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 REAL MARKETING



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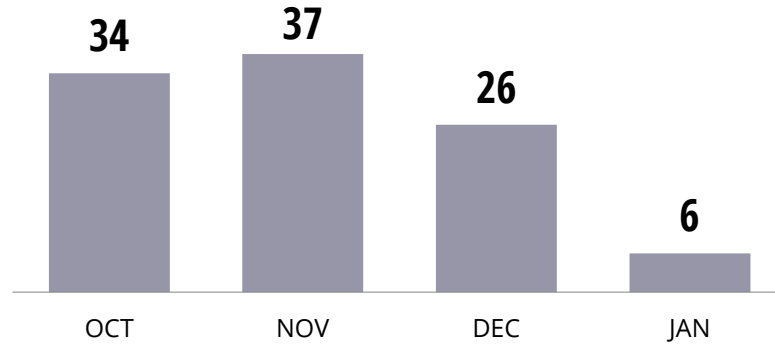
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SCHEDULE A CALL WITH ME TO PRE-QUALIFY!



CAPITOL HILL NORTH

HOMES SOLD IN THE LAST 4 MONTHS



103 TOTAL HOMES SOLD

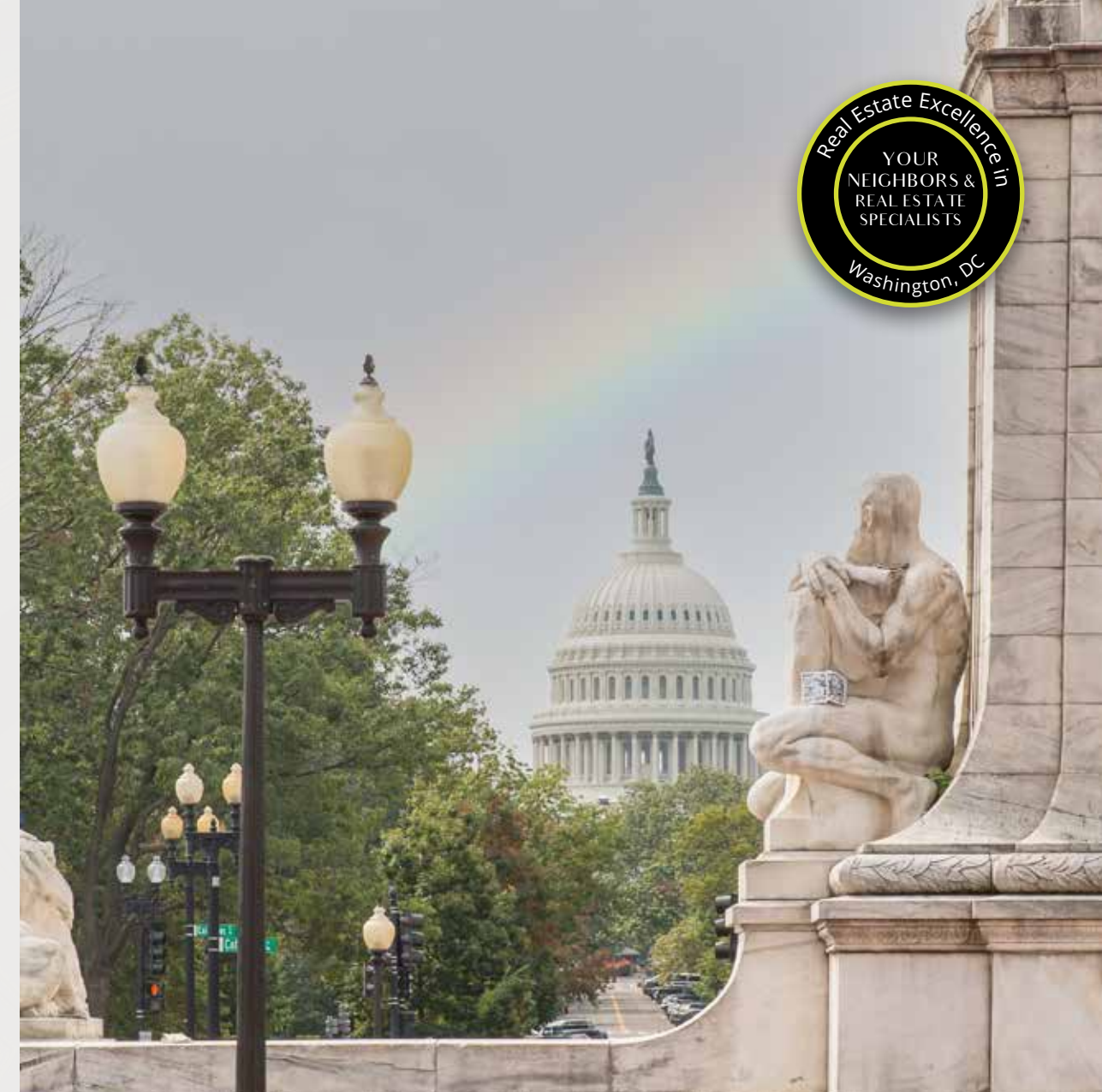
	DAYS ON MARKET	TOTAL SOLD PRICE	SALES PRICE/ LIST PRICE
LOW	0	\$233,398	93.6%
AVERAGE	29	\$956,215	100.5%
HIGH	219	\$3,000,000	116.7%



FOUR MONTH
 REAL ESTATE REVIEW

CAPITOL HILL NORTH

REAL ESTATE MARKET REPORT | WINTER 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.

PRESENTED BY
RICHARD PEARRELL & TODD PEDE
 ESPECIALLY PREPARED FOR **FUTURE FRIENDS AND NEIGHBORS**

Data based on listings from ARMLS from October 1st, 2021 to January 31st, 2022. Information deemed accurate but not guaranteed.



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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?

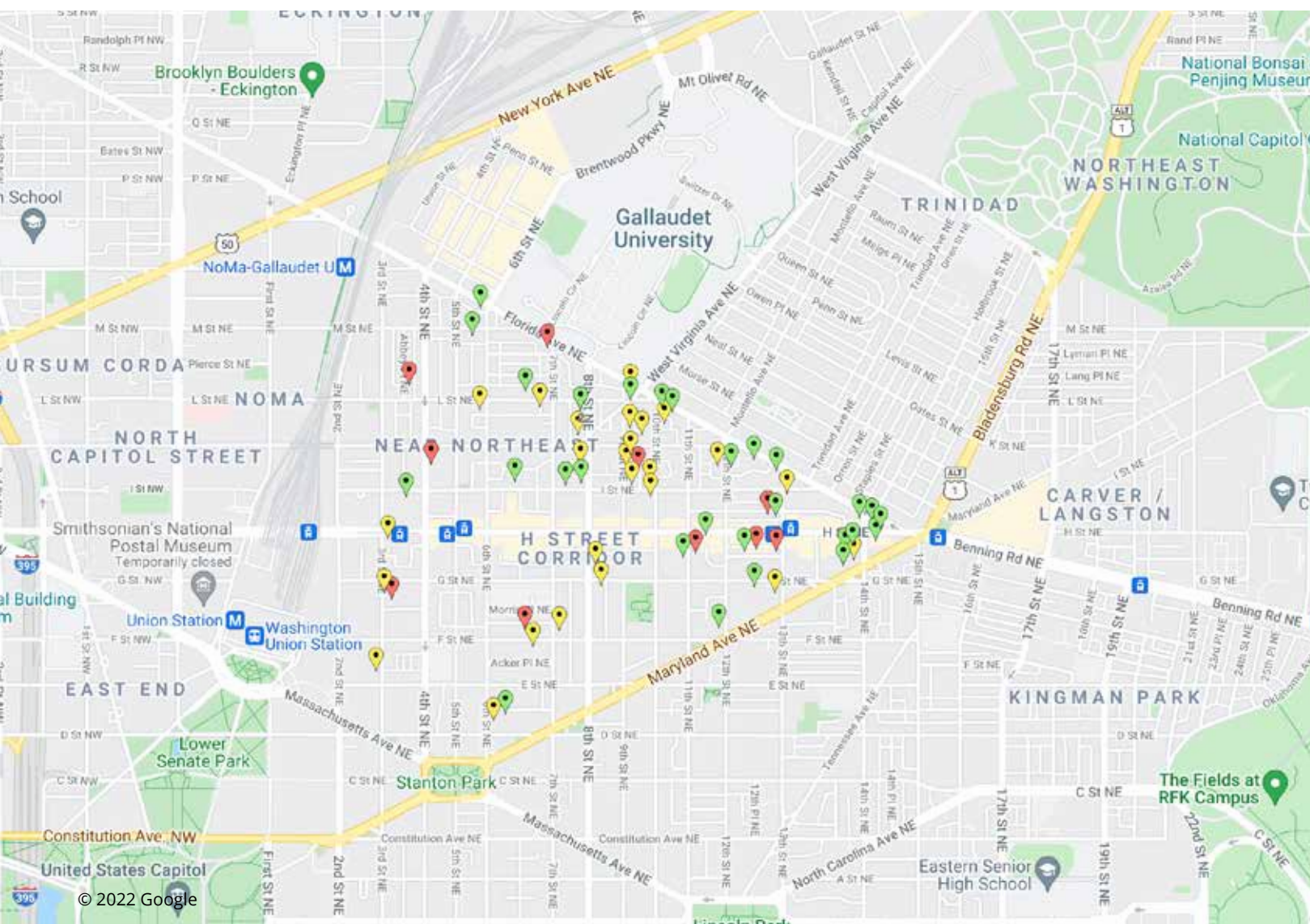
Todd has served the entire DC metro area for over a decade. Since he started, Todd has been a member of the company Leader's Club, as well as consistently recognized as a top 1% mortgage originator nationwide!

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 13 OF 29)

Status	Street Name	Beds	Baths	Est. Sq. Ft.*	List Price
Active	H Street NE	1	1.0	600	\$415,000
Active	H Street NE	1	1.0	500	\$420,000
Active	Maryland Avenue NE	1	1.0	600	\$424,900
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	Florida Avenue NE	2	2.1	1,000	\$624,995
Active	H Street NE	2	2.0	1,000	\$624,999
Active	13th Street NE	2	2.1	900	\$629,900
Active	11th Street NE	2	1.1	800	\$675,000
Active	Florida Avenue NE	2	2.1	1,200	\$699,995
Active	12th Street NE	2	2.0	1,200	\$799,990
Active	8th Street NE	3	3.0	1,400	\$849,000

THERE ARE 25 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	634 F Street NE	5	3.2	3,300	\$2,100,000	01/13/22	\$2,230,000	02/15/22
Sold	1249 Wylie NE	2	1.1	1,000	\$630,000	10/15/21	\$630,000	02/14/22
Sold	1138 7th Street NE	5	2.0	1,400	\$899,900	01/05/22	\$795,000	02/09/22
Sold	1224 Linden Place NE	2	1.1	1,000	\$779,900	01/06/22	\$789,900	02/08/22
Sold	923 4th Street NE	3	2.0	1,200	\$750,000	11/24/21	\$750,000	02/04/22
Sold	716 13th Street NE	3	2.0	1,400	\$899,000	10/08/21	\$899,000	02/04/22
Sold	1111 Abbey Place NE	3	2.0	900	\$799,000	11/01/21	\$772,500	01/31/22
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

CAPITOL HILL NORTH AT A GLANCE

10 Homes Recently Sold

\$913,734 Average Active List Price

\$903,940 Average Sold Price

32 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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