

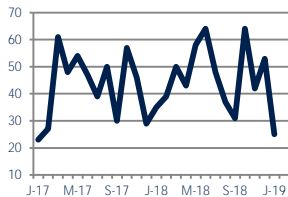
## Focus On: Capitol Hill (SE) Housing Market

January 2019

Zip Code(s): 20003

### Units Sold

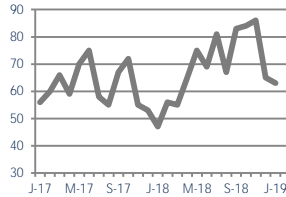
25



**Down**  
Vs. Year Ago

### Active Inventory

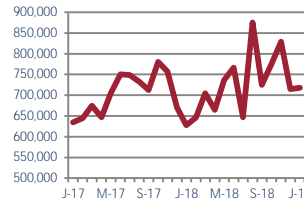
63



**Up 34%**  
Vs. Year Ago

### Median Sale Price

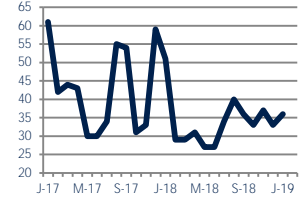
\$718,000



**Up 14%**  
Vs. Year Ago

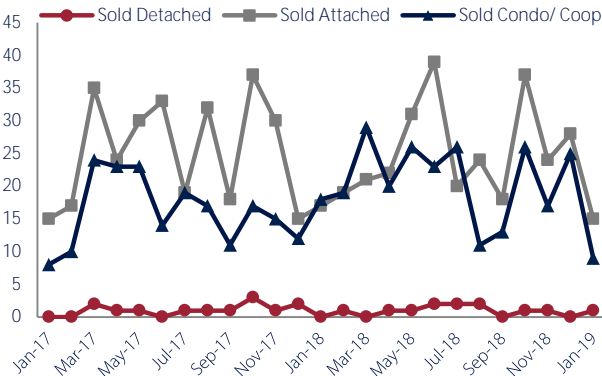
### Days On Market

36



**Down -29%**  
Vs. Year Ago

### Units Sold\*



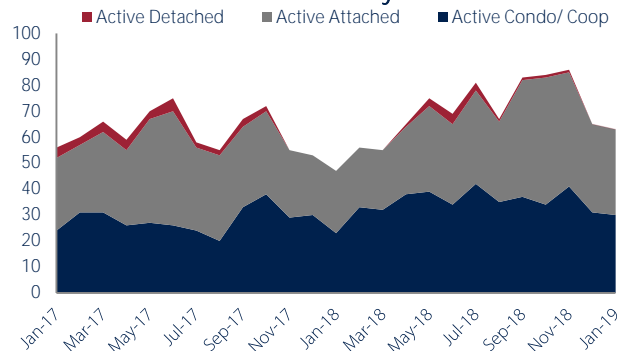
### Units Sold

With relatively few transactions, there was a decrease in total units sold in January, with 25 sold this month in Capitol Hill (SE). This month's total units sold was lower than at this time last year, a decrease from January 2018.

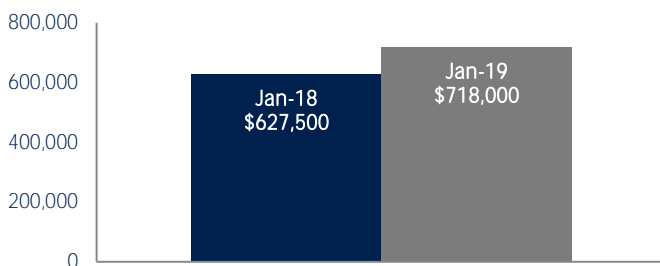
### Active Inventory

Versus last year, the total number of homes available this month is higher by 16 units or 34%. The total number of active inventory this January was 63 compared to 47 in January 2018. This month's total of 63 is lower than the previous month's total supply of available inventory of 65, a decrease of 3%.

### Active Inventory\*



### Median Sale Price



### Median Sale Price

Last January, the median sale price for Capitol Hill (SE) Homes was \$627,500. This January, the median sale price was \$718,000, an increase of 14% or \$90,500 compared to last year. The current median sold price is approximately the same as the median price in December.

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.



CHRISTIE'S  
INTERNATIONAL REAL ESTATE





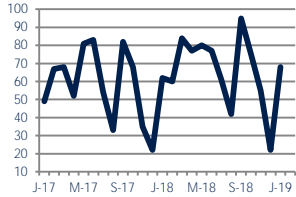
## Focus On: Capitol Hill (SE) Housing Market

January 2019

Zip Code(s): 20003

### New Listings

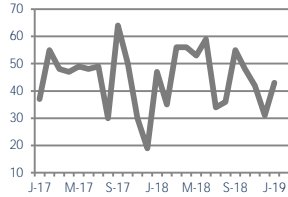
68



Up 10%  
Vs. Year Ago

### Current Contracts

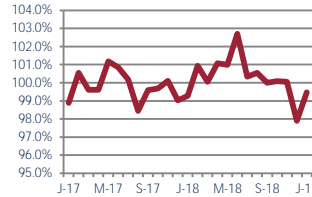
43



Down -9%  
Vs. Year Ago

### Sold Vs. List Price

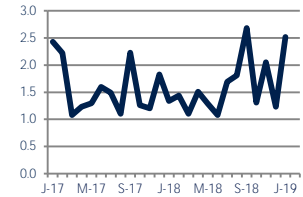
99.5%



No Change  
Vs. Year Ago

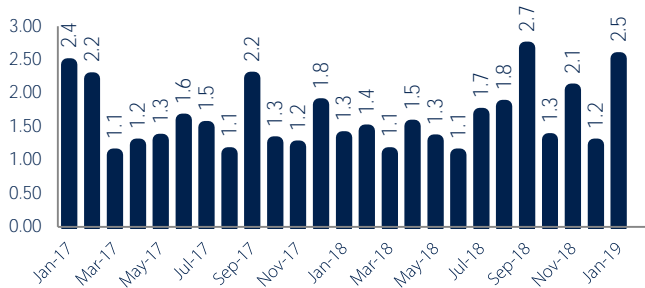
### Months of Supply

2.5



Up 88%  
Vs. Year Ago

### Months Of Supply



### Months of Supply

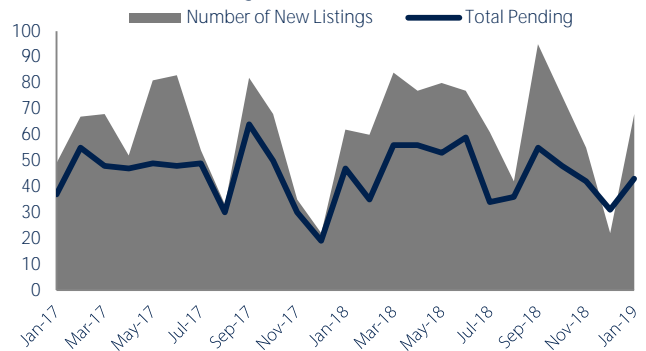
In January, there was 2.5 months of supply available in Capitol Hill (SE), compared to 1.3 in January 2018. That is an increase of 88% versus a year ago.

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.

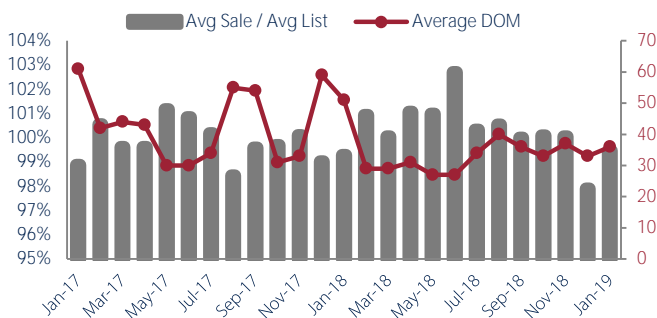
### New Listings & Current Contracts

This month there were 68 homes newly listed for sale in Capitol Hill (SE) compared to 62 in January 2018, an increase of 10%. There were 43 current contracts pending sale this January compared to 47 a year ago. The number of current contracts is 9% lower than last January.

### New Listings & Current Contracts



### Sale Price/ List Price & DOM



### Sale Price to List Price Ratio

In January, the average sale price in Capitol Hill (SE) was 99.5% 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, lower than the average last year, which was 51, a decrease of 29%.



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.

