

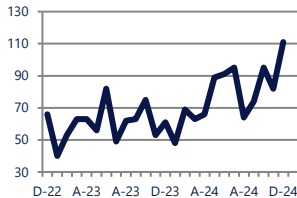
THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **CLINTON, BRANDYWINE, AND CHELTENHAM HOUSING MARKET** DECEMBER 2024

Zip Code(s): 20735, 20613 and 20623

Units Sold

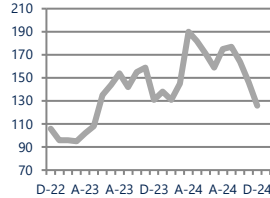
111



Up
Vs. Year Ago

Active Inventory

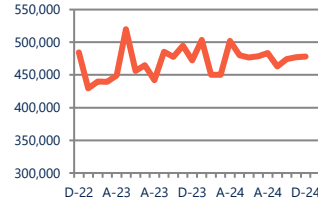
126



Down -4%
Vs. Year Ago

Median Sale Price

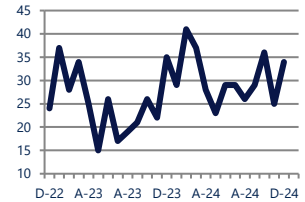
\$478,000



Up 1%
Vs. Year Ago

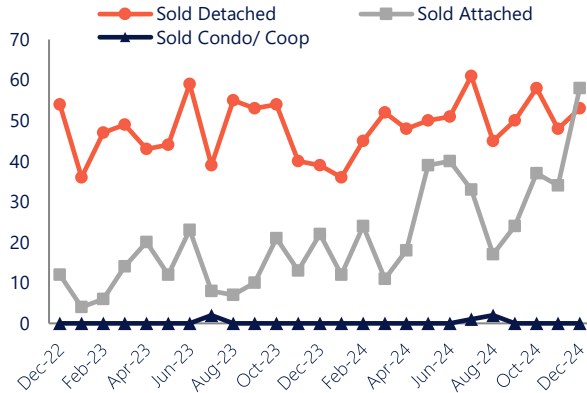
Days On Market

34



Down -3%
Vs. Year Ago

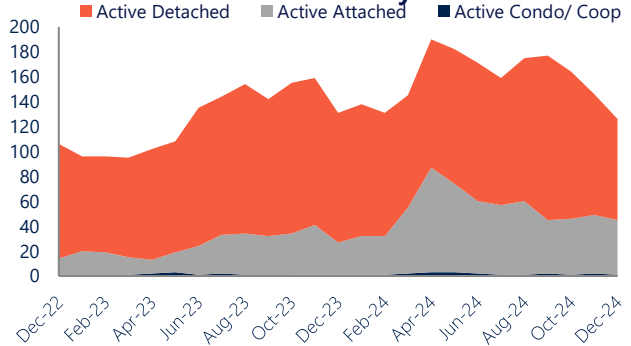
Units Sold*



Units Sold

There was an increase in total units sold in December, with 111 sold this month in Clinton, Brandywine, and Cheltenham. This month's total units sold was higher than at this time last year.

Active Inventory*



Active Inventory

Versus last year, the total number of homes available this month is lower by 5 units or 4%. The total number of active inventory this December was 126 compared to 131 in December 2023. This month's total of 126 is lower than the previous month's total supply of available inventory of 146, a decrease of 14%.

Median Sale Price



Median Sale Price

Last December, the median sale price for Clinton, Brandywine, and Cheltenham Homes was \$472,170. This December, the median sale price was \$478,000, an increase of 1% or \$5,830 compared to last year. The current median sold price is approximately the same as the median price in November.

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

Clinton, Brandywine, and Cheltenham are defined as properties listed in zip code/s 20735, 20613 and 20623.

*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.

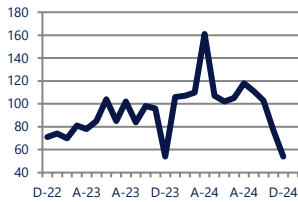
THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **CLINTON, BRANDYWINE, AND CHELTENHAM HOUSING MARKET** DECEMBER 2024

Zip Code(s): 20735, 20613 and 20623

New Listings

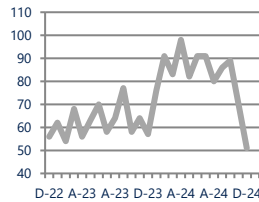
54



No Change
Vs. Year Ago

Current Contracts

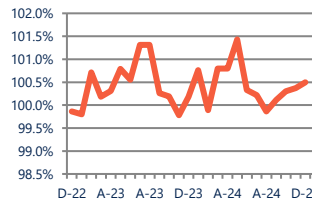
51



Down -11%
Vs. Year Ago

Sold Vs. List Price

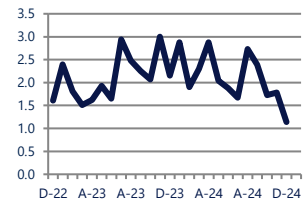
100.5%



No Change
Vs. Year Ago

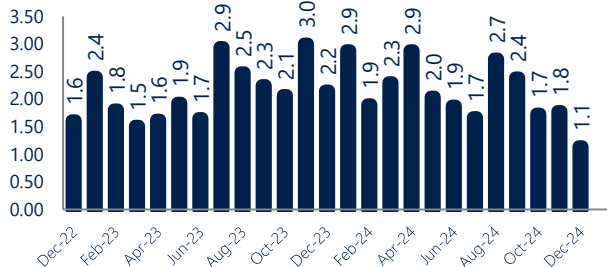
Months of Supply

1.1



Down -47%
Vs. Year Ago

Months Of Supply



Months of Supply

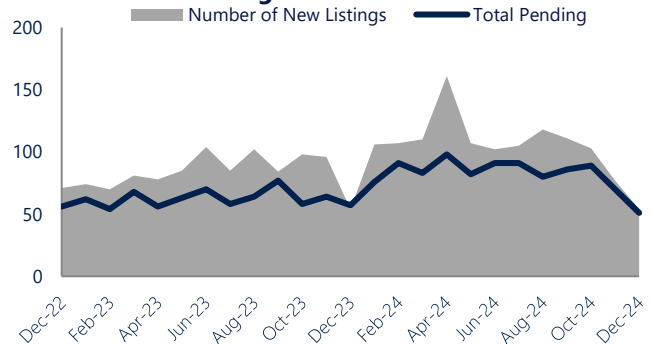
In December, there was 1.1 months of supply available in Clinton, Brandywine, and Cheltenham, compared to 2.1 in December 2023. That is a decrease of 47% versus a year ago.

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.

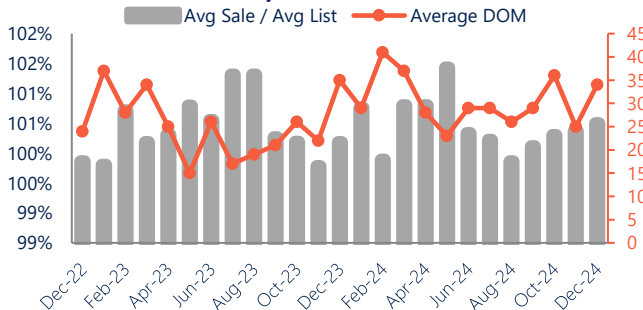
New Listings & Current Contracts

This month there were 54 homes newly listed for sale in Clinton, Brandywine, and Cheltenham, which is similar to the amount in December 2023. There were 51 current contracts pending sale this December compared to 57 a year ago. The number of current contracts is 11% lower than last December.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In December, the average sale price in Clinton, Brandywine, and Cheltenham was 100.5% 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 34, lower than the average last year, which was 35, a decrease of 3%.

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