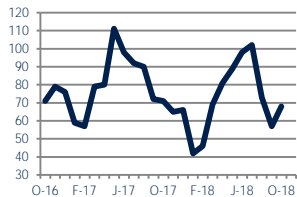


Zip Code(s): 20176

Units Sold

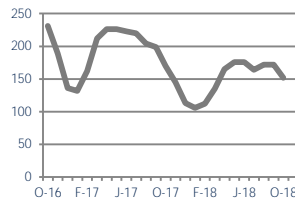
68



Down -4%
Vs. Year Ago

Active Inventory

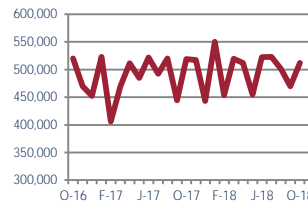
152



Down -11%
Vs. Year Ago

Median Sale Price

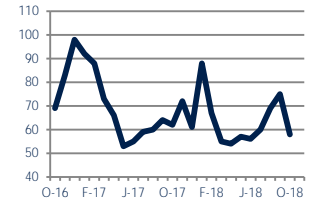
\$512,000



Down -1%
Vs. Year Ago

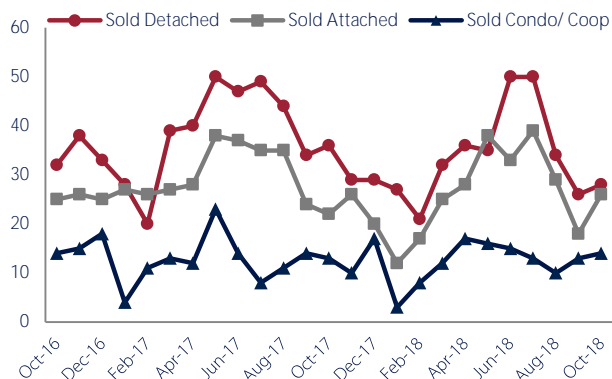
Days On Market

58



Down -6%
Vs. Year Ago

Units Sold*



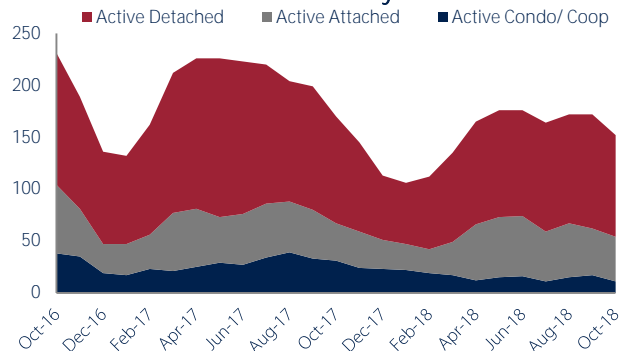
Units Sold

There was an increase in total units sold in October, with 68 sold this month in Lansdowne, Stumptown, and Lucketts versus 57 last month, an increase of 19%. This month's total units sold was lower than at this time last year, a decrease of 4% versus October 2017.

Active Inventory

Versus last year, the total number of homes available this month is lower by 18 units or 11%. The total number of active inventory this October was 152 compared to 170 in October 2017. This month's total of 152 is lower than the previous month's total supply of available inventory of 172, a decrease of 12%.

Active Inventory*



Median Sale Price



Median Sale Price

Last October, the median sale price for Lansdowne, Stumptown, and Lucketts Homes was \$519,000. This October, the median sale price was \$512,000, a decrease of 1% or \$7,000 compared to last year. The current median sold price is 9% higher than in September.

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.





The Long & Foster Market Minute™

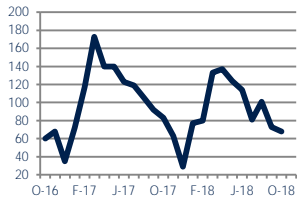
Focus On: Lansdowne, Stumpton, and Lucketts Housing Market

October 2018

Zip Code(s): 20176

New Listings

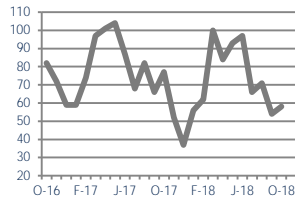
68



Down -18%
Vs. Year Ago

Current Contracts

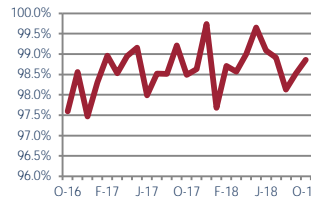
58



Down -25%
Vs. Year Ago

Sold Vs. List Price

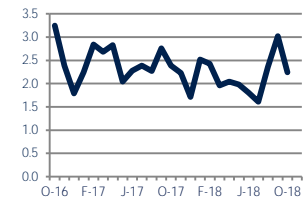
98.9%



No Change
Vs. Year Ago

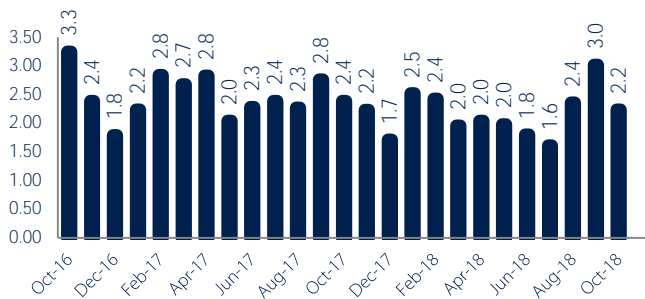
Months of Supply

2.2



Down -6%
Vs. Year Ago

Months Of Supply



Months of Supply

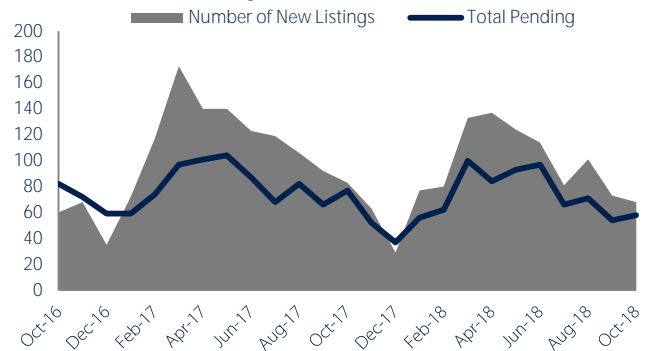
In October, there was 2.2 months of supply available in Lansdowne, Stumpton, and Lucketts, compared to 2.4 in October 2017. That is a decrease of 7% versus a year ago.

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.

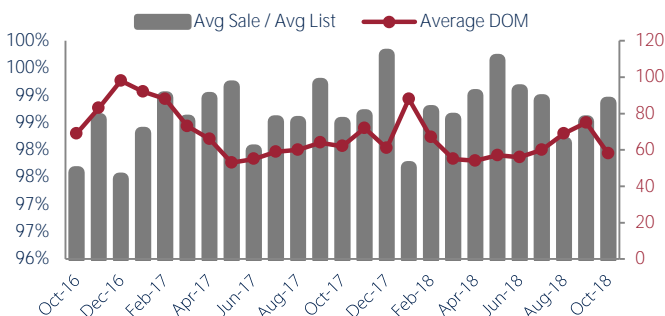
New Listings & Current Contracts

This month there were 68 homes newly listed for sale in Lansdowne, Stumpton, and Lucketts compared to 83 in October 2017, a decrease of 18%. There were 58 current contracts pending sale this October compared to 77 a year ago. The number of current contracts is 25% lower than last October.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In October, the average sale price in Lansdowne, Stumpton, 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 58, lower than the average last year, which was 62, a decrease of 6%.



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