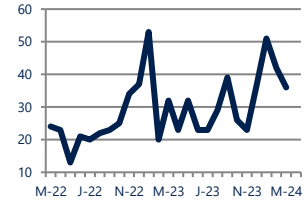
Up 8%
Vs. Year Ago

Median Sale Price
\$822,000

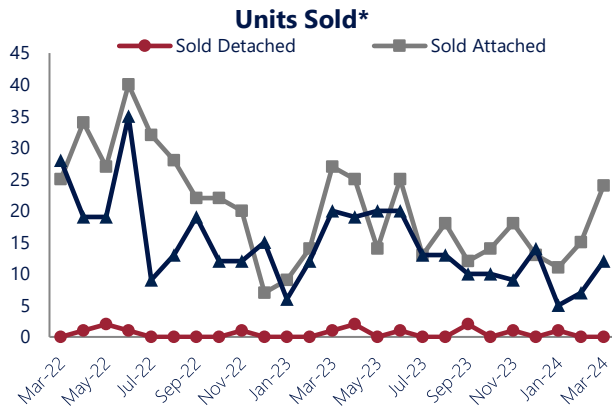


No Change
Vs. Year Ago

Days On Market
36



Up 13%
Vs. Year Ago

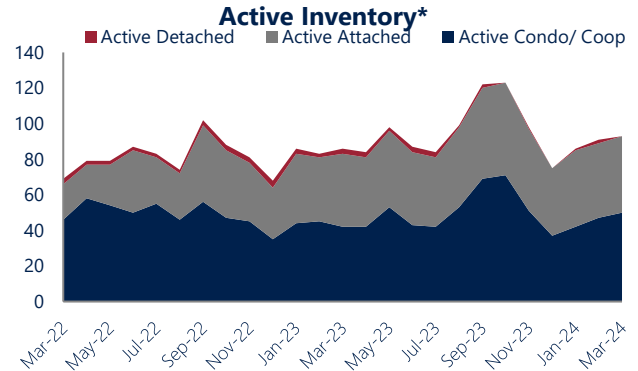


Units Sold

With relatively few transactions, there was an increase in total units sold in March, with 36 sold this month in Capitol Hill (SE). This month's total units sold was lower than at this time last year, a decrease from March 2023.

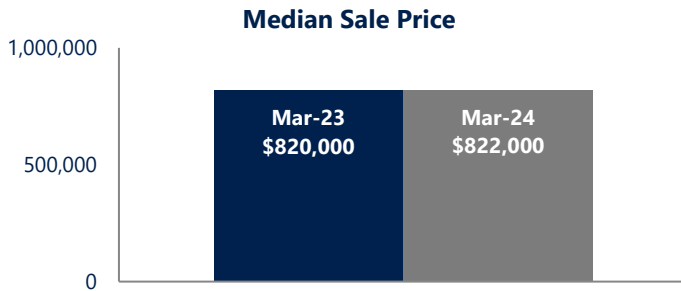
Active Inventory

Versus last year, the total number of homes available this month is higher by 7 units or 8%. The total number of active inventory this March was 93 compared to 86 in March 2023. This month's total of 93 is higher than the previous month's total supply of available inventory of 91, an increase of 2%.



Median Sale Price

Last March, the median sale price for Capitol Hill (SE) Homes was \$820,000. This March, the median sale price was \$822,000, which is similar compared to a year ago. The current median sold price is 3% higher than in February.



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.



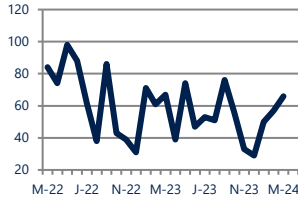
Focus On: Capitol Hill (SE) Housing Market

March 2024

Zip Code(s): 20003

New Listings

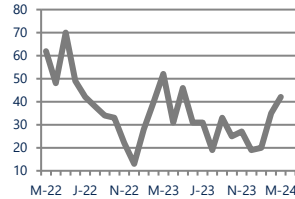
66



Down -1%
Vs. Year Ago

Current Contracts

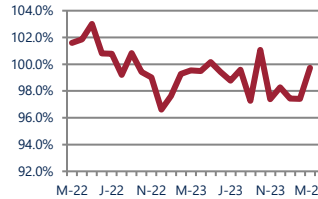
42



Down -19%
Vs. Year Ago

Sold Vs. List Price

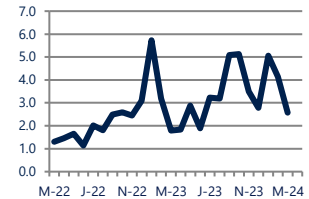
99.7%



No Change
Vs. Year Ago

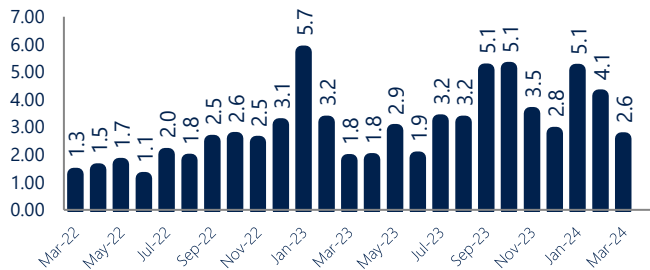
Months of Supply

2.6



Up 44%
Vs. Year Ago

Months Of Supply



Months of Supply

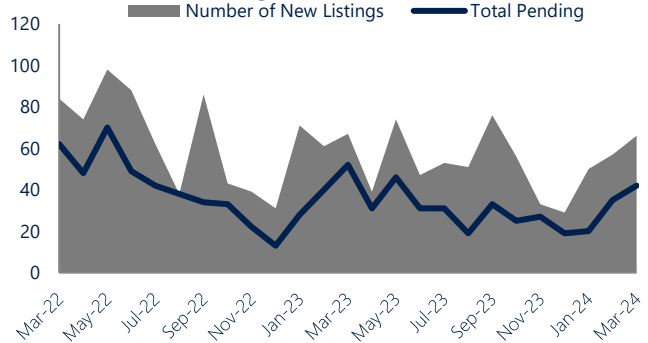
In March, there was 2.6 months of supply available in Capitol Hill (SE), compared to 1.8 in March 2023. That is an increase of 44% versus a year ago.

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.

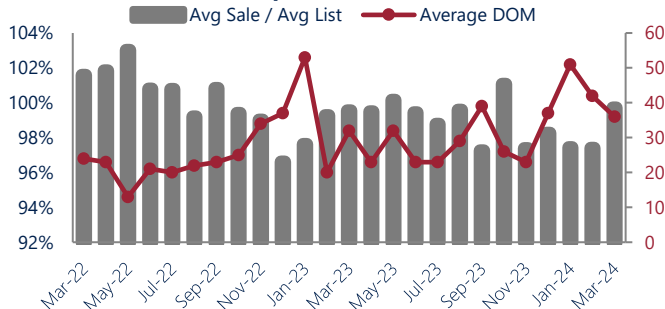
New Listings & Current Contracts

This month there were 66 homes newly listed for sale in Capitol Hill (SE) compared to 67 in March 2023, a decrease of 1%. There were 42 current contracts pending sale this March compared to 52 a year ago. The number of current contracts is 19% lower than last March.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In March, the average sale price in Capitol Hill (SE) was 99.7% 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 36, higher than the average last year, which was 32, an increase of 13%.

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