



The Long & Foster Market Minute™

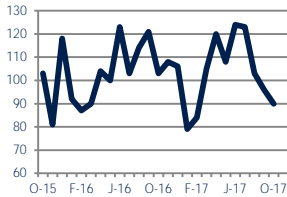
Focus On: Gwynn Oak, Windsor Mill, and Randallstown Housing Market

October 2017

Zip Code(s): 21207, 21244 and 21133

Units Sold

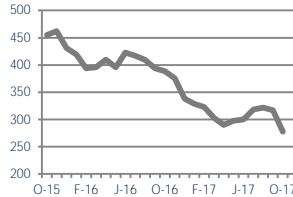
90



Down -13%
Vs. Year Ago

Active Inventory

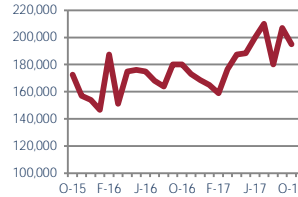
278



Down -29%
Vs. Year Ago

Median Sale Price

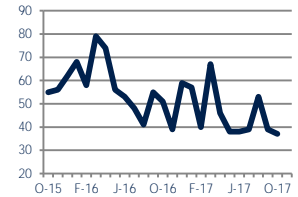
\$195,000



Up 8%
Vs. Year Ago

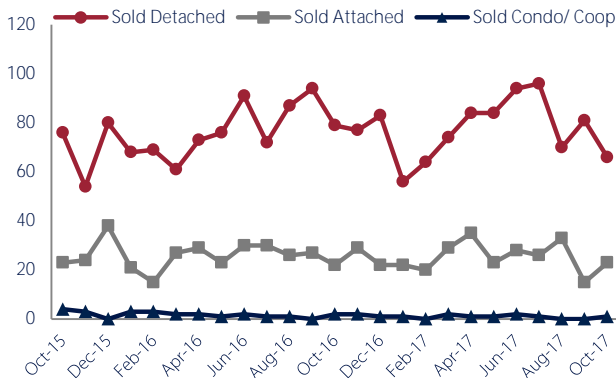
Days On Market

37



Down -27%
Vs. Year Ago

Units Sold*



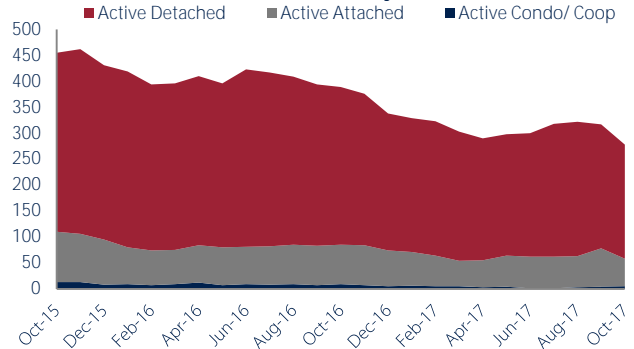
Units Sold

There was a decrease in total units sold in October, with 90 sold this month in Gwynn Oak, Windsor Mill, and Randallstown versus 96 last month, a decrease of 6%. This month's total units sold was lower than at this time last year, a decrease of 13% versus October 2016.

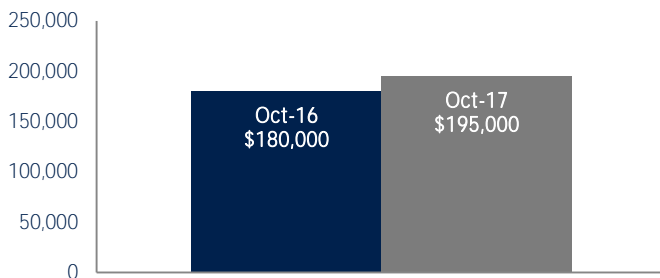
Active Inventory

Versus last year, the total number of homes available this month is lower by 111 units or 29%. The total number of active inventory this October was 278 compared to 389 in October 2016. This month's total of 278 is lower than the previous month's total supply of available inventory of 317, a decrease of 12%.

Active Inventory*



Median Sale Price



Median Sale Price

Last October, the median sale price for Gwynn Oak, Windsor Mill, and Randallstown Homes was \$180,000. This October, the median sale price was \$195,000, an increase of 8% or \$15,000 compared to last year. The current median sold price is 6% lower than in September.

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

LONG & FOSTER
REAL ESTATE

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INTERNATIONAL REAL ESTATE

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

*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 MRIS 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 MRIS or Long & Foster Real Estate, Inc.



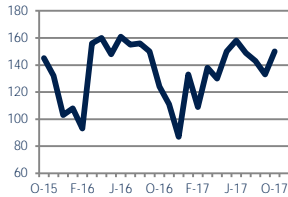
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New Listings

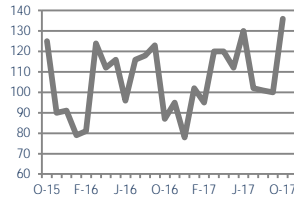
150



Up 21%
Vs. Year Ago

Current Contracts

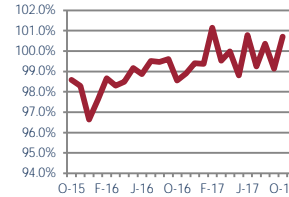
136



Up 56%
Vs. Year Ago

Sold Vs. List Price

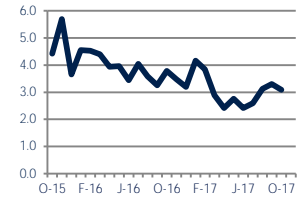
100.7%



Up 2.2%
Vs. Year Ago

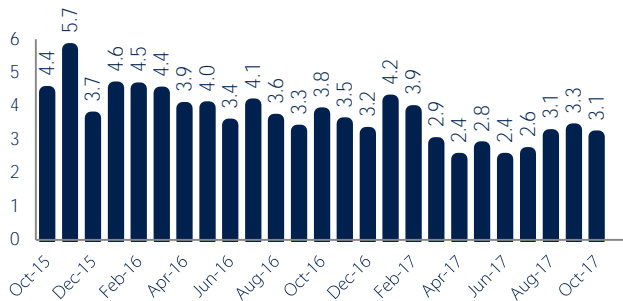
Months of Supply

3.1



Down -18%
Vs. Year Ago

Months Of Supply



Months of Supply

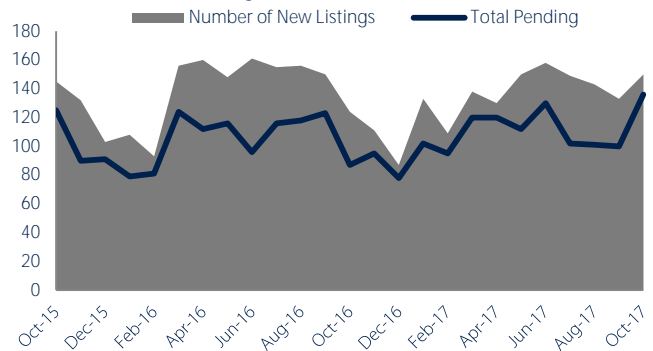
In October, there was 3.1 months of supply available in Gwynn Oak, Windsor Mill, and Randallstown, compared to 3.8 in October 2016. That is a decrease of 18% versus a year ago.

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.

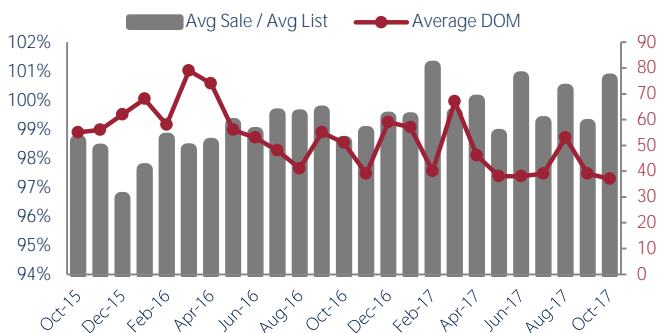
New Listings & Current Contracts

This month there were 150 homes newly listed for sale in Gwynn Oak, Windsor Mill, and Randallstown compared to 124 in October 2016, an increase of 21%. There were 136 current contracts pending sale this October compared to 87 a year ago. The number of current contracts is 56% higher than last October.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In October, the average sale price in Gwynn Oak, Windsor Mill, and Randallstown was 100.7% of the average list price, which is 2.2% higher than at this time last year.

Days On Market

This month, the average number of days on market was 37, lower than the average last year, which was 51, a decrease of 27%.