



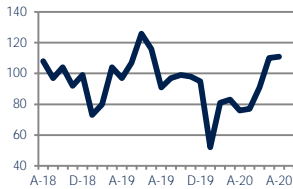
The Long & Foster Market Minute™

Focus On: Gwynn Oak, Windsor Mill, and Randallstown Housing Market

August 2020

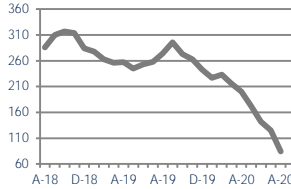
Zip Code(s): 21207, 21244 and 21133

Units Sold
111



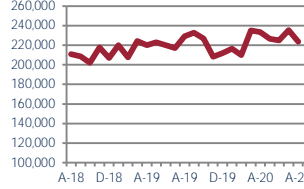
Up 22%
Vs. Year Ago

Active Inventory
84



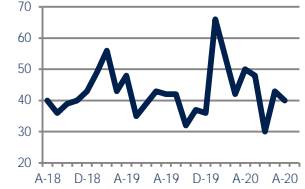
Down -69%
Vs. Year Ago

Median Sale Price
\$223,500



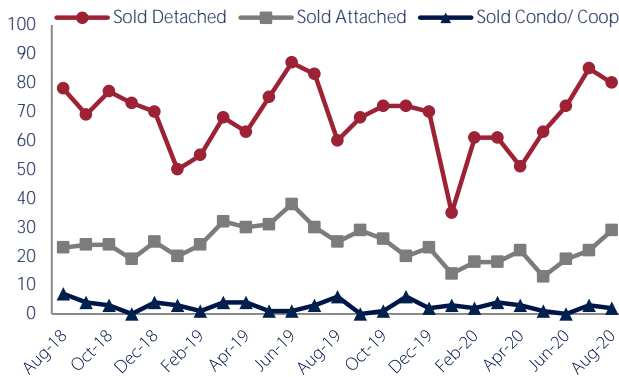
Down -2%
Vs. Year Ago

Days On Market
40



Down -5%
Vs. Year Ago

Units Sold*



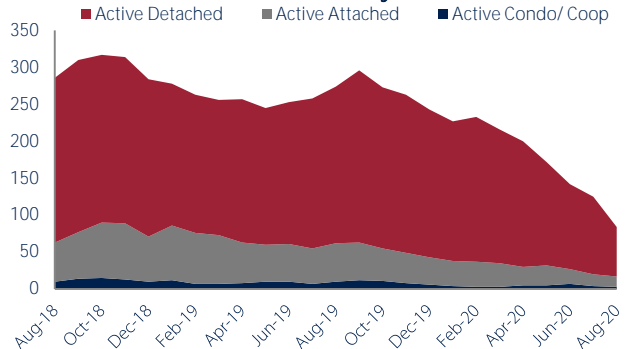
Units Sold

There was an increase in total units sold in August, with 111 sold this month in Gwynn Oak, Windsor Mill, and Randallstown versus 110 last month, an increase of 1%. This month's total units sold was higher than at this time last year, an increase of 22% versus August 2019.

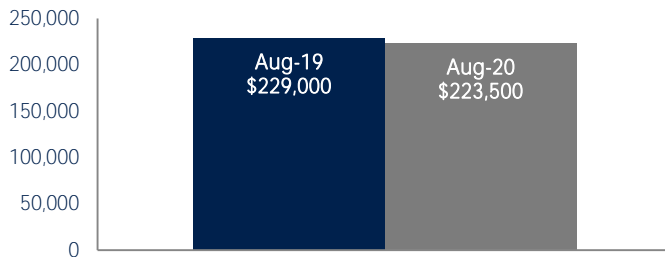
Active Inventory

Versus last year, the total number of homes available this month is lower by 190 units or 69%. The total number of active inventory this August was 84 compared to 274 in August 2019. This month's total of 84 is lower than the previous month's total supply of available inventory of 125, a decrease of 33%.

Active Inventory*



Median Sale Price



Median Sale Price

Last August, the median sale price for Gwynn Oak, Windsor Mill, and Randallstown Homes was \$229,000. This August, the median sale price was \$223,500, a decrease of 2% or \$5,500 compared to last year. The current median sold price is 5% lower than in July.

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

Gwynn Oak, Windsor Mill, and Randallstown are defined as properties listed in zip code/s 21207, 21244 and 21133.

LONG & FOSTER
REAL ESTATE

*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.



CHRISTIE'S
INTERNATIONAL REAL ESTATE

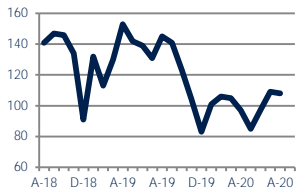
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August 2020

Zip Code(s): 21207, 21244 and 21133

New Listings

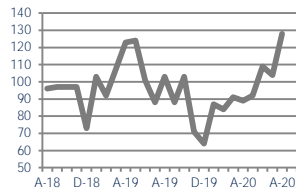
108



Down -26%
Vs. Year Ago

Current Contracts

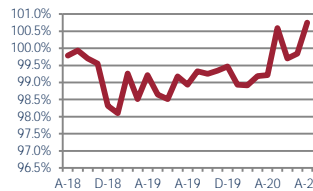
128



Up 24%
Vs. Year Ago

Sold Vs. List Price

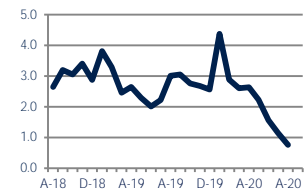
100.8%



Up 1.8%
Vs. Year Ago

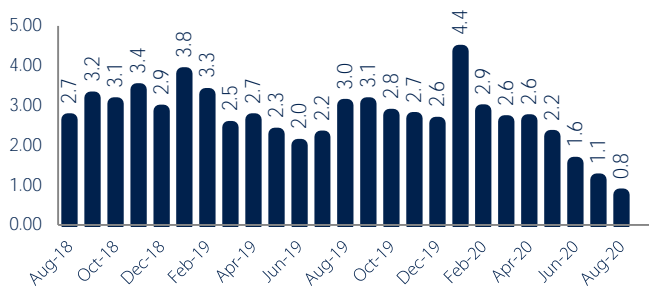
Months of Supply

0.8



Down -75%
Vs. Year Ago

Months Of Supply



Months of Supply

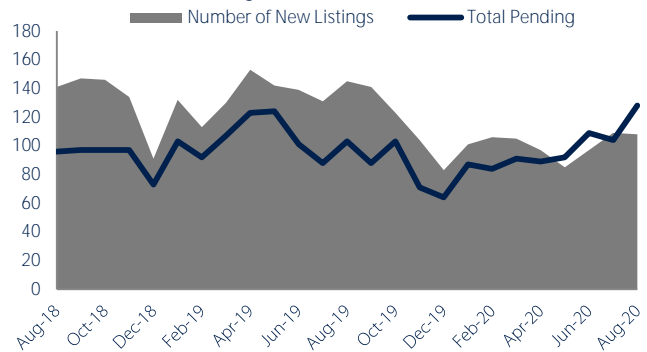
In August, there was 0.8 months of supply available in Gwynn Oak, Windsor Mill, and Randallstown, compared to 3.0 in August 2019. That is a decrease of 75% versus a year ago.

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.

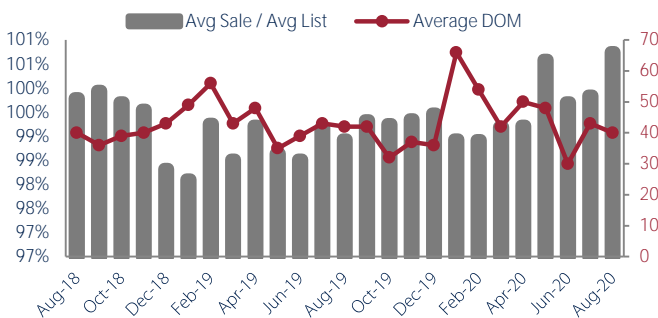
New Listings & Current Contracts

This month there were 108 homes newly listed for sale in Gwynn Oak, Windsor Mill, and Randallstown compared to 145 in August 2019, a decrease of 26%. There were 128 current contracts pending sale this August compared to 103 a year ago. The number of current contracts is 24% higher than last August.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In August, the average sale price in Gwynn Oak, Windsor Mill, and Randallstown was 100.8% of the average list price, which is 1.8% higher than at this time last year.

Days On Market

This month, the average number of days on market was 40, lower than the average last year, which was 42, a decrease of 5%.



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