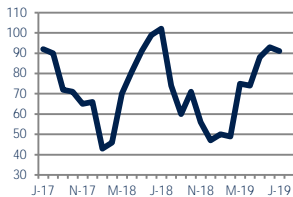


Zip Code(s): 20176

Units Sold

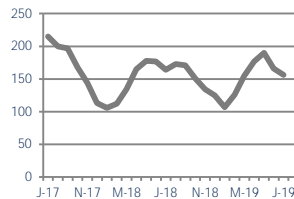
91



Down -11%
Vs. Year Ago

Active Inventory

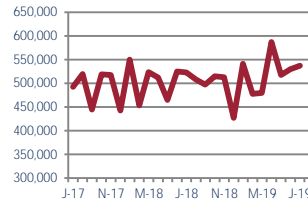
156



Down -5%
Vs. Year Ago

Median Sale Price

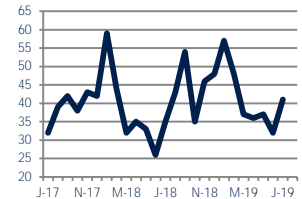
\$537,000



Up 3%
Vs. Year Ago

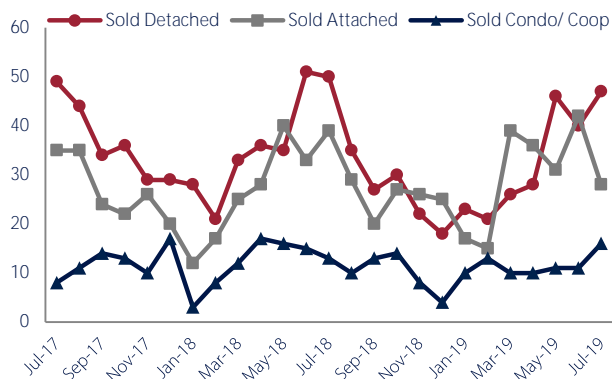
Days On Market

41



Up 17%
Vs. Year Ago

Units Sold*



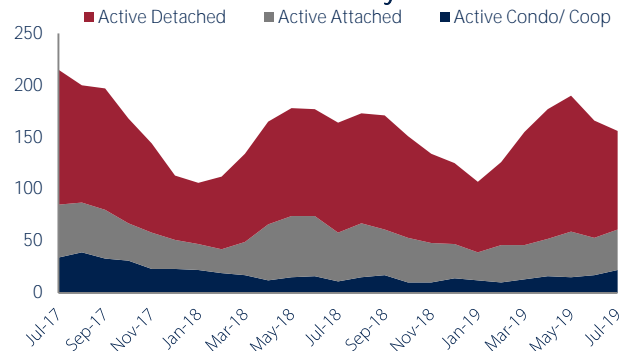
Units Sold

There was a decrease in total units sold in July, with 91 sold this month in Lansdowne, Stumptown, and Lucketts versus 93 last month, a decrease of 2%. This month's total units sold was lower than at this time last year, a decrease of 11% versus July 2018.

Active Inventory

Versus last year, the total number of homes available this month is lower by 8 units or 5%. The total number of active inventory this July was 156 compared to 164 in July 2018. This month's total of 156 is lower than the previous month's total supply of available inventory of 166, a decrease of 6%.

Active Inventory*



Median Sale Price



Median Sale Price

Last July, the median sale price for Lansdowne, Stumptown, and Lucketts Homes was \$523,000. This July, the median sale price was \$537,000, an increase of 3% or \$14,000 compared to last year. The current median sold price is 1% higher 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.

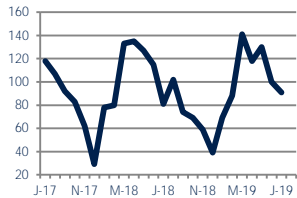


Lansdowne, Stumptown, and Lucketts are defined as properties listed in zip code/s 20176, and includes, but is not limited to these neighborhoods: Lansdowne, Stumptown, and Lucketts.
*Detached, Attached, and Condo varies by local area Multiple Listing Service (MLS) definition. For more information regarding 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.

Zip Code(s): 20176

New Listings

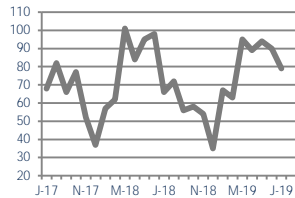
91



Up 12%
Vs. Year Ago

Current Contracts

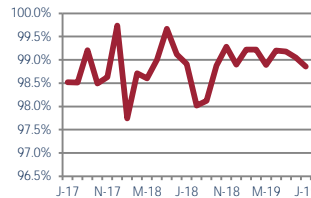
79



Up 20%
Vs. Year Ago

Sold Vs. List Price

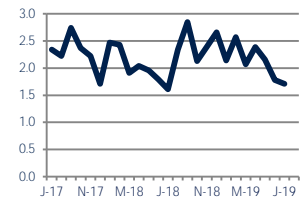
98.9%



No Change
Vs. Year Ago

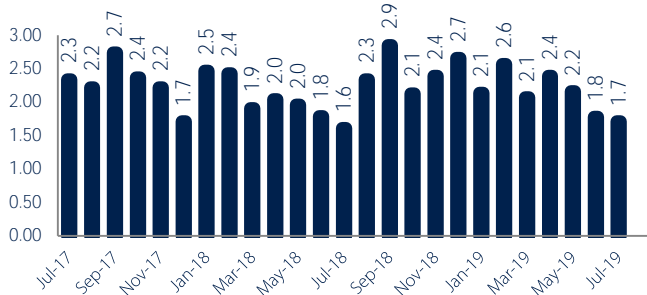
Months of Supply

1.7



Up 6%
Vs. Year Ago

Months Of Supply



Months of Supply

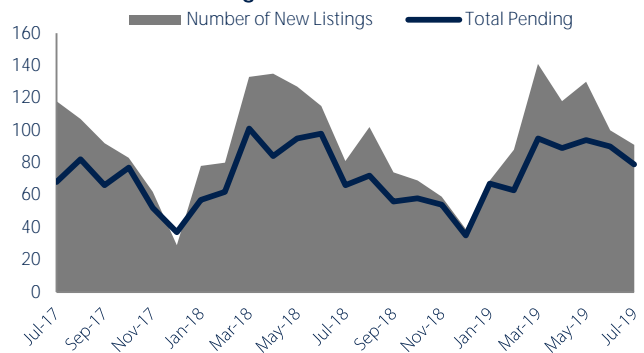
In July, there was 1.7 months of supply available in Lansdowne, Stumptown, and Lucketts, compared to 1.6 in July 2018. That is an increase of 7% versus a year ago.

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.

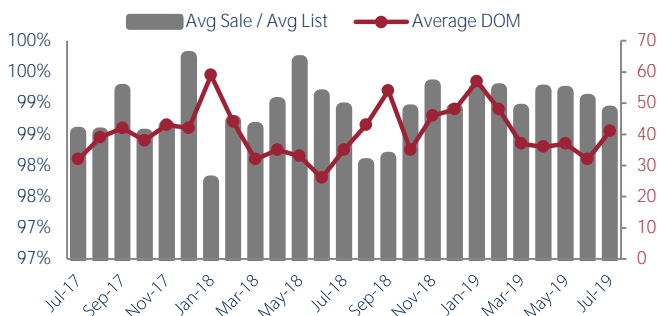
New Listings & Current Contracts

This month there were 91 homes newly listed for sale in Lansdowne, Stumptown, and Lucketts compared to 81 in July 2018, an increase of 12%. There were 79 current contracts pending sale this July compared to 66 a year ago. The number of current contracts is 20% higher than 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, Stumptown, and Lucketts was 98.9% of the average list price, which is similar compared to a year ago.

Days On Market

This month, the average number of days on market was 41, higher than the average last year, which was 35, an increase of 17%.



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