



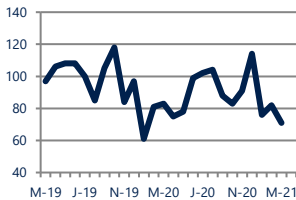
Focus On: Capitol Heights and District Heights Housing Market

March 2021

Zip Code(s): 20743 and 20747

Units Sold

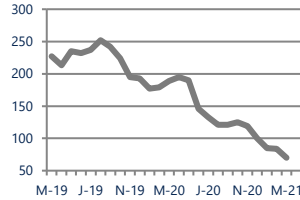
71



Down -14%
Vs. Year Ago

Active Inventory

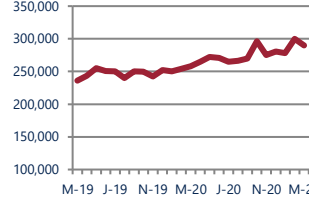
70



Down -63%
Vs. Year Ago

Median Sale Price

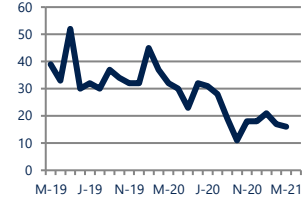
\$290,000



Up 12%
Vs. Year Ago

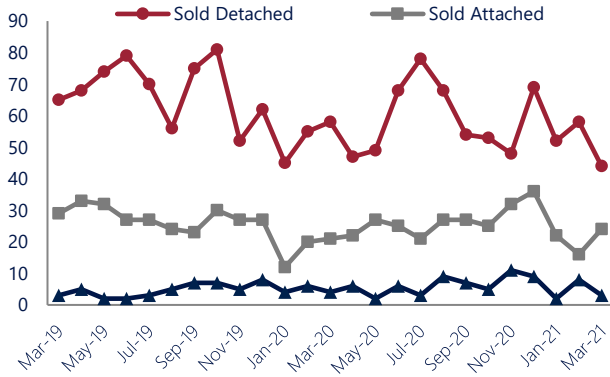
Days On Market

16



Down -50%
Vs. Year Ago

Units Sold*



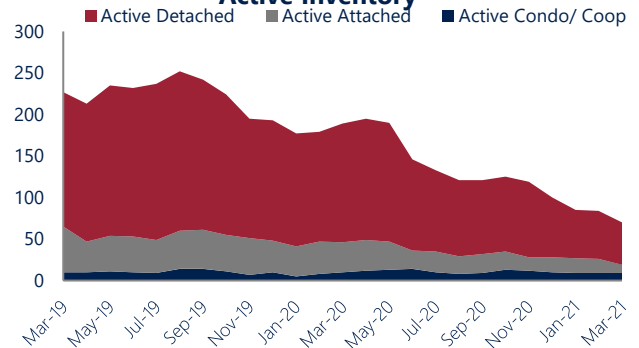
Units Sold

There was a decrease in total units sold in March, with 71 sold this month in Capitol Heights and District Heights versus 82 last month, a decrease of 13%. This month's total units sold was lower than at this time last year, a decrease of 14% versus March 2020.

Active Inventory

Versus last year, the total number of homes available this month is lower by 119 units or 63%. The total number of active inventory this March was 70 compared to 189 in March 2020. This month's total of 70 is lower than the previous month's total supply of available inventory of 84, a decrease of 17%.

Active Inventory*



Median Sale Price



Median Sale Price

Last March, the median sale price for Capitol Heights and District Heights Homes was \$258,000. This March, the median sale price was \$290,000, an increase of 12% or \$32,000 compared to last year. The current median sold price is 3% lower 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 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.

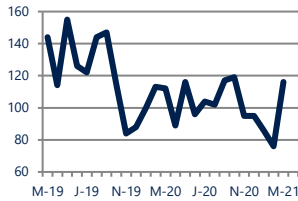




Zip Code(s): 20743 and 20747

New Listings

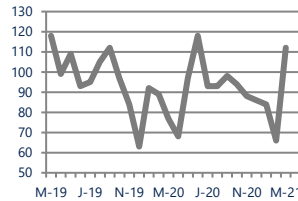
116



Up 4%
Vs. Year Ago

Current Contracts

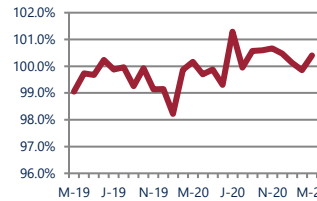
112



Up 45%
Vs. Year Ago

Sold Vs. List Price

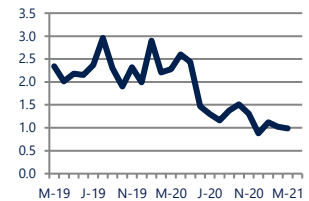
100.4%



No Change
Vs. Year Ago

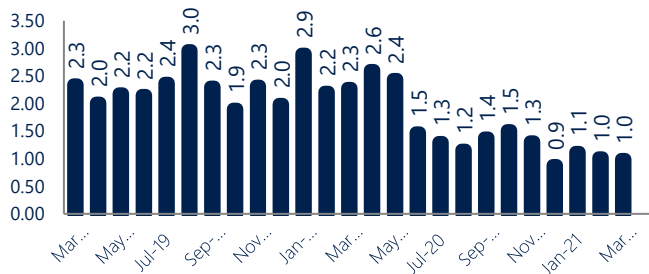
Months of Supply

1.0



Down -57%
Vs. Year Ago

Months Of Supply



Months of Supply

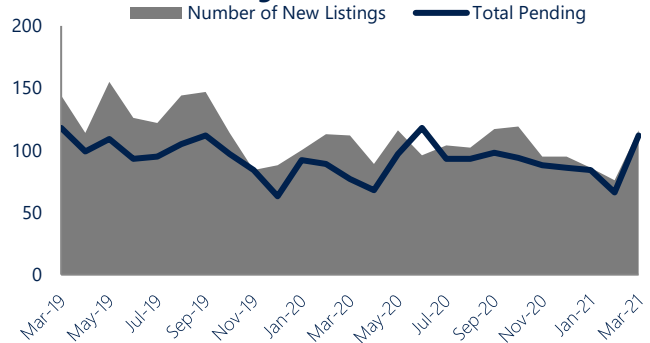
In March, there was 1.0 months of supply available in Capitol Heights and District Heights, compared to 2.3 in March 2020. That is a decrease of 57% versus a year ago.

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.

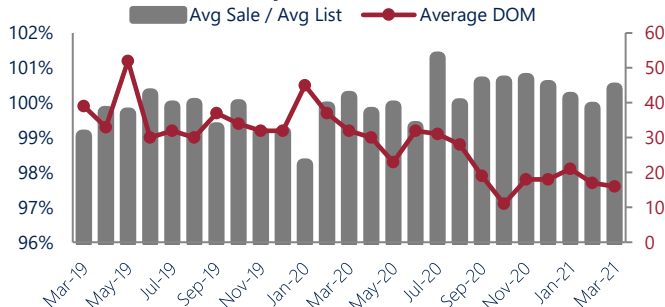
New Listings & Current Contracts

This month there were 116 homes newly listed for sale in Capitol Heights and District Heights compared to 112 in March 2020, an increase of 4%. There were 112 current contracts pending sale this March compared to 77 a year ago. The number of current contracts is 45% higher 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 Heights and District Heights was 100.4% 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 16, lower than the average last year, which was 32, a decrease of 50%.



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.

