



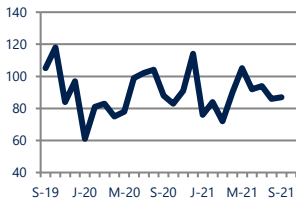
Focus On: Capitol Heights and District Heights Housing Market

September 2021

Zip Code(s): 20743 and 20747

Units Sold

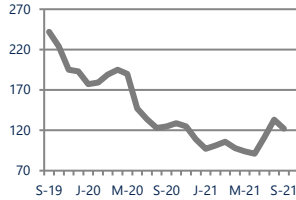
87



Down -1%
Vs. Year Ago

Active Inventory

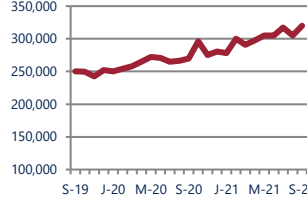
122



Down -2%
Vs. Year Ago

Median Sale Price

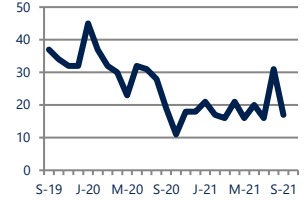
\$320,000



Up 19%
Vs. Year Ago

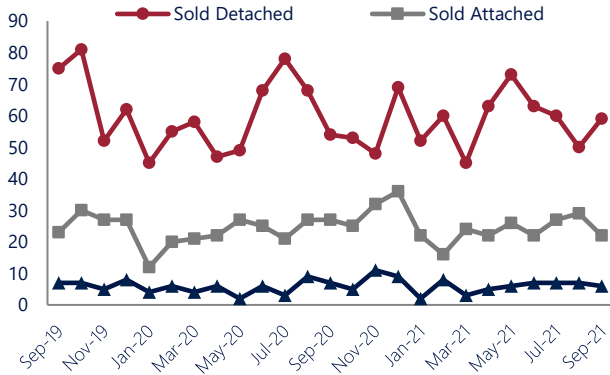
Days On Market

17



Down -11%
Vs. Year Ago

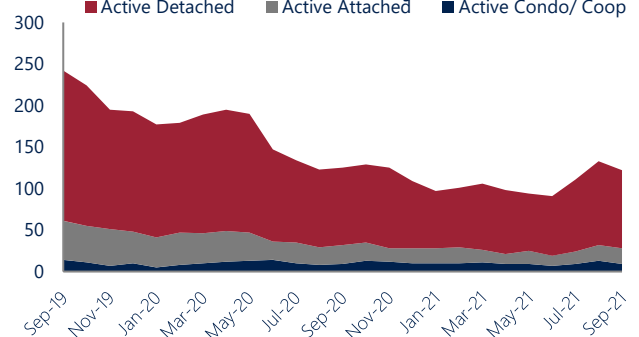
Units Sold*



Units Sold

There was an increase in total units sold in September, with 87 sold this month in Capitol Heights and District Heights versus 86 last month, an increase of 1%. This month's total units sold was lower than at this time last year, a decrease of 1% versus September 2020.

Active Inventory*



Active Inventory

Versus last year, the total number of homes available this month is lower by 3 units or 2%. The total number of active inventory this September was 122 compared to 125 in September 2020. This month's total of 122 is lower than the previous month's total supply of available inventory of 133, a decrease of 8%.

Median Sale Price



Median Sale Price

Last September, the median sale price for Capitol Heights and District Heights Homes was \$270,000. This September, the median sale price was \$320,000, an increase of 19% or \$50,000 compared to last year. The current median sold price is 5% higher than in August.

Median sale price is the middle sale price in a given month. The same number of properties are above & below the median.



Capitol Heights and District Heights are defined as properties listed in zip code/s 20743 and 20747.

*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.

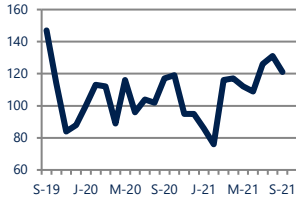




Zip Code(s): 20743 and 20747

New Listings

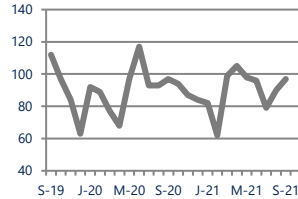
121



Up 3%
Vs. Year Ago

Current Contracts

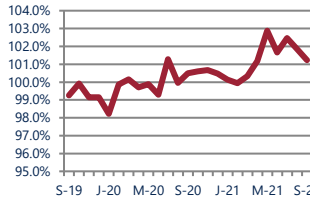
97



No Change
Vs. Year Ago

Sold Vs. List Price

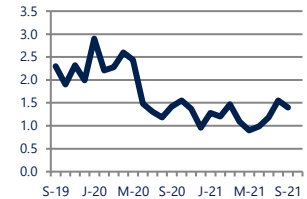
101.2%



Up 0.7%
Vs. Year Ago

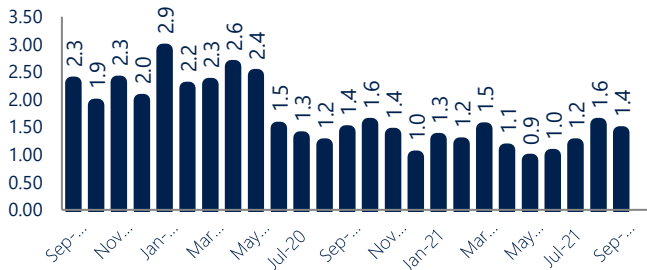
Months of Supply

1.4



No Change
Vs. Year Ago

Months Of Supply



Months of Supply

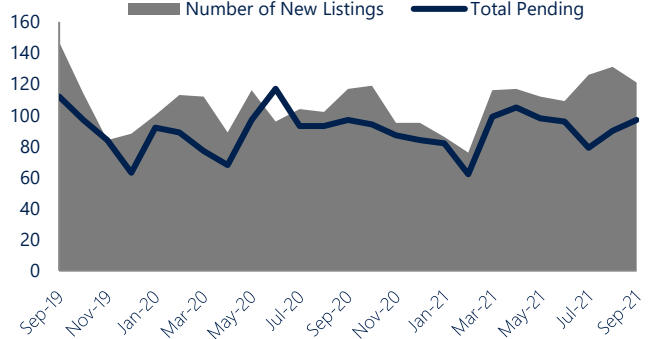
In September, there was 1.4 months of supply available in Capitol Heights and District Heights. The amount of supply is similar compared to a year ago.

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.

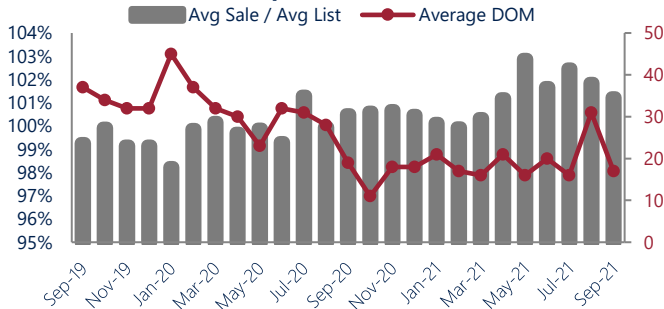
New Listings & Current Contracts

This month there were 121 homes newly listed for sale in Capitol Heights and District Heights compared to 117 in September 2020, an increase of 3%. There were 97 current contracts pending sale this September, consistent with the volume a year ago. The number of current contracts is 8% higher than last month.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In September, the average sale price in Capitol Heights and District Heights was 101.2% of the average list price, which is 0.7% higher than at this time last year.

Days On Market

This month, the average number of days on market was 17, lower than the average last year, which was 19, a decrease of 11%.



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