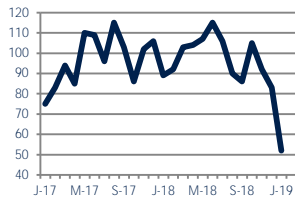


Zip Code(s): 20743 and 20747

Units Sold

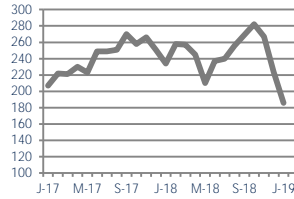
52



Down
Vs. Year Ago

Active Inventory

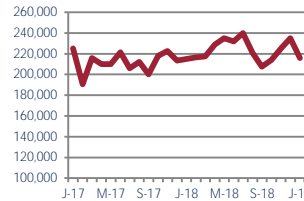
186



Down -21%
Vs. Year Ago

Median Sale Price

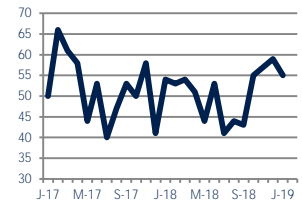
\$216,000



No Change
Vs. Year Ago

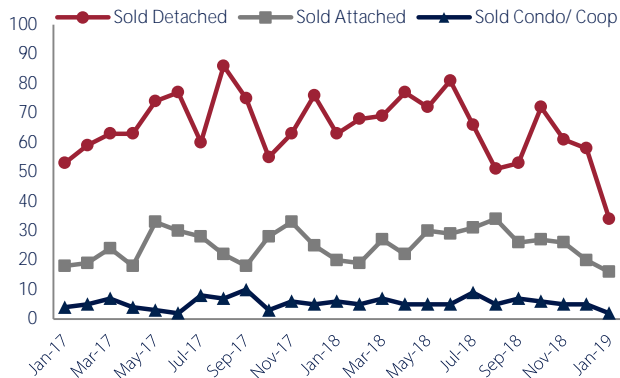
Days On Market

55



Up 2%
Vs. Year Ago

Units Sold*



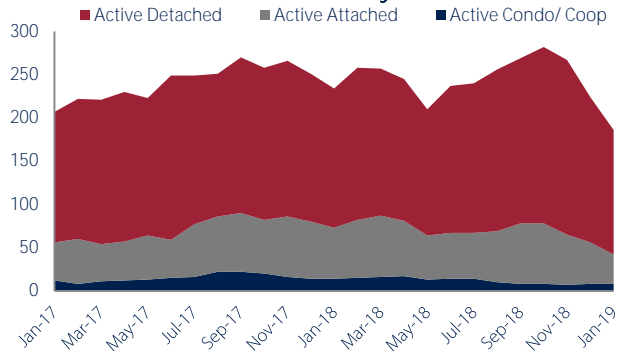
Units Sold

There was a decrease in total units sold in January, with 52 sold this month in Capitol Heights and District Heights. This month's total units sold was lower than at this time last year.

Active Inventory

Versus last year, the total number of homes available this month is lower by 48 units or 21%. The total number of active inventory this January was 186 compared to 234 in January 2018. This month's total of 186 is lower than the previous month's total supply of available inventory of 224, a decrease of 17%.

Active Inventory*



Median Sale Price



Median Sale Price

Last January, the median sale price for Capitol Heights and District Heights Homes was \$214,999. This January, the median sale price was \$216,000, which is similar compared to a year ago. The current median sold price is 8% higher than 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 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.



CHRISTIE'S
INTERNATIONAL REAL ESTATE

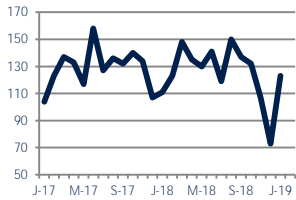




Zip Code(s): 20743 and 20747

New Listings

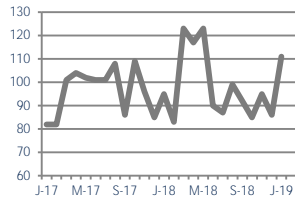
123



Up 11%
Vs. Year Ago

Current Contracts

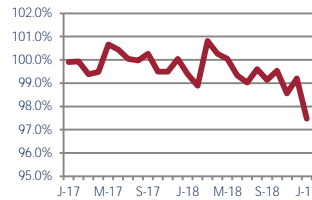
111



Up 17%
Vs. Year Ago

Sold Vs. List Price

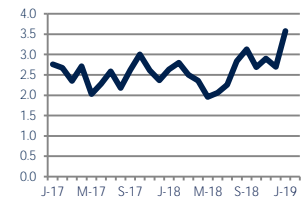
97.5%



Down -1.9%
Vs. Year Ago

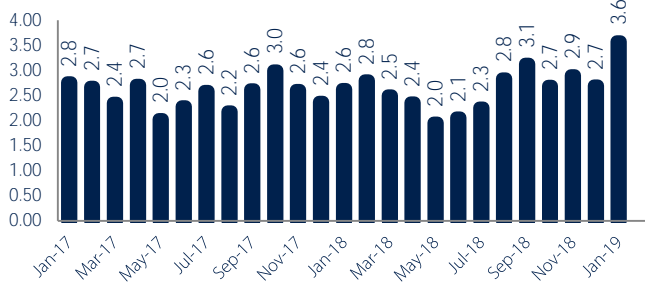
Months of Supply

3.6



Up 36%
Vs. Year Ago

Months Of Supply



Months of Supply

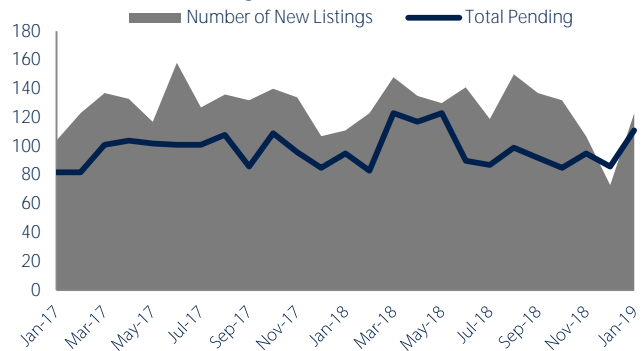
In January, there was 3.6 months of supply available in Capitol Heights and District Heights, compared to 2.6 in January 2018. That is an increase of 36% versus a year ago.

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.

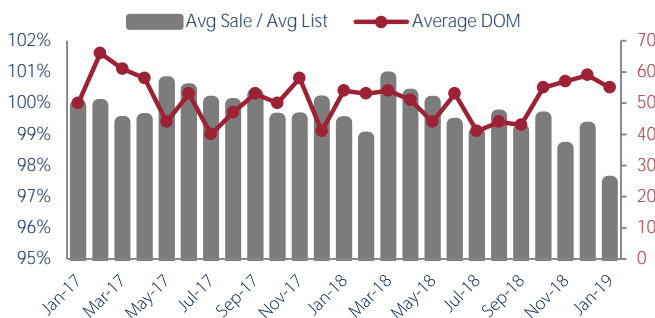
New Listings & Current Contracts

This month there were 123 homes newly listed for sale in Capitol Heights and District Heights compared to 111 in January 2018, an increase of 11%. There were 111 current contracts pending sale this January compared to 95 a year ago. The number of current contracts is 17% higher 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 Heights and District Heights was 97.5% of the average list price, which is 1.9% lower than at this time last year.

Days On Market

This month, the average number of days on market was 55, higher than the average last year, which was 54, an increase of 2%.



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