



# The Long & Foster Market Minute™

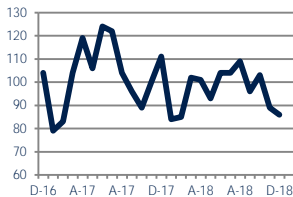
**Focus On:** Gwynn Oak, Windsor Mill, and Randallstown Housing Market

December 2018

Zip Code(s): 21207, 21244 and 21133

## Units Sold

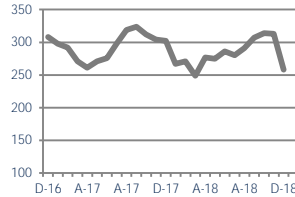
86



Down -23%  
Vs. Year Ago

## Active Inventory

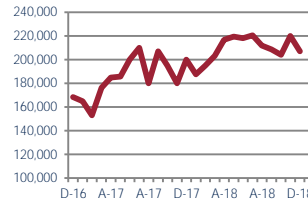
258



Down -15%  
Vs. Year Ago

## Median Sale Price

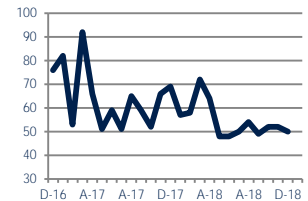
\$207,000



Up 3%  
Vs. Year Ago

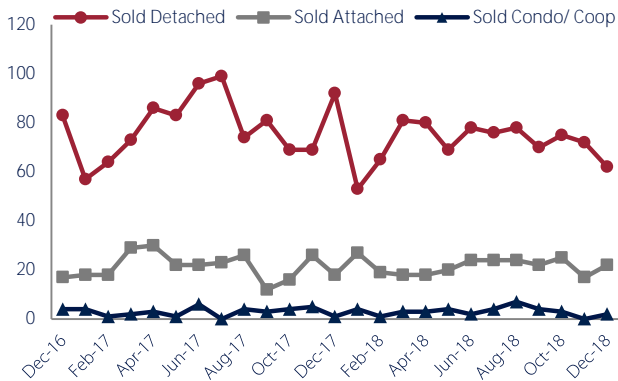
## Days On Market

50



Down -28%  
Vs. Year Ago

### Units Sold\*



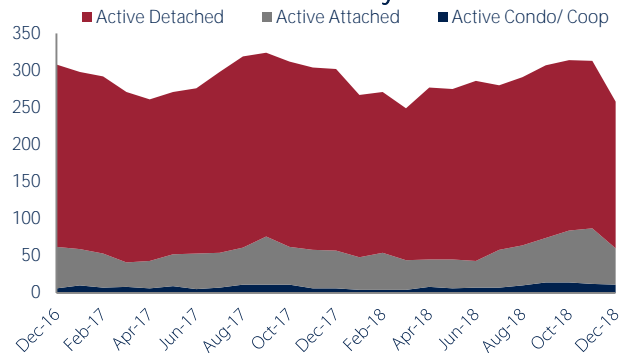
## Units Sold

There was a decrease in total units sold in December, with 86 sold this month in Gwynn Oak, Windsor Mill, and Randallstown versus 89 last month, a decrease of 3%. This month's total units sold was lower than at this time last year, a decrease of 23% versus December 2017.

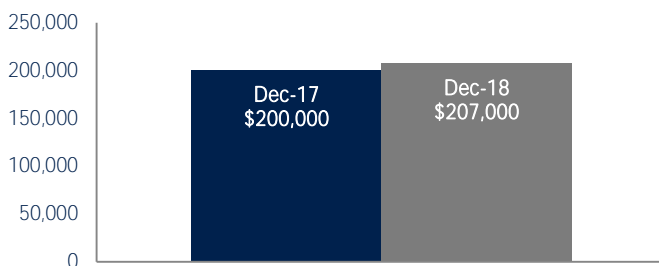
## Active Inventory

Versus last year, the total number of homes available this month is lower by 44 units or 15%. The total number of active inventory this December was 258 compared to 302 in December 2017. This month's total of 258 is lower than the previous month's total supply of available inventory of 313, a decrease of 18%.

### Active Inventory\*



## Median Sale Price



## Median Sale Price

Last December, the median sale price for Gwynn Oak, Windsor Mill, and Randallstown Homes was \$200,000. This December, the median sale price was \$207,000, an increase of 4% or \$7,000 compared to last year. The current median sold price is 6% lower than in November.

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.



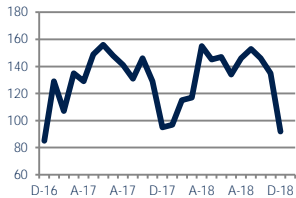
CHRISTIE'S  
INTERNATIONAL REAL ESTATE



Zip Code(s): 21207, 21244 and 21133

### New Listings

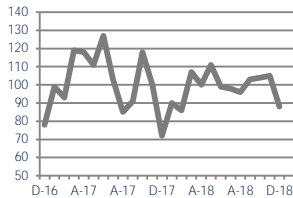
92



**Down -3%**  
Vs. Year Ago

### Current Contracts

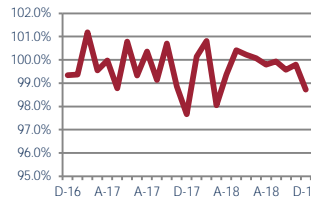
88



**Up 22%**  
Vs. Year Ago

### Sold Vs. List Price

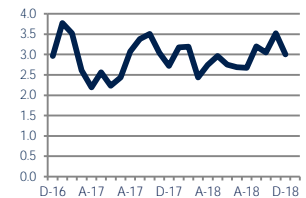
98.7%



**Up 1.1%**  
Vs. Year Ago

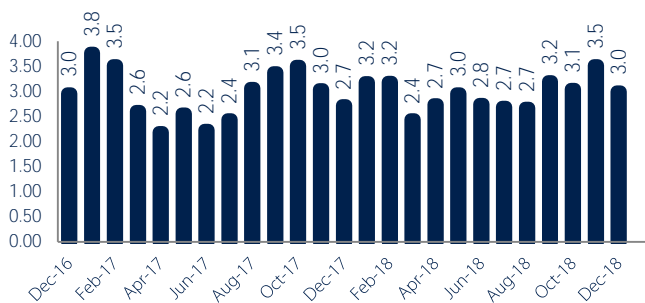
### Months of Supply

3.0



**Up 10%**  
Vs. Year Ago

### Months Of Supply



### Months of Supply

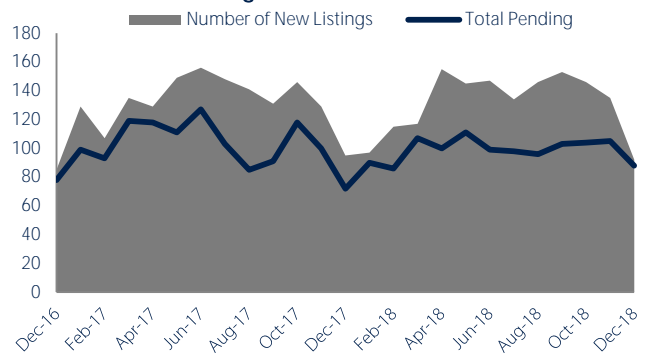
In December, there was 3.0 months of supply available in Gwynn Oak, Windsor Mill, and Randallstown, compared to 2.7 in December 2017. That is an increase of 10% versus a year ago.

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.

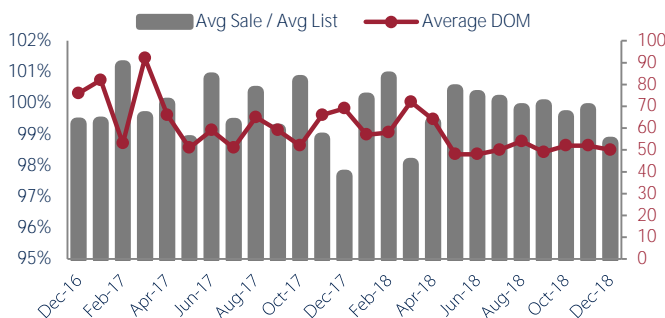
### New Listings & Current Contracts

This month there were 92 homes newly listed for sale in Gwynn Oak, Windsor Mill, and Randallstown compared to 95 in December 2017, a decrease of 3%. There were 88 current contracts pending sale this December compared to 72 a year ago. The number of current contracts is 22% higher than last December.

### New Listings & Current Contracts



### Sale Price/ List Price & DOM



### Sale Price to List Price Ratio

In December, the average sale price in Gwynn Oak, Windsor Mill, and Randallstown was 98.7% 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 50, lower than the average last year, which was 69, a decrease of 28%.



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