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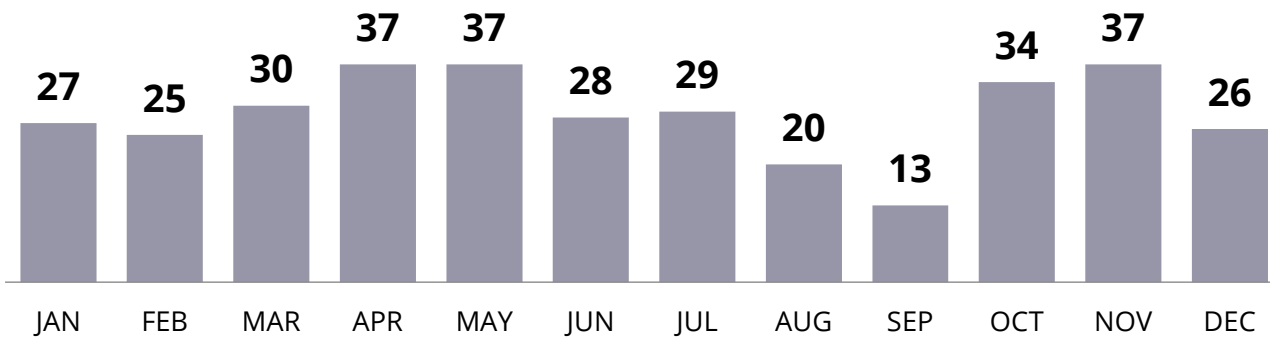
**SCHEDULE A CALL WITH ME TO PRE-QUALIFY!**

# CAPITOL HILL NORTH



## 2021 FULL YEAR REAL ESTATE REVIEW

### HOMES SOLD PER MONTH



**343**  
**TOTAL HOMES SOLD**  
 +54 FROM 2020

**\$930,561**  
**AVERAGE SOLD PRICE**  
 +8.3% FROM 2020

**24**  
**AVERAGE DAYS ON MARKET**  
 +0 FROM 2020

# CAPITOL HILL NORTH

REAL ESTATE MARKET REPORT | NEW YEAR • 2022



**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.

Data based on listings from ARMLS from January 1st, 2020 to December 31st, 2021. Information deemed accurate but not guaranteed.

PRESENTED BY  
**RICHARD PEARRELL & TODD PEDE**  
 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!

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 13 OF 29)**

Status	Street Name	Beds	Baths	Est. Sq. Ft.*	List Price
Active	6th Street NE	2	1.0	800	\$379,900
Active	Maryland Avenue NE	1	1.0	600	\$424,900
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	\$459,000
Active	H Street Ne	2	2.0	700	\$610,000
Active	Florida Avenue NE	2	2.1	1,000	\$624,995
Active	Wylie Street NE	2	1.1	1,000	\$632,500
Active	11th Street NE	2	1.1	800	\$675,000
Active	Florida Avenue NE	2	2.1	1,200	\$699,995
Active	I Street NE	3	2.0	1,100	\$715,000
Active	10th Street NE	3	1.1	1,300	\$740,000

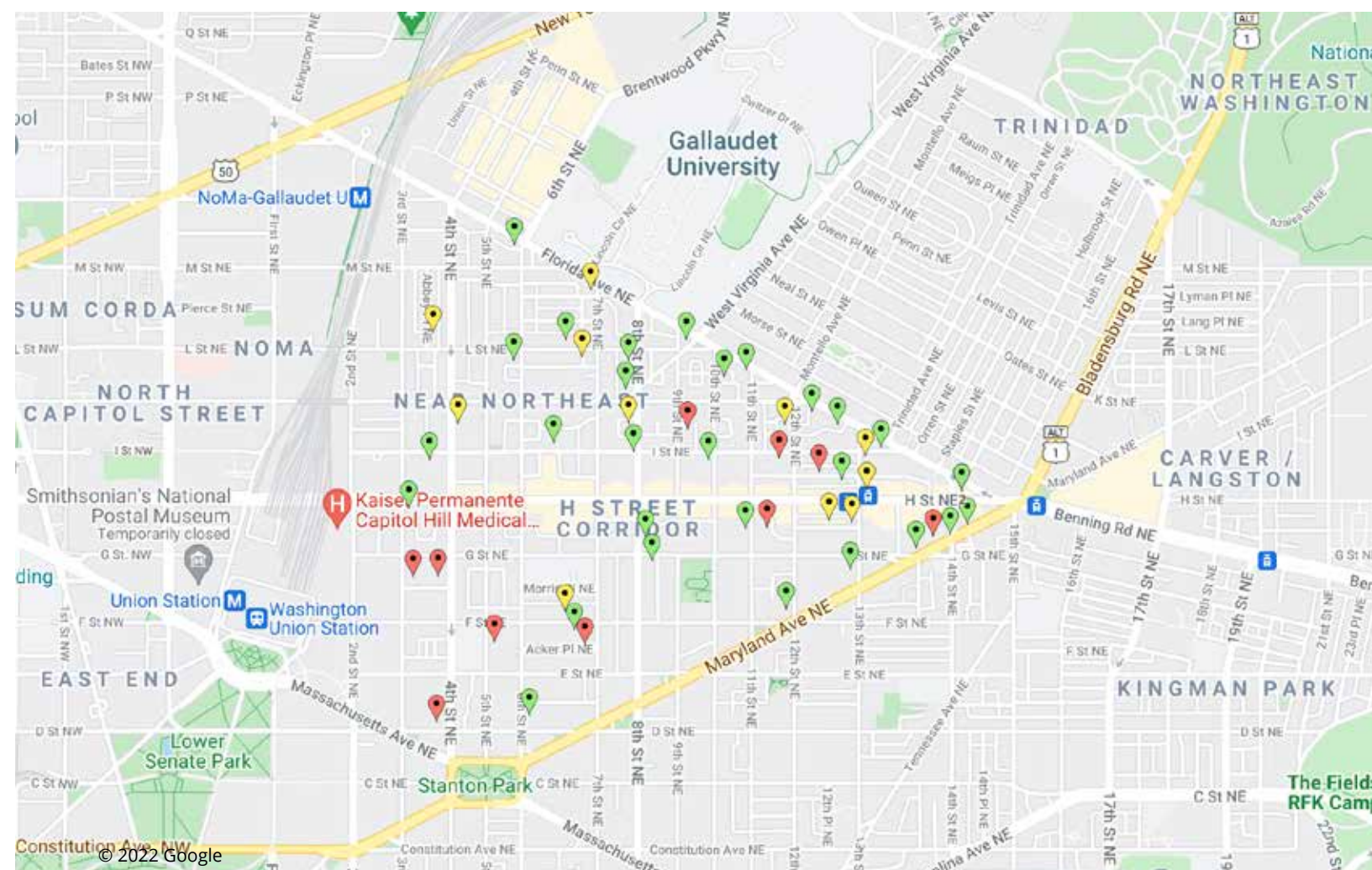
THERE ARE 11 HOMES CURRENTLY PENDING.  
 For more information on any of these homes, contact me today at **301.991.7061**.

**HOMES RECENTLY SOLD**

Status	Address	Beds	Baths	Est. Sq. Ft.*	List Price	List Date	Sold Price	Sold Date
Sold	725 11th Street NE	2	2.1	1,300	\$725,000	01/12/22	\$725,000	01/11/22
Sold	915 9th Street NE	3	2.1	2,000	\$1,149,000	11/05/21	\$1,150,000	01/11/22
Sold	637 3rd Street NE	1	1.0	400	\$305,000	11/11/21	\$298,000	01/07/22
Sold	1121 I Street NE	3	1.1	1,700	\$785,000	08/19/21	\$735,000	01/05/22
Sold	519 5th Street NE	2	1.1	1,400	\$1,015,000	11/30/21	\$1,077,500	01/03/22
Sold	1344 Maryland Avenue NE	2	1.1	900	\$599,900	08/12/21	\$600,000	12/30/21
Sold	326 D Street NE	3	2.0	1,700	\$875,000	10/14/21	\$875,000	12/30/21
Sold	1226 Wylie Street NE	2	1.0	800	\$575,000	10/14/21	\$575,000	12/23/21
Sold	676 4th Street NE	2	2.1	1,000	\$549,000	11/25/21	\$576,500	12/23/21
Sold	664 Acker Place NE	2	2.0	1,100	\$915,000	12/03/21	\$925,000	12/23/21

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**CURRENT ACTIVITY IN CAPITOL HILL NORTH** Active Pending Sold



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.