

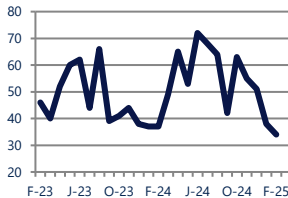
# THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **LANSDOWNE, STUMPTOWN, AND LUCKETTS HOUSING MARKET** FEBRUARY 2025

Zip Code(s): 20176

## Units Sold

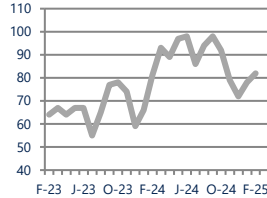
34



**Down -8%**  
Vs. Year Ago

## Active Inventory

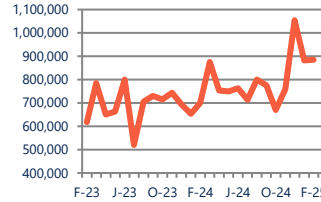
82



**Up 1%**  
Vs. Year Ago

## Median Sale Price

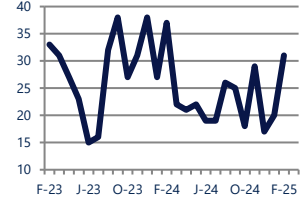
\$885,000



**Up 26%**  
Vs. Year Ago

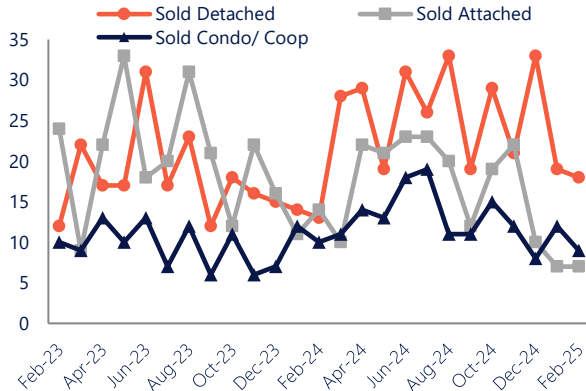
## Days On Market

31



**Down -16%**  
Vs. Year Ago

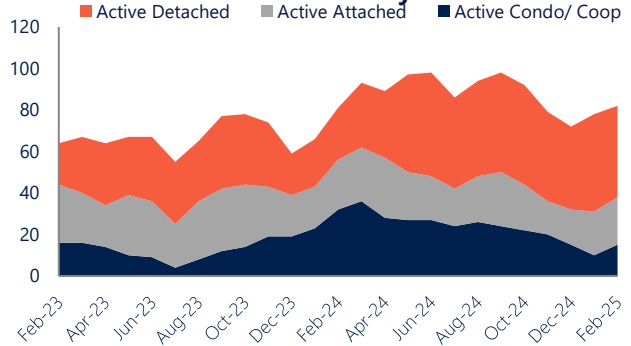
## Units Sold\*



## Units Sold

There was a decrease in total units sold in February, with 34 sold this month in Lansdowne, Stumpton, and Lucketts versus 38 last month, a decrease of 11%. This month's total units sold was lower than at this time last year, a decrease of 8% versus February 2024.

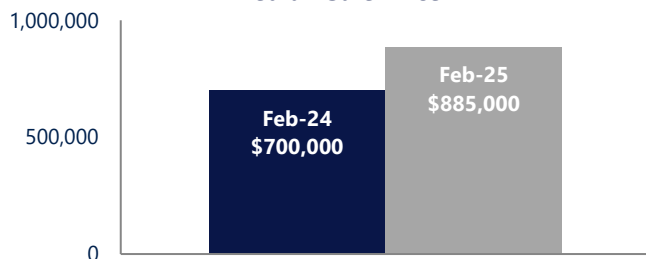
## Active Inventory\*



## Active Inventory

Versus last year, the total number of homes available this month is higher by 1 units or 1%. The total number of active inventory this February was 82 compared to 81 in February 2024. This month's total of 82 is higher than the previous month's total supply of available inventory of 78, an increase of 5%.

## Median Sale Price



## Median Sale Price

Last February, the median sale price for Lansdowne, Stumpton, and Lucketts Homes was \$700,000. This February, the median sale price was \$885,000, an increase of 26% or \$185,000 compared to last year. The current median sold price is approximately the same as the median price in January.

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.

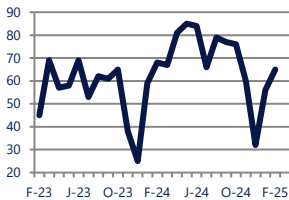
# THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **LANSDOWNE, STUMPTOWN, AND LUCKETTS HOUSING MARKET** FEBRUARY 2025

Zip Code(s): 20176

## New Listings

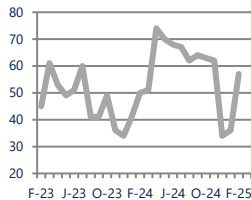
65



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

## Current Contracts

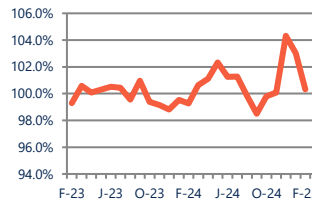
57



**Up 14%**  
Vs. Year Ago

## Sold Vs. List Price

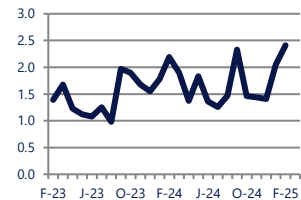
100.3%



**Up 1.1%**  
Vs. Year Ago

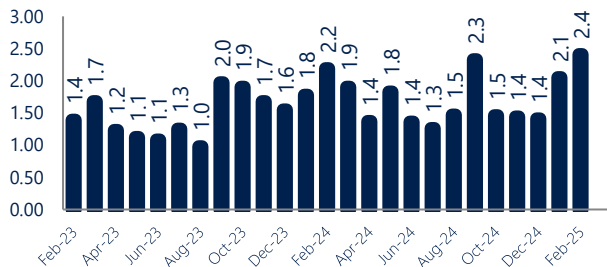
## Months of Supply

2.4



**Up 10%**  
Vs. Year Ago

## Months Of Supply



## Months of Supply

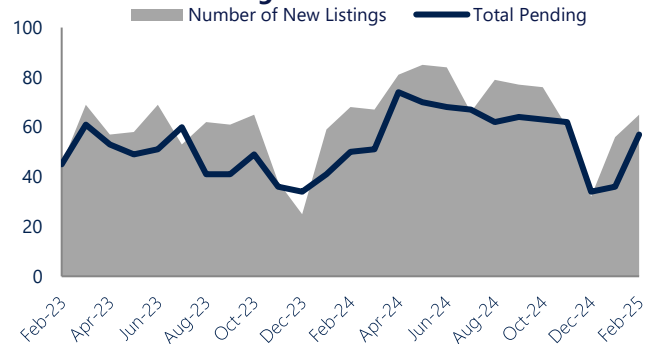
In February, there was 2.4 months of supply available in Lansdowne, Stumpton, and Lucketts, compared to 2.2 in February 2024. That is an increase of 10% versus a year ago.

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.

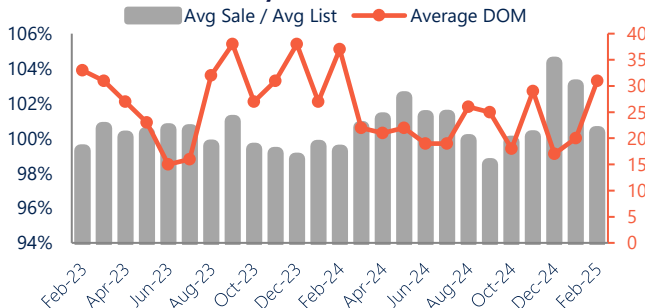
## New Listings & Current Contracts

This month there were 65 homes newly listed for sale in Lansdowne, Stumpton, and Lucketts compared to 68 in February 2024, a decrease of 4%. There were 57 current contracts pending sale this February compared to 50 a year ago. The number of current contracts is 14% higher than last February.

## New Listings & Current Contracts



## Sale Price/ List Price & DOM



## Sale Price to List Price Ratio

In February, the average sale price in Lansdowne, Stumpton, and Lucketts was 100.3% of the average list price, which is 1.1% higher than at this time last year.

## Days On Market

This month, the average number of days on market was 31, lower than the average last year, which was 37, a decrease of 16%.

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