



The Long & Foster Market Minute™

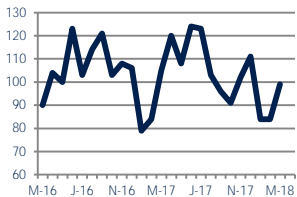
Focus On: Gwynn Oak, Windsor Mill, and Randallstown Housing Market

March 2018

Zip Code(s): 21207, 21244 and 21133

Units Sold

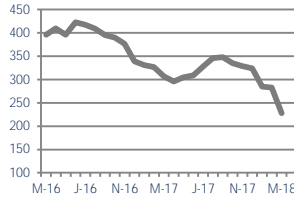
99



Down -6%
Vs. Year Ago

Active Inventory

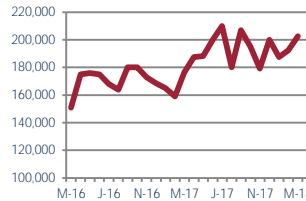
228



Down -26%
Vs. Year Ago

Median Sale Price

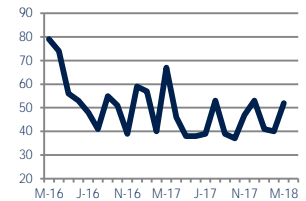
\$202,500



Up 15%
Vs. Year Ago

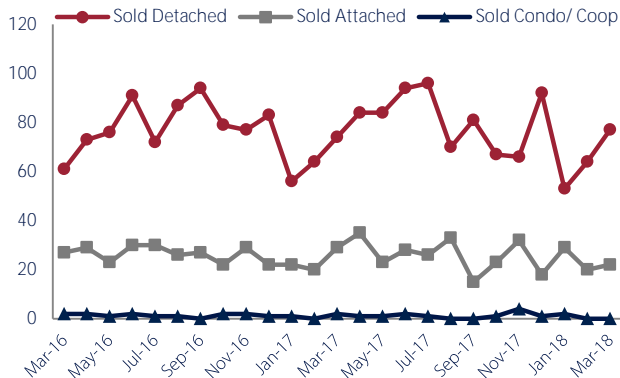
Days On Market

52



Down -22%
Vs. Year Ago

Units Sold*



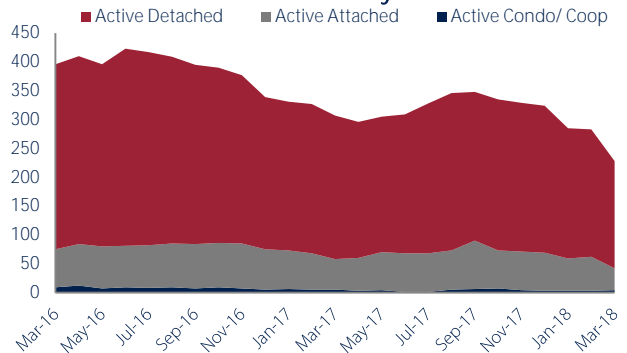
Units Sold

There was an increase in total units sold in March, with 99 sold this month in Gwynn Oak, Windsor Mill, and Randallstown versus 84 last month, an increase of 18%. This month's total units sold was lower than at this time last year, a decrease of 6% versus March 2017.

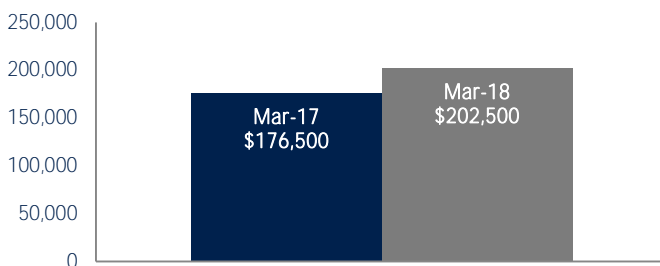
Active Inventory

Versus last year, the total number of homes available this month is lower by 79 units or 26%. The total number of active inventory this March was 228 compared to 307 in March 2017. This month's total of 228 is lower than the previous month's total supply of available inventory of 283, a decrease of 19%.

Active Inventory*



Median Sale Price



Median Sale Price

Last March, the median sale price for Gwynn Oak, Windsor Mill, and Randallstown Homes was \$176,500. This March, the median sale price was \$202,500, an increase of 15% or \$26,000 compared to last year. The current median sold price is 5% higher than in February.

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.

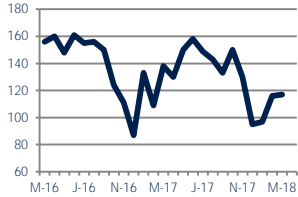
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Zip Code(s): 21207, 21244 and 21133

New Listings

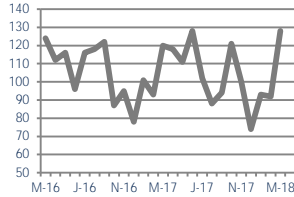
117



Down -15%
Vs. Year Ago

Current Contracts

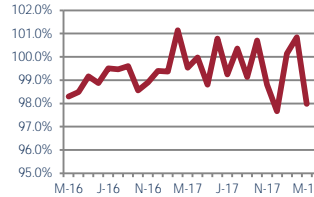
128



Up 7%
Vs. Year Ago

Sold Vs. List Price

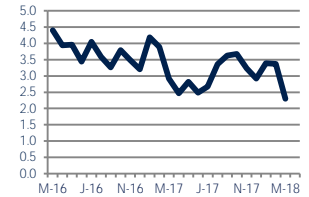
98.0%



Down -1.6%
Vs. Year Ago

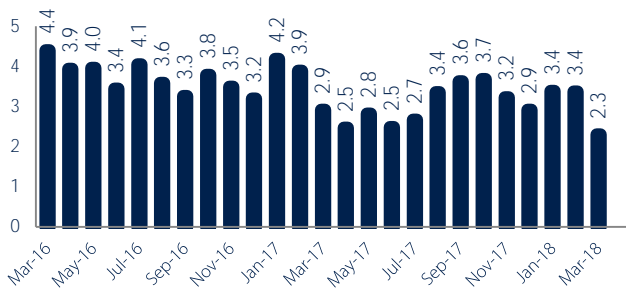
Months of Supply

2.3



Down -21%
Vs. Year Ago

Months Of Supply



Months of Supply

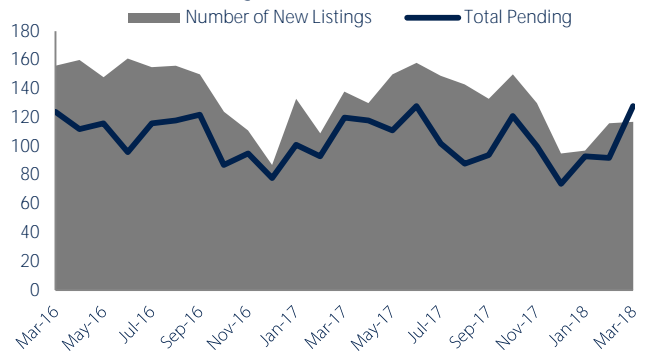
In March, there was 2.3 months of supply available in Gwynn Oak, Windsor Mill, and Randallstown, compared to 2.9 in March 2017. That is a decrease of 21% versus a year ago.

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.

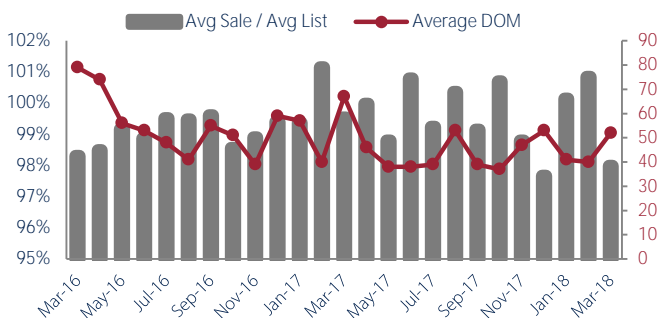
New Listings & Current Contracts

This month there were 117 homes newly listed for sale in Gwynn Oak, Windsor Mill, and Randallstown compared to 138 in March 2017, a decrease of 15%. There were 128 current contracts pending sale this March compared to 120 a year ago. The number of current contracts is 7% higher than last March.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In March, the average sale price in Gwynn Oak, Windsor Mill, and Randallstown was 98.0% of the average list price, which is 1.6% lower than at this time last year.

Days On Market

This month, the average number of days on market was 52, lower than the average last year, which was 67, a decrease of 22%.



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