



The Long & Foster Market Minute™

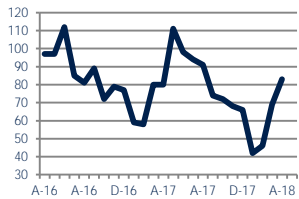
Focus On: Lansdowne, Stumptown, and Lucketts Housing Market

April 2018

Zip Code(s): 20176

Units Sold

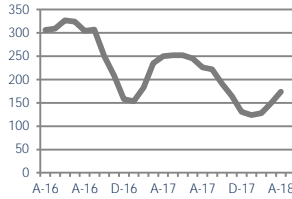
83



Up 4%
Vs. Year Ago

Active Inventory

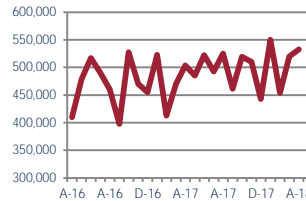
174



Down -30%
Vs. Year Ago

Median Sale Price

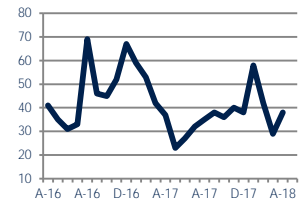
\$532,500



Up 6%
Vs. Year Ago

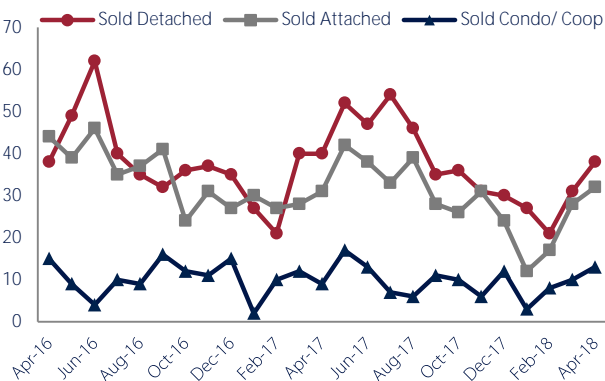
Days On Market

38



Up 3%
Vs. Year Ago

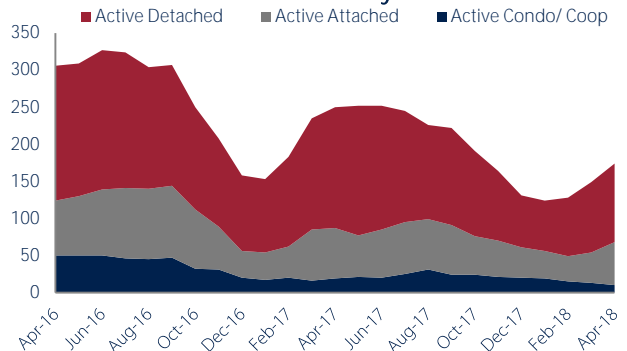
Units Sold*



Units Sold

There was an increase in total units sold in April, with 83 sold this month in Lansdowne, Stumptown, and Lucketts versus 69 last month, an increase of 20%. This month's total units sold was higher than at this time last year, an increase of 4% versus April 2017.

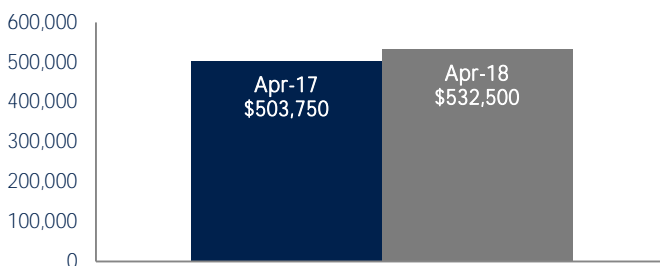
Active Inventory*



Active Inventory

Versus last year, the total number of homes available this month is lower by 76 units or 30%. The total number of active inventory this April was 174 compared to 250 in April 2017. This month's total of 174 is higher than the previous month's total supply of available inventory of 149, an increase of 17%.

Median Sale Price



Median Sale Price

Last April, the median sale price for Lansdowne, Stumptown, and Lucketts Homes was \$503,750. This April, the median sale price was \$532,500, an increase of 6% or \$28,750 compared to last year. The current median sold price is 2% higher than in March.

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.

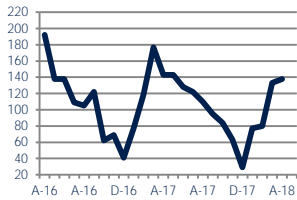
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Zip Code(s): 20176

New Listings

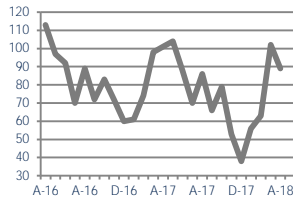
138



Down -3%
Vs. Year Ago

Current Contracts

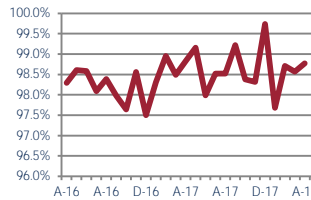
89



Down -12%
Vs. Year Ago

Sold Vs. List Price

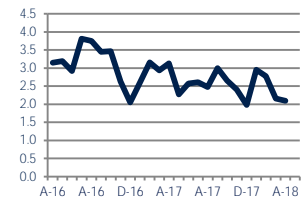
98.8%



No Change
Vs. Year Ago

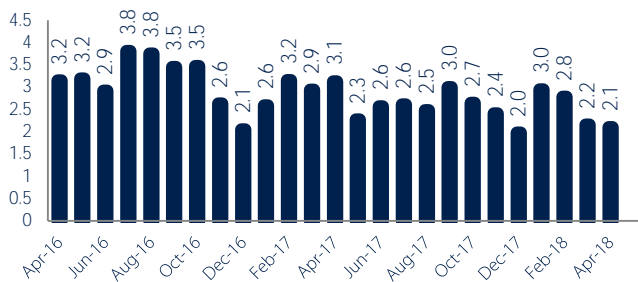
Months of Supply

2.1



Down -33%
Vs. Year Ago

Months Of Supply



Months of Supply

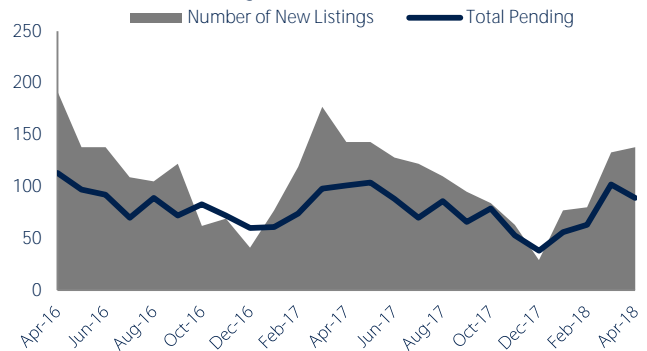
In April, there was 2.1 months of supply available in Lansdowne, Stumpton, and Lucketts, compared to 3.1 in April 2017. That is a decrease of 33% versus a year ago.

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.

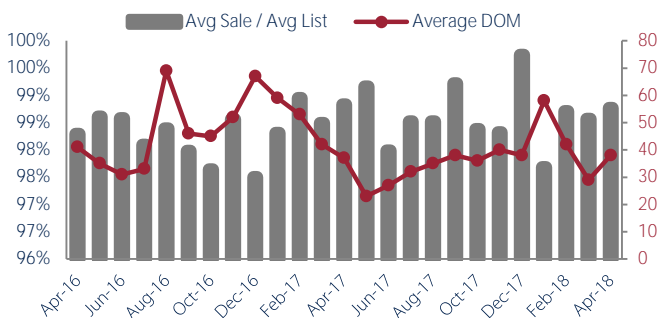
New Listings & Current Contracts

This month there were 138 homes newly listed for sale in Lansdowne, Stumpton, and Lucketts compared to 143 in April 2017, a decrease of 3%. There were 89 current contracts pending sale this April compared to 101 a year ago. The number of current contracts is 12% lower than last April.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In April, the average sale price in Lansdowne, Stumpton, and Lucketts was 98.8% 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 38, higher than the average last year, which was 37, an increase of 3%.



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