

THE LONG & FOSTER MARKET MINUTE™

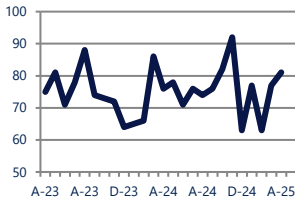
FOCUS ON: **GWYNN OAK, WINDSOR MILL, AND RANDALLSTOWN HOUSING MARKET**

APRIL 2025

Zip Code(s): 21207, 21244 and 21133

Units Sold

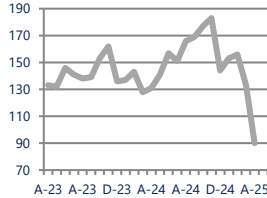
81



Up 7%
Vs. Year Ago

Active Inventory

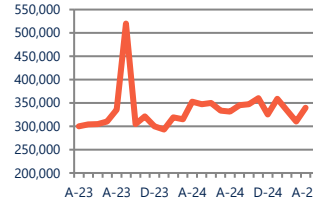
90



Down -31%
Vs. Year Ago

Median Sale Price

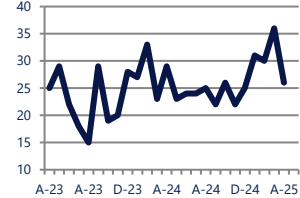
\$340,000



Down -4%
Vs. Year Ago

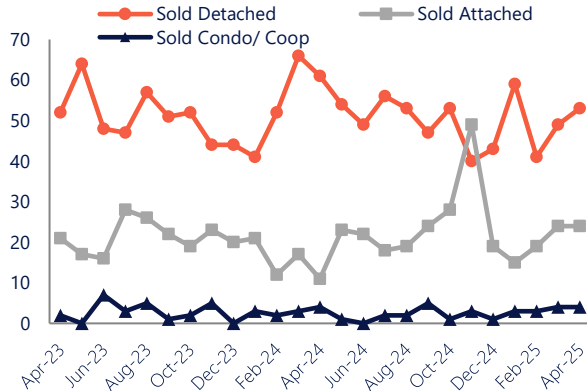
Days On Market

26



Down -10%
Vs. Year Ago

Units Sold*



Units Sold

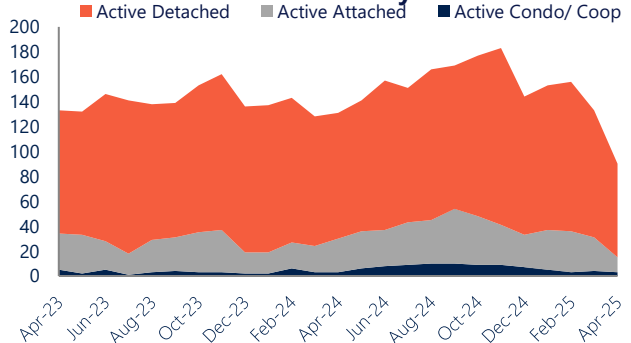
There was an increase in total units sold in April, with 81 sold this month in Gwynn Oak, Windsor Mill, and Randallstown versus 77 last month, an increase of 5%. This month's total units sold was higher than at this time last year, an increase of 7% versus April 2024.

Active Inventory

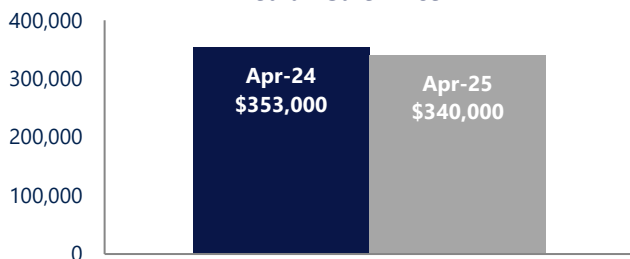
Versus last year, the total number of homes available this month is lower by 41 units or 31%. The total number of active inventory this April was 90 compared to 131 in April 2024.

This month's total of 90 is lower than the previous month's total supply of available inventory of 133, a decrease of 32%.

Active Inventory*



Median Sale Price



Median Sale Price

Last April, the median sale price for Gwynn Oak, Windsor Mill, and Randallstown Homes was \$353,000. This April, the median sale price was \$340,000, a decrease of 4% or \$13,000 compared to last year. The current median sold price is 10% higher 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.

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 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.

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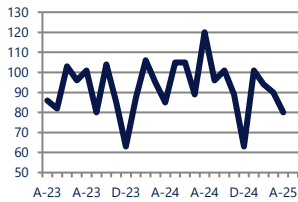
FOCUS ON: **GWYNN OAK, WINDSOR MILL, AND RANDALLSTOWN HOUSING MARKET**

APRIL 2025

Zip Code(s): 21207, 21244 and 21133

New Listings

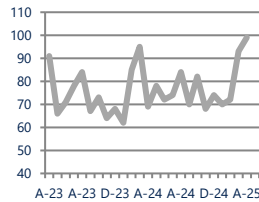
80



Down -6%
Vs. Year Ago

Current Contracts

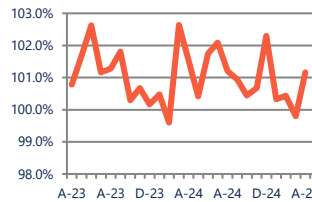
99



Up 43%
Vs. Year Ago

Sold Vs. List Price

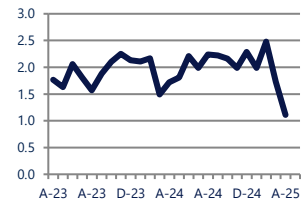
101.2%



No Change
Vs. Year Ago

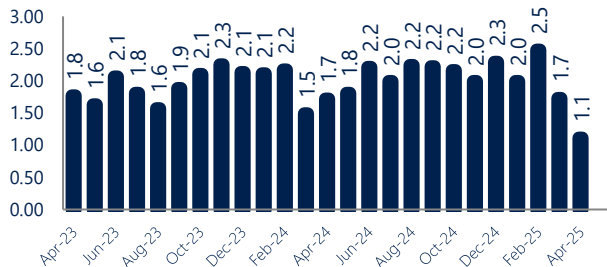
Months of Supply

1.1



Down -35%
Vs. Year Ago

Months Of Supply



Months of Supply

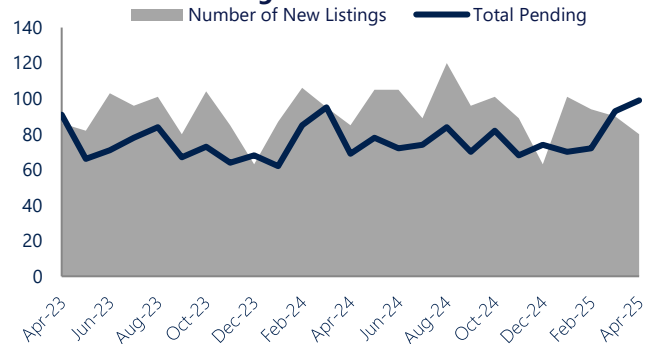
In April, there was 1.1 months of supply available in Gwynn Oak, Windsor Mill, and Randallstown, compared to 1.7 in April 2024. That is a decrease of 36% versus a year ago.

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.

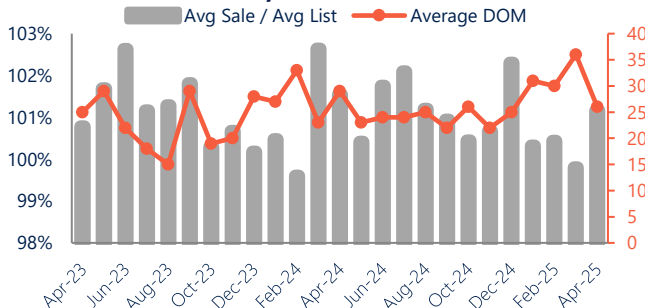
New Listings & Current Contracts

This month there were 80 homes newly listed for sale in Gwynn Oak, Windsor Mill, and Randallstown compared to 85 in April 2024, a decrease of 6%. There were 99 current contracts pending sale this April compared to 69 a year ago. The number of current contracts is 43% higher 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 Gwynn Oak, Windsor Mill, and Randallstown was 101.2% 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 26, lower than the average last year, which was 29, a decrease of 10%.

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