

# THE LONG & FOSTER MARKET MINUTE™

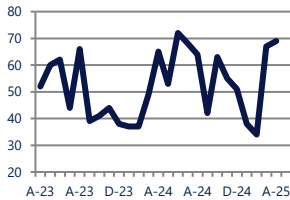
FOCUS ON: **LANSDOWNE, STUMPTOWN, AND LUCKETTS HOUSING MARKET**

APRIL 2025

Zip Code(s): 20176

## Units Sold

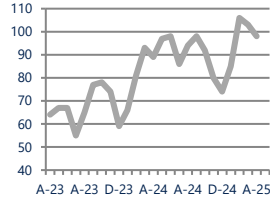
69



**Up 6%**  
Vs. Year Ago

## Active Inventory

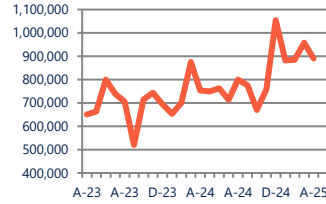
98



**Up 10%**  
Vs. Year Ago

## Median Sale Price

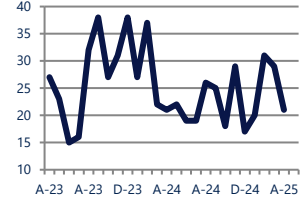
\$890,000



**Up 18%**  
Vs. Year Ago

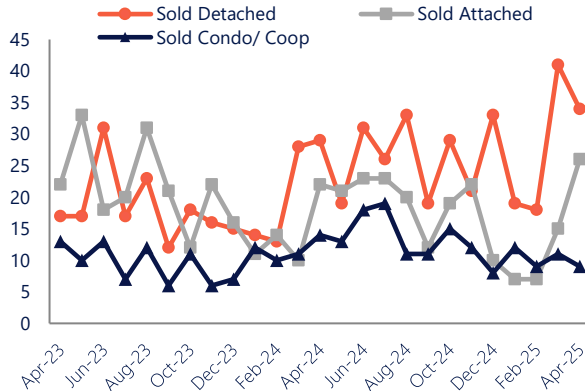
## Days On Market

21



**No Change**  
Vs. Year Ago

## Units Sold\*



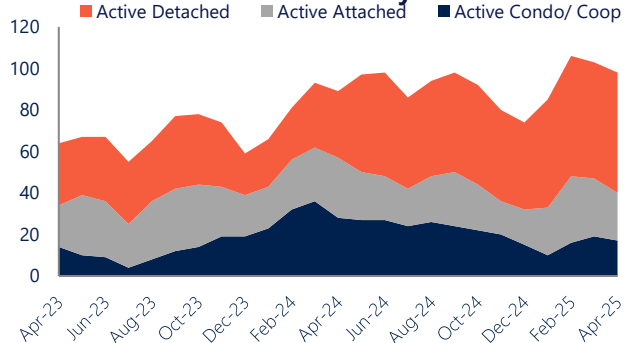
## Units Sold

There was an increase in total units sold in April, with 69 sold this month in Lansdowne, Stumpton, and Lucketts versus 67 last month, an increase of 3%. This month's total units sold was higher than at this time last year, an increase of 6% versus April 2024.

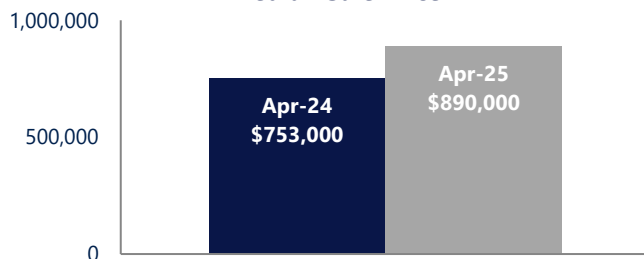
## Active Inventory

Versus last year, the total number of homes available this month is higher by 9 units or 10%. The total number of active inventory this April was 98 compared to 89 in April 2024. This month's total of 98 is lower than the previous month's total supply of available inventory of 103, a decrease of 5%.

## Active Inventory\*



## Median Sale Price



## Median Sale Price

Last April, the median sale price for Lansdowne, Stumpton, and Lucketts Homes was \$753,000. This April, the median sale price was \$890,000, an increase of 18% or \$137,000 compared to last year. The current median sold price is 7% lower 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, 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™

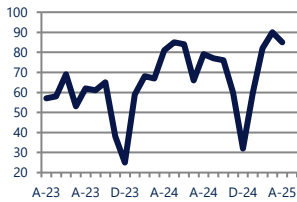
FOCUS ON: **LANSDOWNE, STUMPTOWN, AND LUCKETTS HOUSING MARKET**

APRIL 2025

Zip Code(s): 20176

## New Listings

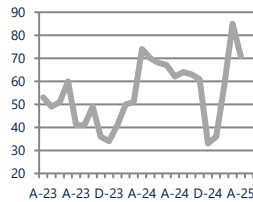
85



Up 5%  
Vs. Year Ago

## Current Contracts

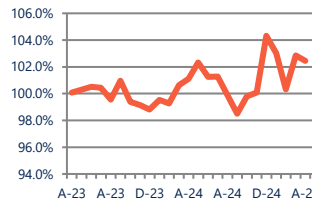
71



Down -4%  
Vs. Year Ago

## Sold Vs. List Price

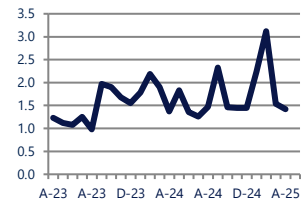
102.5%



Up 1.3%  
Vs. Year Ago

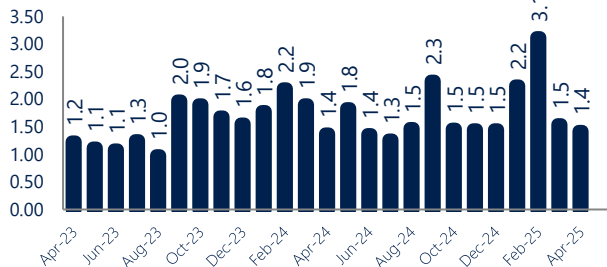
## Months of Supply

1.4



No Change  
Vs. Year Ago

## Months Of Supply



## Months of Supply

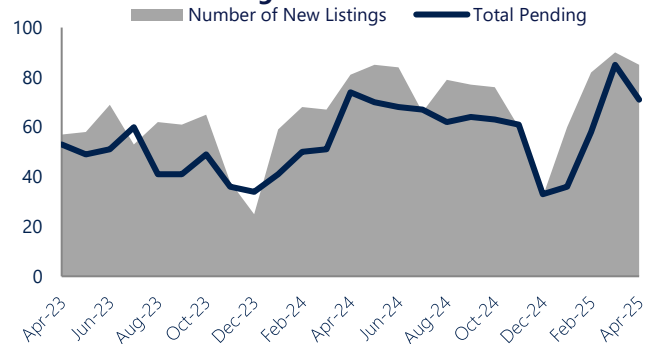
In April, there was 1.4 months of supply available in Lansdowne, Stumpton, and Lucketts. The amount of supply is similar compared to a year ago.

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.

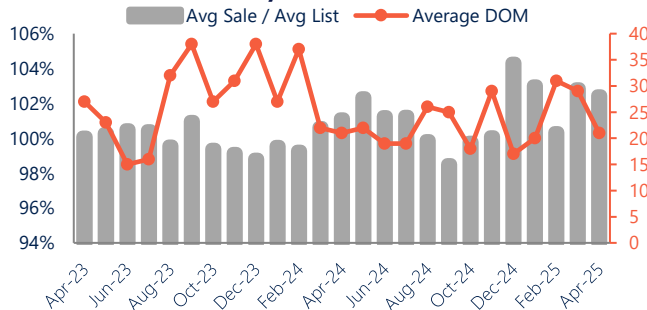
## New Listings & Current Contracts

This month there were 85 homes newly listed for sale in Lansdowne, Stumpton, and Lucketts compared to 81 in April 2024, an increase of 5%. There were 71 current contracts pending sale this April compared to 74 a year ago. The number of current contracts is 4% 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 102.5% of the average list price, which is 1.3% higher than at this time last year.

## Days On Market

This month, the average number of days on market was 21, which is similar compared to a year ago.

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.