

THE LONG & FOSTER MARKET MINUTE™

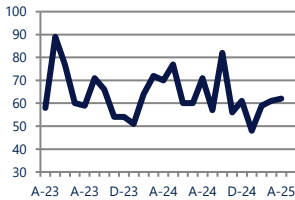
FOCUS ON: **CAPITOL HEIGHTS AND DISTRICT HEIGHTS HOUSING MARKET**

APRIL 2025

Zip Code(s): 20743 and 20747

Units Sold

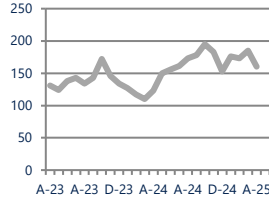
62



Down -11%
Vs. Year Ago

Active Inventory

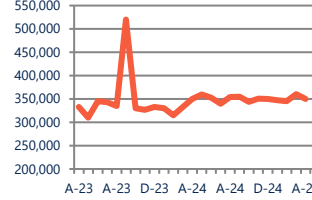
160



Up 30%
Vs. Year Ago

Median Sale Price

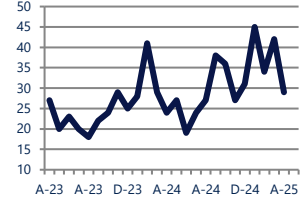
\$350,000



No Change
Vs. Year Ago

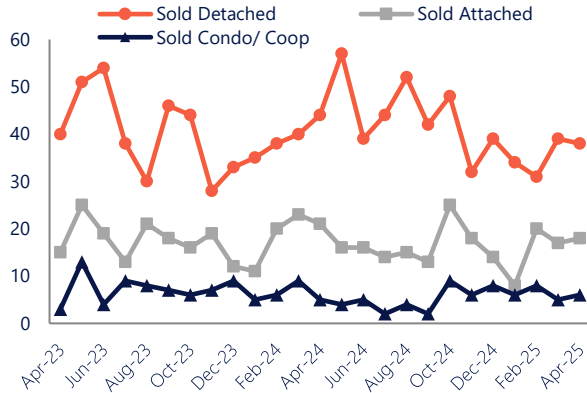
Days On Market

29



Up 21%
Vs. Year Ago

Units Sold*



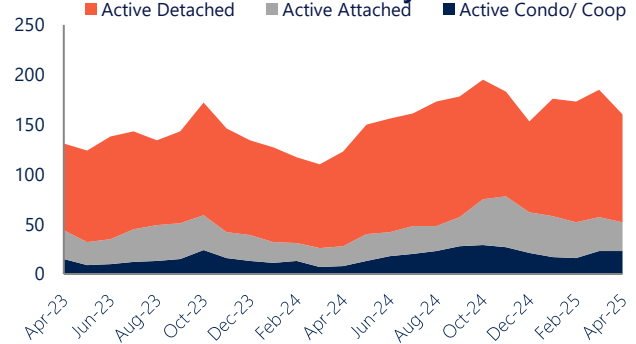
Units Sold

There was an increase in total units sold in April, with 62 sold this month in Capitol Heights and District Heights versus 61 last month, an increase of 2%. This month's total units sold was lower than at this time last year, a decrease of 11% versus April 2024.

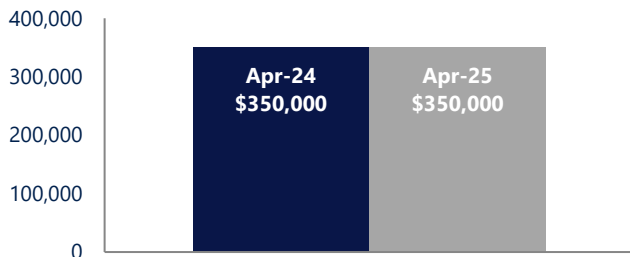
Active Inventory

Versus last year, the total number of homes available this month is higher by 37 units or 30%. The total number of active inventory this April was 160 compared to 123 in April 2024. This month's total of 160 is lower than the previous month's total supply of available inventory of 185, a decrease of 14%.

Active Inventory*



Median Sale Price



Median Sale Price

Last April, the median sale price for Capitol Heights and District Heights Homes was \$350,000. This April, the median sale price was \$350,000, which is similar compared to a year ago. The current median sold price is 3% higher 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 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.

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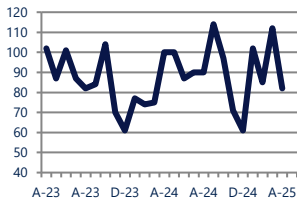
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APRIL 2025

Zip Code(s): 20743 and 20747

New Listings

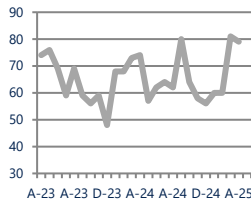
82



Down -18%
Vs. Year Ago

Current Contracts

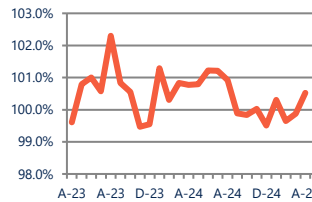
79



Up 7%
Vs. Year Ago

Sold Vs. List Price

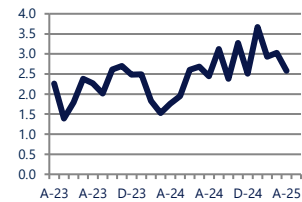
100.5%



No Change
Vs. Year Ago

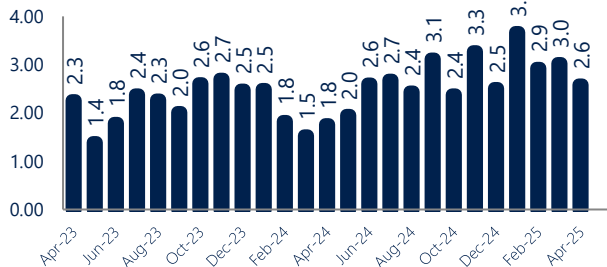
Months of Supply

2.6



Up 47%
Vs. Year Ago

Months Of Supply



Months of Supply

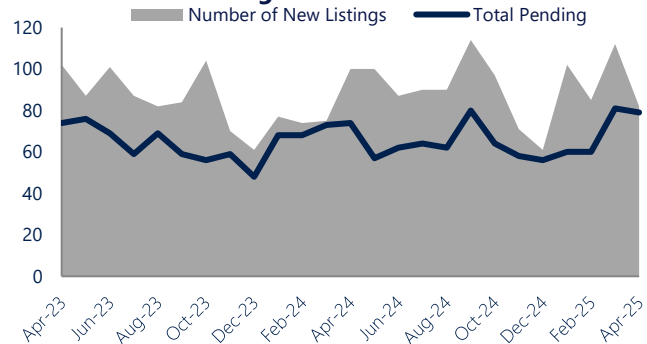
In April, there was 2.6 months of supply available in Capitol Heights and District Heights, compared to 1.8 in April 2024. That is an increase of 47% versus a year ago.

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.

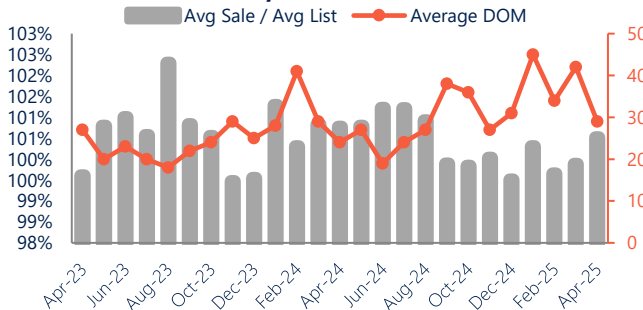
New Listings & Current Contracts

This month there were 82 homes newly listed for sale in Capitol Heights and District Heights compared to 100 in April 2024, a decrease of 18%. There were 79 current contracts pending sale this April compared to 74 a year ago. The number of current contracts is 7% higher than last April.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In April, the average sale price in Capitol Heights and District Heights was 100.5% 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 29, higher than the average last year, which was 24, an increase of 21%.

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