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 REAL MARKETING



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SCHEDULE A CALL WITH ME TO PRE-QUALIFY!

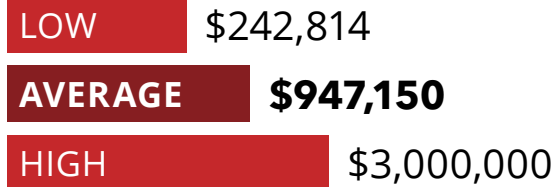


CAPITOL HILL NORTH

37 HOMES FOR SALE

SOLD PRICE

+81.1% from YTD 2020



PRICE/SQ. FT.

+5.9% from YTD 2020



304

TOTAL HOMES SOLD

22

AVERAGE DAYS ON MARKET

101.8%

AVERAGE SP/LP RATIO

CAPITOL HILL NORTH

REAL ESTATE MARKET REPORT | FALL • 2021



YEAR-TO-DATE
 REAL ESTATE REVIEW

Dear Future Friends and Neighbors,

These statistics represent the current market trends in your community. For an in-depth analysis on how these trends affect your home's value, call Richard today at **301.991.7061** for a free consultation.

For financing information, contact Todd Peđe at **443.764.7648**.

Data based on listings from ARMLS from January 1st to November 16th, 2020 and 2021. Information deemed accurate but not guaranteed.

PRESENTED BY

RICHARD PEARRELL & TODD PEĐE

ESPECIALLY PREPARED FOR **FUTURE FRIENDS AND NEIGHBORS**



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WONDERING WHAT YOUR HOME IS WORTH?

Receive the most accurate assessment of your home's value, provided to you as a complimentary service by **Richard Pearrell**, your neighbor and **Capitol Hill North** real estate specialist. You will not be contacted with any other solicitation.

For Your Free Home Evaluation
Scan here!



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NEED A LOAN OFFICER?

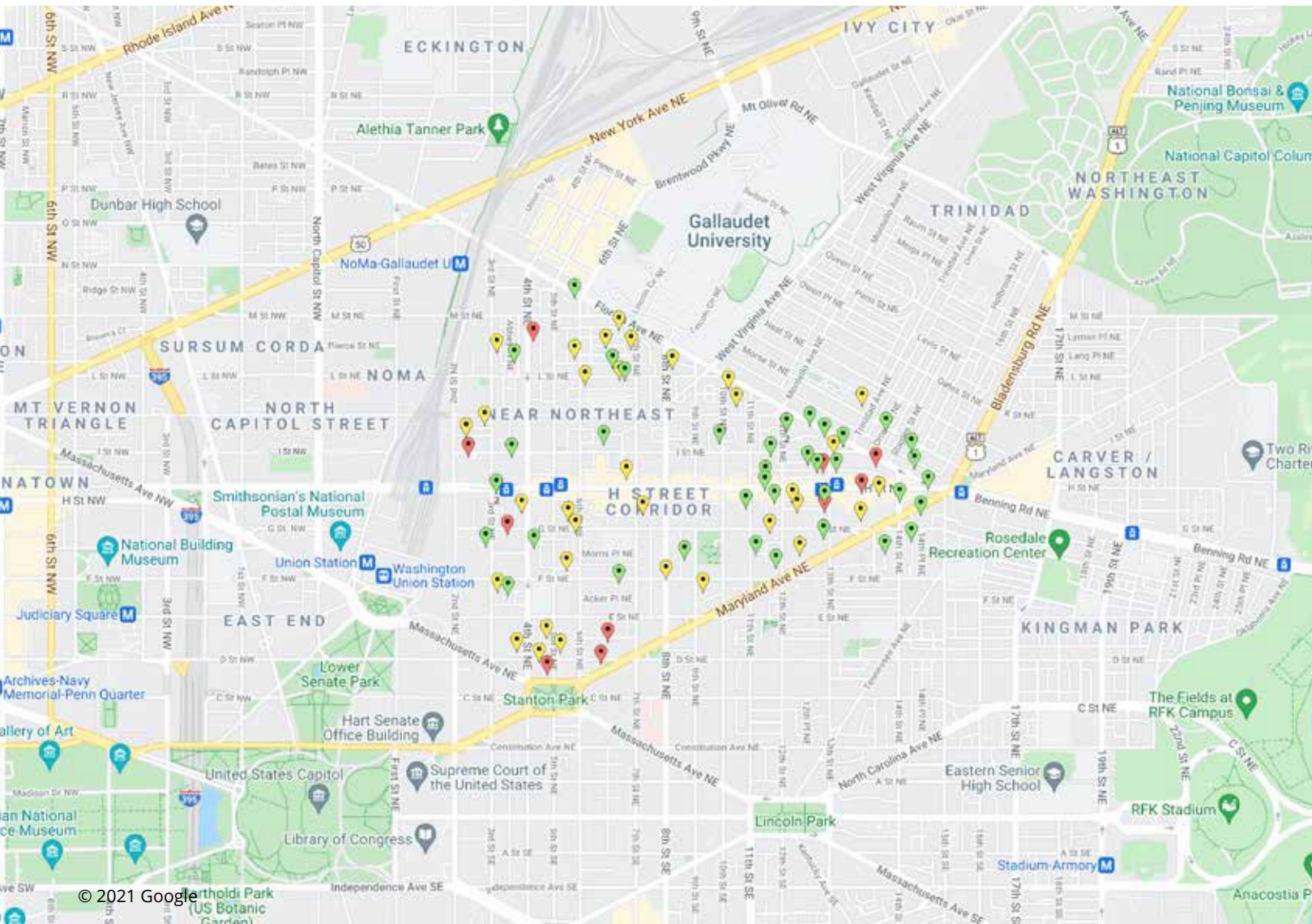
Todd has served the entire DC metro area for over a decade. Since he started, Todd has been a member of the company Leader's Club, as well as consistently recognized as a top 1% mortgage originator nationwide!

Schedule a call with Todd Peede to pre-qualify!

CURRENT ACTIVITY IN CAPITOL HILL NORTH

Active Pending Sold

If you want to know what your home would sell for in today's market, contact me today at **301.991.7061**.



CAPITOL HILL NORTH REAL ESTATE MARKET REPORT

HOMES CURRENTLY LISTED (SHOWING 16 OF 37)

Status	Street Name	Beds	Baths	Est. Sq. Ft.*	List Price
Active	3rd Street Ne	1	1.0	400	\$305,000
Active	Delaware Avenue Sw	2	2.0	800	\$320,000
Active	H Street Ne	1	1.0	600	\$420,000
Active	Maryland Avenue Ne	1	1.0	600	\$425,000
Active	H Street Ne	1	1.0	600	\$429,900
Active	Maryland Avenue Ne	1	1.0	600	\$439,900
Active	Maryland Avenue Ne	1	1.0	600	\$449,900
Active	H Street Ne	1	1.0	700	\$469,000
Active	Maryland Avenue Ne	1	1.0	700	\$499,900
Active	Wylie Street Ne	2	1.0	800	\$589,000
Active	13th Street Ne	2	2.1	900	\$599,900
Active	Maryland Avenue Ne	2	1.1	900	\$599,900
Active	4th Street Ne	2	1.1	1,000	\$599,900
Active	H Street Ne	2	2.0	700	\$610,000
Active	Wylie Ne	2	1.1	900	\$649,000

THERE ARE 35 HOMES CURRENTLY PENDING.
 For more information on any of these homes, contact me today at **301.991.7061**.

HOMES RECENTLY SOLD

Status	Address	Beds	Baths	Est. Sq. Ft.*	List Price	List Date	Sold Price	Sold Date
Sold	710 13th Street Ne	2	2.1	1,400	\$799,000	07/09/21	\$780,000	11/15/21
Sold	215 I Street Ne	2	2.1	1,600	\$1,095,000	09/07/21	\$1,050,000	11/15/21
Sold	631 Lexington Place Ne	5	4.1	1,800	\$1,849,900	09/09/21	\$1,815,000	11/15/21
Sold	424 C Street Ne	5	5.2	3,100	\$3,195,000	10/23/21	\$3,000,000	11/12/21
Sold	315 G Street Ne	1	1.0	400	\$348,000	08/06/21	\$337,000	11/09/21
Sold	1350 Maryland Ne	1	1.0	600	\$421,500	09/24/21	\$416,000	11/09/21
Sold	624 Maryland Avenue Ne	2	1.0	600	\$525,000	10/21/21	\$540,000	11/09/21
Sold	810 13th Street Ne	2	2.1	900	\$599,900	05/13/21	\$599,900	11/09/21
Sold	1137 4th Street Ne	3	2.0	1,100	\$975,000	10/21/21	\$1,030,000	11/09/21
Sold	1381 Florida Avenue Ne	2	1.0	1,100	\$750,000	09/16/21	\$740,000	11/08/21

CAPITOL HILL NORTH AT A GLANCE

10
Homes Recently Sold

\$913,675
Average Active List Price

\$1,030,790
Average Sold Price

35
Average Days On Market (Solds)

This map is a visual representation of the data on the opposing page. The data and corresponding location pins are deemed to be accurate but not guaranteed. Some location pins may not be visible and/or updated with the latest location data.

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