



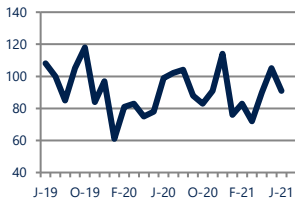
Focus On: Capitol Heights and District Heights Housing Market

June 2021

Zip Code(s): 20743 and 20747

Units Sold

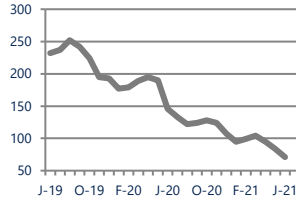
91



Down -8%
Vs. Year Ago

Active Inventory

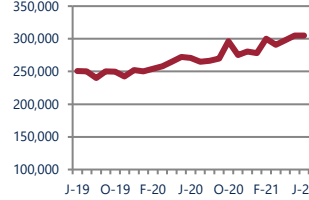
71



Down -51%
Vs. Year Ago

Median Sale Price

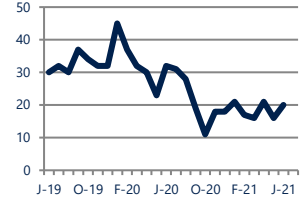
\$305,000



Up 13%
Vs. Year Ago

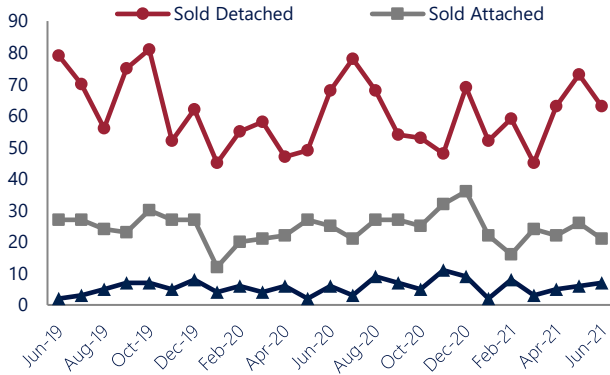
Days On Market

20



Down -38%
Vs. Year Ago

Units Sold*



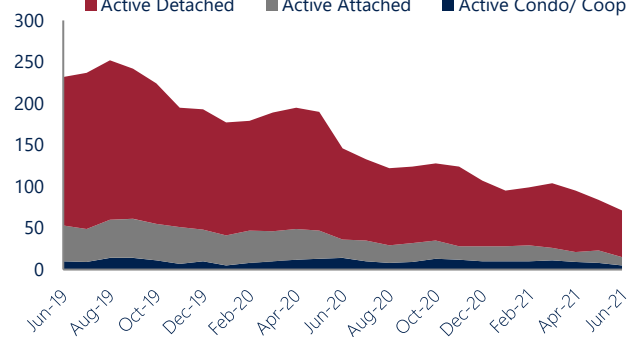
Units Sold

There was a decrease in total units sold in June, with 91 sold this month in Capitol Heights and District Heights versus 105 last month, a decrease of 13%. This month's total units sold was lower than at this time last year, a decrease of 8% versus June 2020.

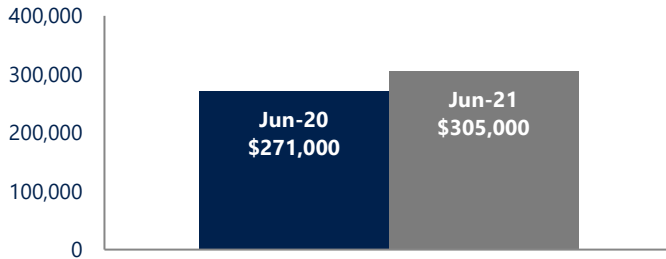
Active Inventory

Versus last year, the total number of homes available this month is lower by 75 units or 51%. The total number of active inventory this June was 71 compared to 146 in June 2020. This month's total of 71 is lower than the previous month's total supply of available inventory of 84, a decrease of 15%.

Active Inventory*



Median Sale Price



Median Sale Price

Last June, the median sale price for Capitol Heights and District Heights Homes was \$271,000. This June, the median sale price was \$305,000, an increase of 13% or \$34,000 compared to last year. The current median sold price is approximately the same as the median price 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 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.





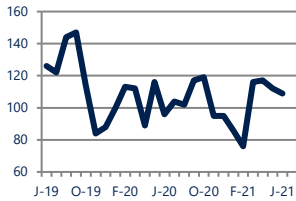
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June 2021

Zip Code(s): 20743 and 20747

New Listings

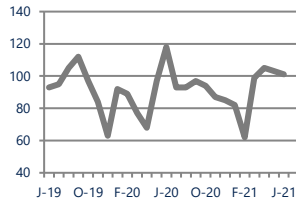
109



Up 14%
Vs. Year Ago

Current Contracts

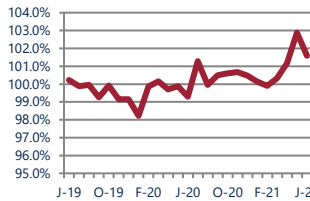
101



Down -14%
Vs. Year Ago

Sold Vs. List Price

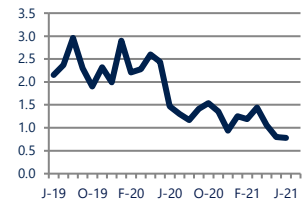
101.6%



Up 2.3%
Vs. Year Ago

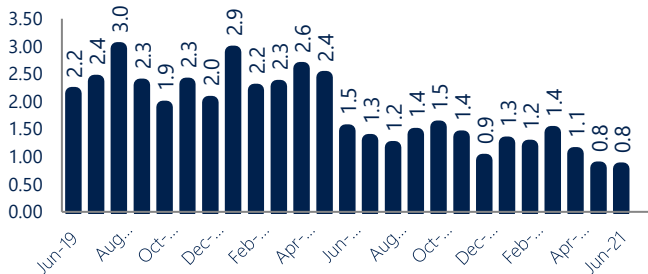
Months of Supply

0.8



Down -47%
Vs. Year Ago

Months Of Supply



Months of Supply

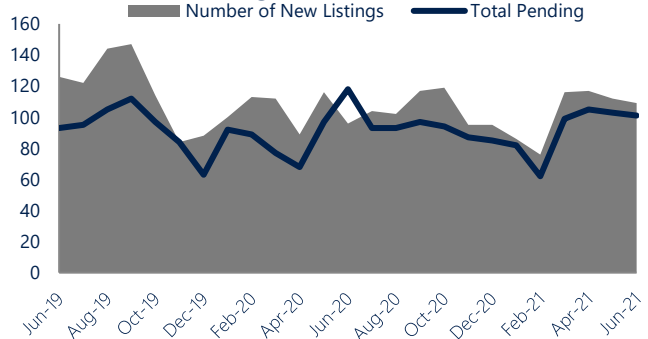
In June, there was 0.8 months of supply available in Capitol Heights and District Heights, compared to 1.5 in June 2020. That is a decrease of 47% versus a year ago.

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.

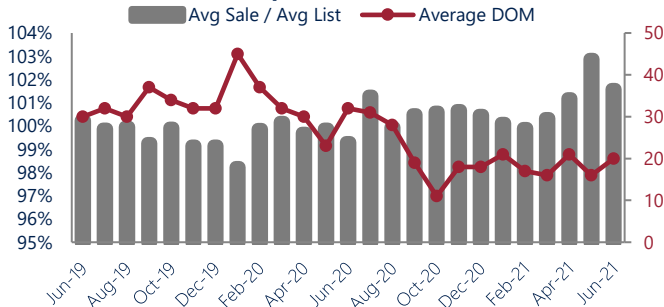
New Listings & Current Contracts

This month there were 109 homes newly listed for sale in Capitol Heights and District Heights compared to 96 in June 2020, an increase of 14%. There were 101 current contracts pending sale this June compared to 118 a year ago. The number of current contracts is 14% 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 Heights and District Heights was 101.6% of the average list price, which is 2.3% higher than at this time last year.

Days On Market

This month, the average number of days on market was 20, lower than the average last year, which was 32, a decrease of 38%.



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