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SCHEDULE A CALL WITH ME TO PRE-QUALIFY!



Dear Future Friends and Neighbors,
 As your trusted community real estate experts, we are beyond grateful to assist homeowners like you in your selling journey. We appreciate the continued support leading into the new year. Savor each and every moment during this season!

CAPITOL HILL NORTH

REAL ESTATE MARKET REPORT | YEAR-END • 2021



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 31)

Status	Street Name	Beds	Baths	Est. Sq. Ft.*	List Price
Active	3rd Street NE	0	1.0	300	\$265,000
Active	Delaware Avenue SW	2	2.0	800	\$320,000
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	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	\$635,000
Active	I Street NE	1	1.0	700	\$649,000
Active	Florida Avenue NE	2	2.1	1,000	\$649,995
Active	11th Street NE	2	1.1	800	\$695,000

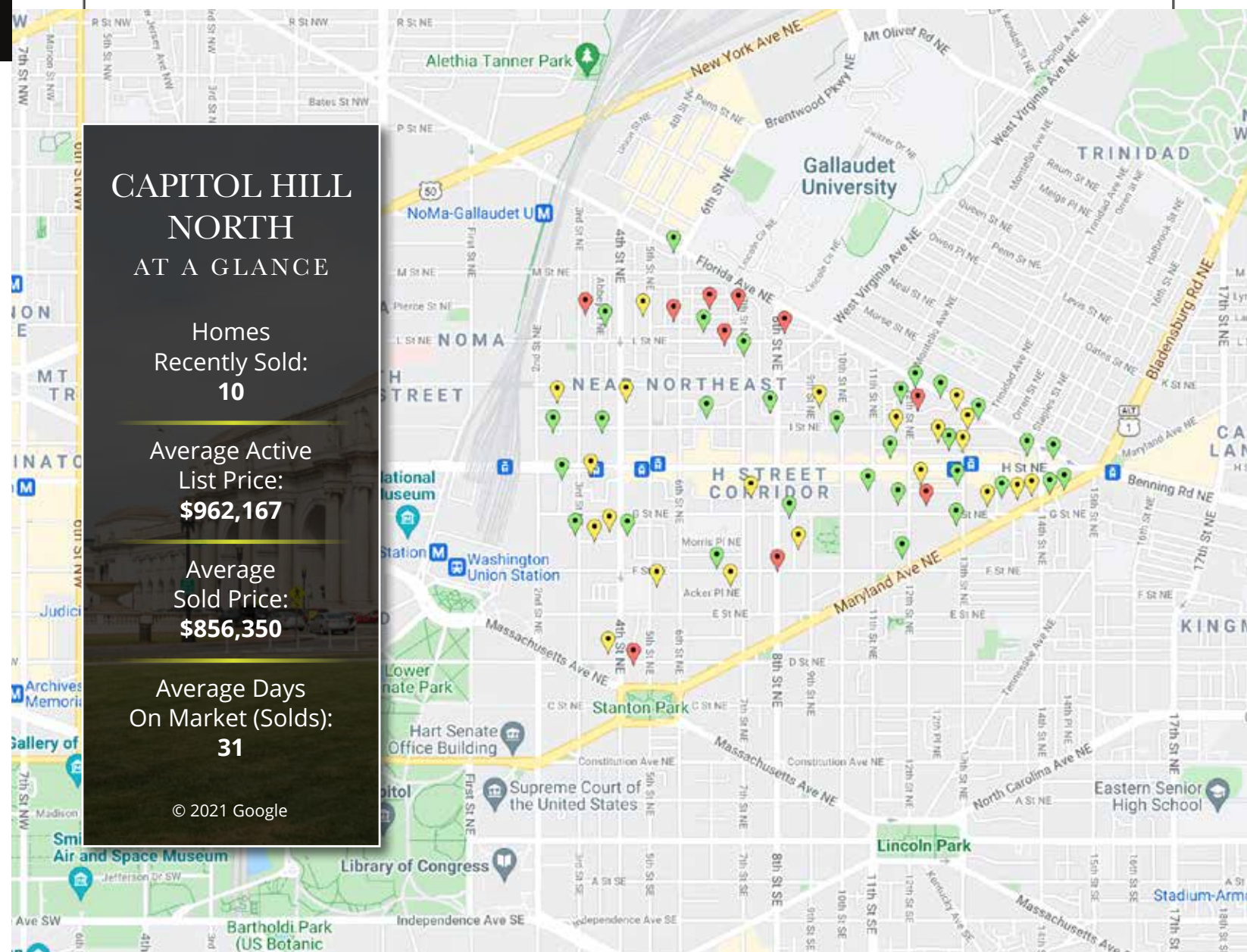
THERE ARE 21 HOMES CURRENTLY PENDING.
 For more information on any of these homes, contact me today at **301.991.7061**.

HOMES RECENTLY SOLD

Status	Address	Beds	Baths	Est. Sq. Ft.*	List Price	List Date	Sold Price	Sold Date
Sold	413 D Street NE	3	1.1	1,300	\$899,000	11/05/21	\$905,000	12/13/21
Sold	641 L Street NE	5	4.0	1,800	\$1,175,000	09/30/21	\$1,175,000	12/13/21
Sold	915 12th Street NE	2	2.0	900	\$650,000	10/13/21	\$665,000	12/09/21
Sold	1125 3rd Street NE	2	2.1	1,500	\$829,000	10/20/21	\$830,000	12/08/21
Sold	1209 Linden Place NE	2	2.0	1,800	\$940,000	10/14/21	\$915,000	12/07/21
Sold	802 L Street NE	3	3.1	1,700	\$799,000	09/13/21	\$800,000	12/06/21
Sold	624.5 8th Street NE	3	3.1	2,400	\$1,099,999	11/04/21	\$1,100,000	12/06/21
Sold	660 Morton Place NE	1	1.0	500	\$350,000	05/28/21	\$345,000	12/03/21
Sold	1110 6th Street NE	3	2.1	1,700	\$895,000	11/11/21	\$905,000	12/03/21
Sold	634 Morton Place NE	3	2.1	1,600	\$864,775	11/04/21	\$923,500	12/03/21

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CURRENT CAPITOL HILL NORTH ACTIVITY



CAPITOL HILL NORTH AT A GLANCE

Homes Recently Sold: **10**

Average Active List Price: **\$962,167**

Average Sold Price: **\$856,350**

Average Days On Market (Solds): **31**

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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.

Active Pending Sold