

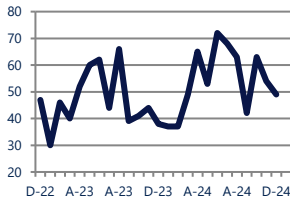
# THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **LANSDOWNE, STUMPTOWN, AND LUCKETTS HOUSING MARKET** DECEMBER 2024

Zip Code(s): 20176

## Units Sold

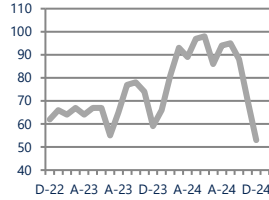
49



Up 29%  
Vs. Year Ago

## Active Inventory

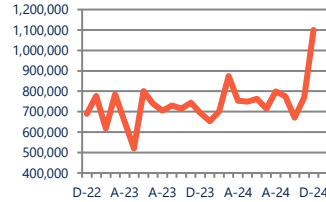
53



Down -10%  
Vs. Year Ago

## Median Sale Price

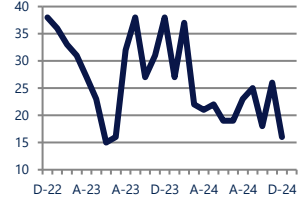
\$1,100,000



Up  
Vs. Year Ago

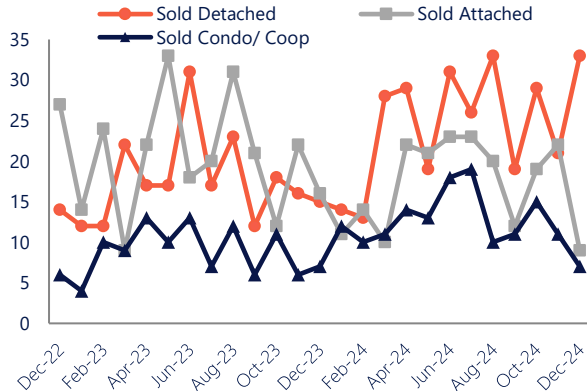
## Days On Market

16



Down -58%  
Vs. Year Ago

## Units Sold\*



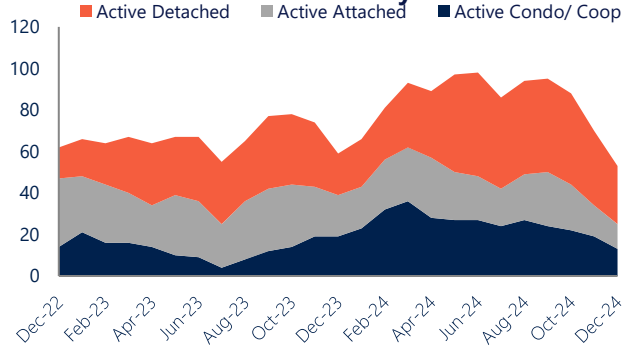
## Units Sold

There was a decrease in total units sold in December, with 49 sold this month in Lansdowne, Stumpton, and Lucketts versus 54 last month, a decrease of 9%. This month's total units sold was higher than at this time last year, an increase of 29% versus December 2023.

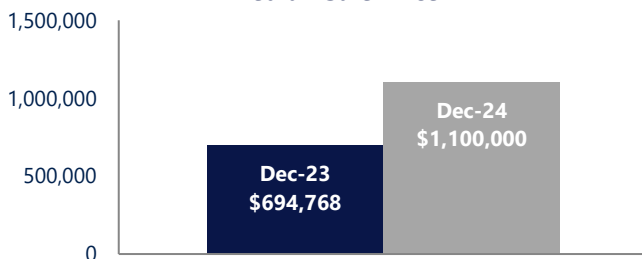
## Active Inventory

Versus last year, the total number of homes available this month is lower by 6 units or 10%. The total number of active inventory this December was 53 compared to 59 in December 2023. This month's total of 53 is lower than the previous month's total supply of available inventory of 70, a decrease of 24%.

## Active Inventory\*



## Median Sale Price



## Median Sale Price

Last December, the median sale price for Lansdowne, Stumpton, and Lucketts Homes was \$694,768. This December, the median sale price was \$1,100,000, an increase of \$405,232 compared to last year. The current median sold price is higher than in November.

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.

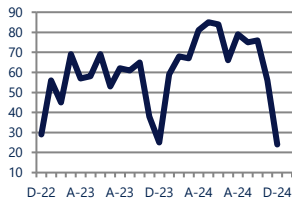
# THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **LANSDOWNE, STUMPTOWN, AND LUCKETTS HOUSING MARKET** DECEMBER 2024

Zip Code(s): 20176

## New Listings

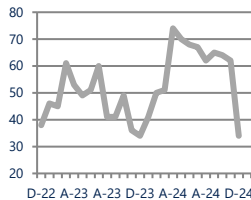
24



**Down -4%**  
Vs. Year Ago

## Current Contracts

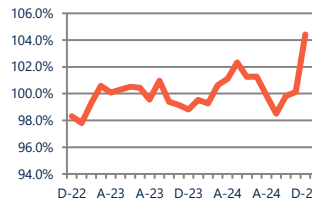
34



**No Change**  
Vs. Year Ago

## Sold Vs. List Price

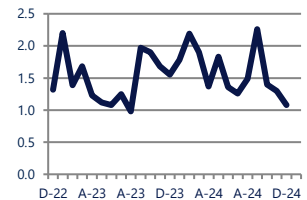
104.4%



**Up**  
Vs. Year Ago

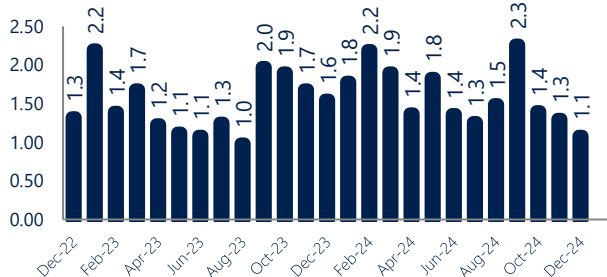
## Months of Supply

1.1



**Down -30%**  
Vs. Year Ago

## Months Of Supply



## Months of Supply

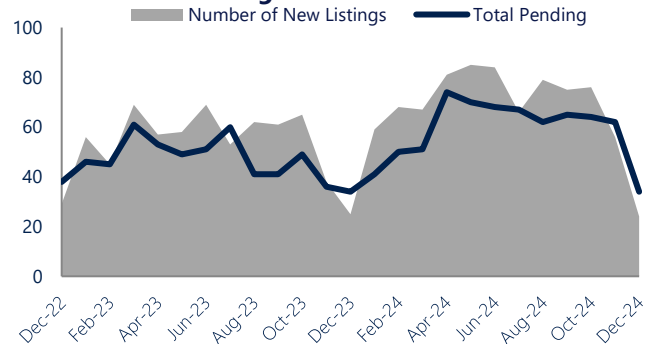
In December, there was 1.1 months of supply available in Lansdowne, Stumpton, and Lucketts, compared to 1.6 in December 2023. That is a decrease of 30% versus a year ago.

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.

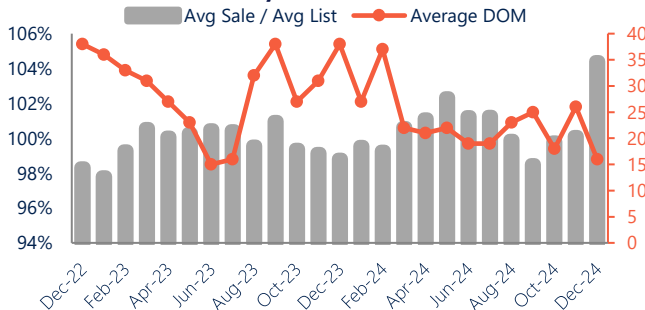
## New Listings & Current Contracts

This month there were 24 homes newly listed for sale in Lansdowne, Stumpton, and Lucketts compared to 25 in December 2023, a decrease of 4%. There were 34 current contracts pending sale this December, consistent with the volume a year ago. The number of current contracts is 45% lower than last month.

## New Listings & Current Contracts



## Sale Price/ List Price & DOM



## Sale Price to List Price Ratio

In December, the average sale price in Lansdowne, Stumpton, and Lucketts was 104.4% of the average list price, which is higher than at this time last year.

## Days On Market

This month, the average number of days on market was 16, lower than the average last year, which was 38, a decrease of 58%.

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