



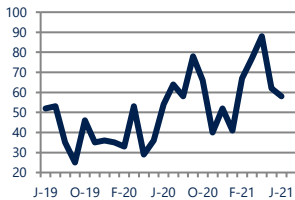
Focus On: Capitol Hill (SE) Housing Market

June 2021

Zip Code(s): 20003

Units Sold

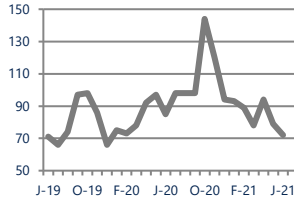
58



Up 7%
Vs. Year Ago

Active Inventory

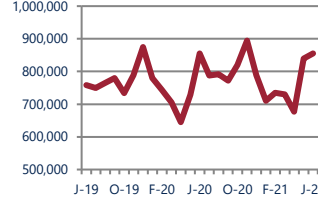
72



Down -15%
Vs. Year Ago

Median Sale Price

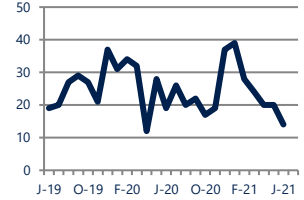
\$855,000



No Change
Vs. Year Ago

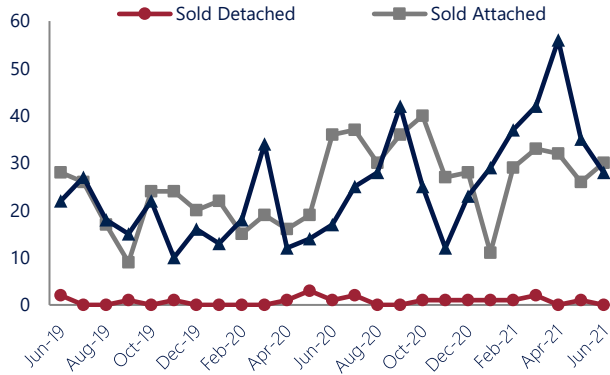
Days On Market

14



Down -26%
Vs. Year Ago

Units Sold*



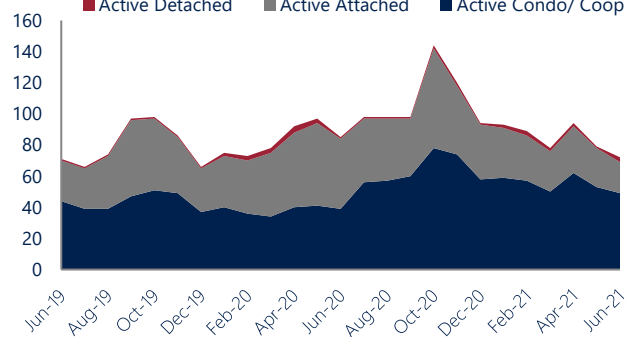
Units Sold

There was a decrease in total units sold in June, with 58 sold this month in Capitol Hill (SE) versus 62 last month, a decrease of 6%. This month's total units sold was higher than at this time last year, an increase of 7% versus June 2020.

Active Inventory

Versus last year, the total number of homes available this month is lower by 13 units or 15%. The total number of active inventory this June was 72 compared to 85 in June 2020. This month's total of 72 is lower than the previous month's total supply of available inventory of 79, a decrease of 9%.

Active Inventory*



Median Sale Price



Median Sale Price

Last June, the median sale price for Capitol Hill (SE) Homes was \$855,000. This June, the median sale price was \$855,000, which is similar compared to a year ago. The current median sold price is 2% higher than in May.

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.





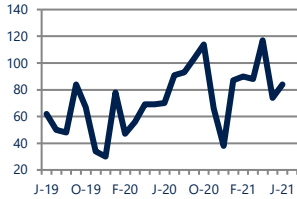
Focus On: Capitol Hill (SE) Housing Market

June 2021

Zip Code(s): 20003

New Listings

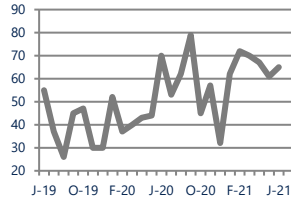
84



Up 20%
Vs. Year Ago

Current Contracts

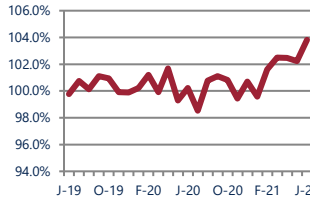
65



Down -7%
Vs. Year Ago

Sold Vs. List Price

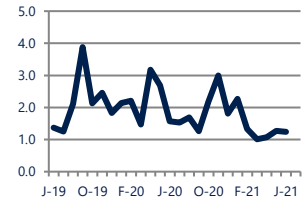
103.8%



Up 3.6%
Vs. Year Ago

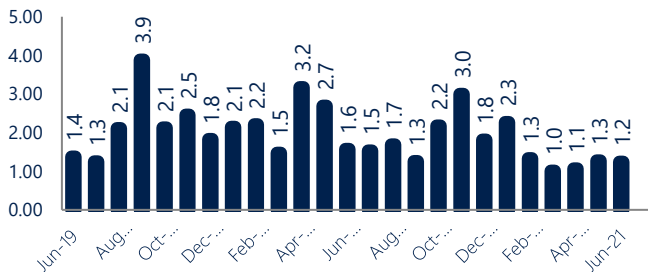
Months of Supply

1.2



Down -21%
Vs. Year Ago

Months Of Supply



Months of Supply

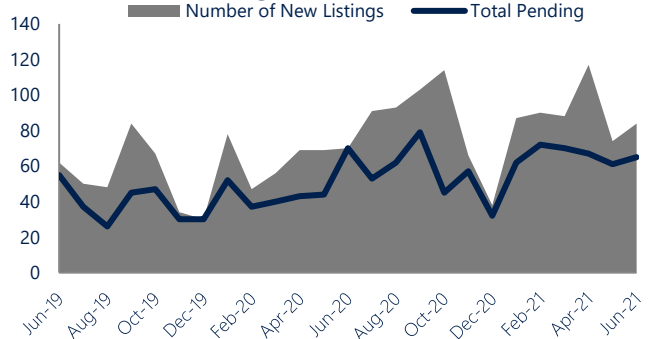
In June, there was 1.2 months of supply available in Capitol Hill (SE), compared to 1.6 in June 2020. That is a decrease of 21% versus a year ago.

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.

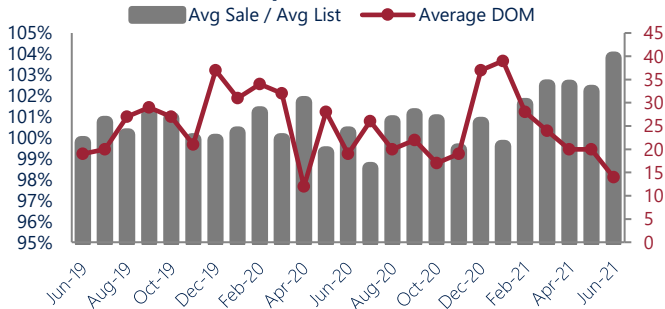
New Listings & Current Contracts

This month there were 84 homes newly listed for sale in Capitol Hill (SE) compared to 70 in June 2020, an increase of 20%. There were 65 current contracts pending sale this June compared to 70 a year ago. The number of current contracts is 7% lower than last June.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In June, the average sale price in Capitol Hill (SE) was 103.8% of the average list price, which is 3.6% higher than at this time last year.

Days On Market

This month, the average number of days on market was 14, lower than the average last year, which was 19, a decrease of 26%.



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