

THE LONG & FOSTER MARKET MINUTE™

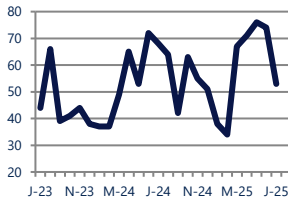
FOCUS ON: **LANSDOWNE, STUMPTOWN, AND LUCKETTS HOUSING MARKET**

JULY 2025

Zip Code(s): 20176

Units Sold

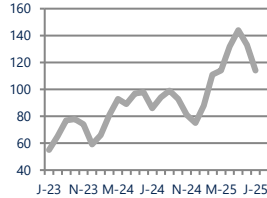
53



Down -22%
Vs. Year Ago

Active Inventory

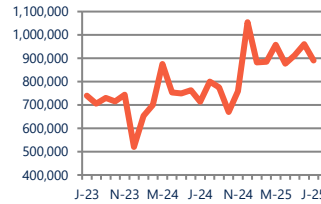
114



Up 33%
Vs. Year Ago

Median Sale Price

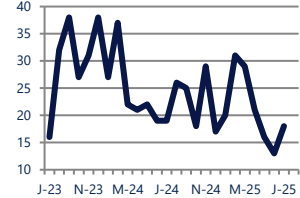
\$890,000



Up 25%
Vs. Year Ago

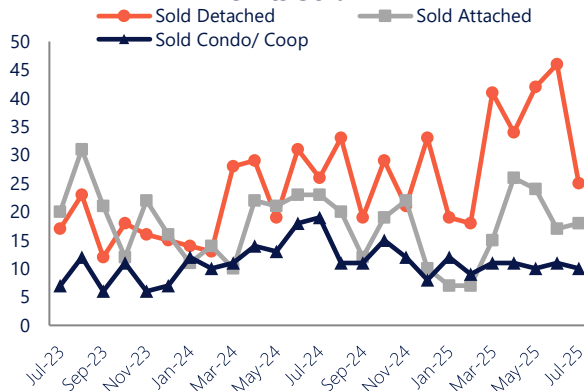
Days On Market

18



Down -5%
Vs. Year Ago

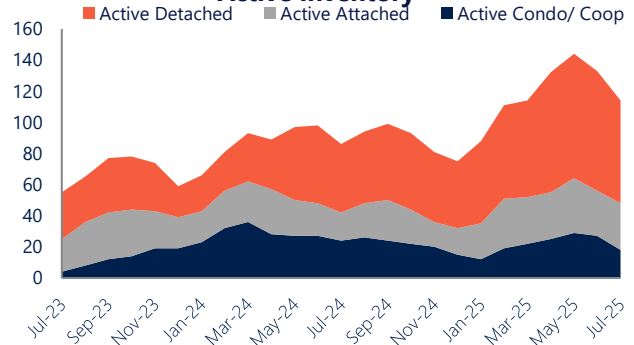
Units Sold*



Units Sold

There was a decrease in total units sold in July, with 53 sold this month in Lansdowne, Stumpton, and Lucketts versus 74 last month, a decrease of 28%. This month's total units sold was lower than at this time last year, a decrease of 22% versus July 2024.

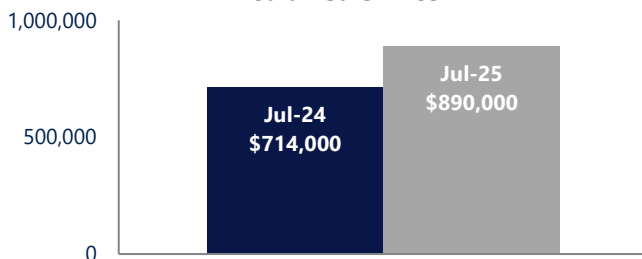
Active Inventory*



Active Inventory

Versus last year, the total number of homes available this month is higher by 28 units or 33%. The total number of active inventory this July was 114 compared to 86 in July 2024. This month's total of 114 is lower than the previous month's total supply of available inventory of 133, a decrease of 14%.

Median Sale Price



Median Sale Price

Last July, the median sale price for Lansdowne, Stumpton, and Lucketts Homes was \$714,000. This July, the median sale price was \$890,000, an increase of 25% or \$176,000 compared to last year. The current median sold price is 7% lower than in June.

Median sale price is the middle sale price in a given month. The same number of properties are above & below the median.

Lansdowne, Stumpton, and Lucketts are defined as properties listed in zip code/s 20176, and includes, but is not limited to these neighborhoods: Lansdowne, Stumpton, and Lucketts.

*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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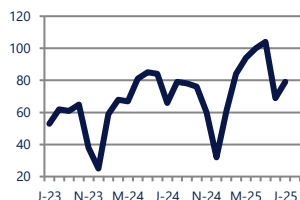
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JULY 2025

Zip Code(s): 20176

New Listings

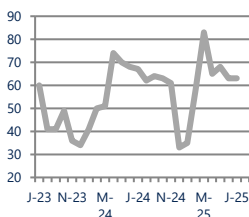
79



Up 20%
Vs. Year Ago

Current Contracts

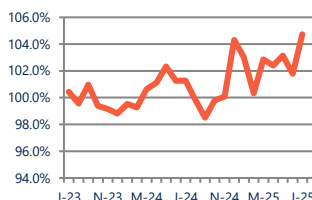
63



Down -6%
Vs. Year Ago

Sold Vs. List Price

104.7%



Up 3.4%
Vs. Year Ago

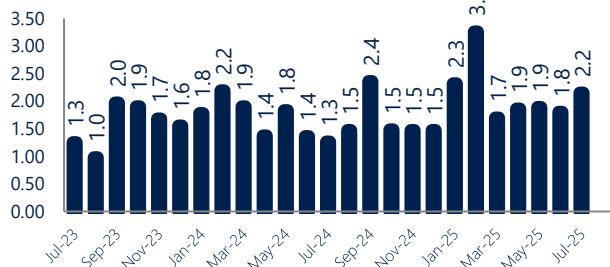
Months of Supply

2.2



Up 71%
Vs. Year Ago

Months Of Supply



Months of Supply

In July, there was 2.2 months of supply available in Lansdowne, Stumpton, and Lucketts, compared to 1.3 in July 2024. That is an increase of 70% versus a year ago.

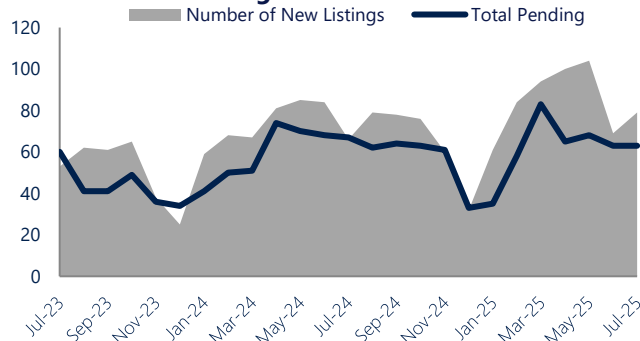
Months of supply is calculated by dividing current inventory by current sales. It indicates how many months would be needed to sell all of the inventory available at the current rate of demand.

New Listings & Current Contracts

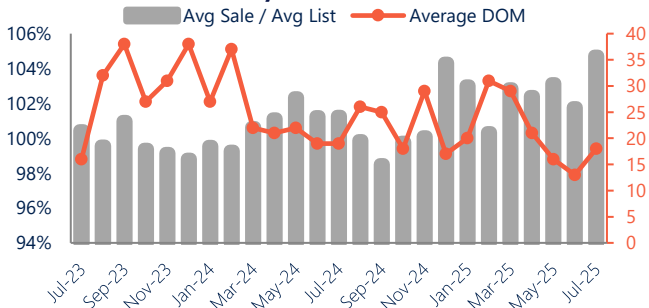
This month there were 79 homes newly listed for sale in Lansdowne, Stumpton, and Lucketts compared to 66 in July 2024, an increase of 20%. There were 63 current contracts pending sale this July compared to 67 a year ago.

The number of current contracts remained stable as compared to last July.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In July, the average sale price in Lansdowne, Stumpton, and Lucketts was 104.7% of the average list price, which is 3.5% higher than at this time last year.

Days On Market

This month, the average number of days on market was 18, lower than the average last year, which was 19, a decrease of 5%.

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