



The Long & Foster Market Minute™

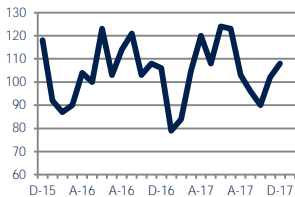
Focus On: Gwynn Oak, Windsor Mill, and Randallstown Housing Market

December 2017

Zip Code(s): 21207, 21244 and 21133

Units Sold

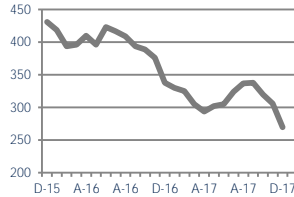
108



Up 2%
Vs. Year Ago

Active Inventory

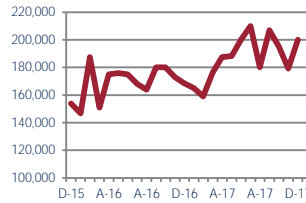
270



Down -20%
Vs. Year Ago

Median Sale Price

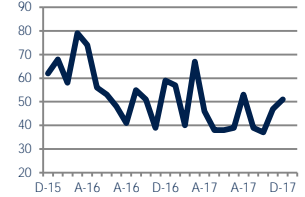
\$199,950



Up 19%
Vs. Year Ago

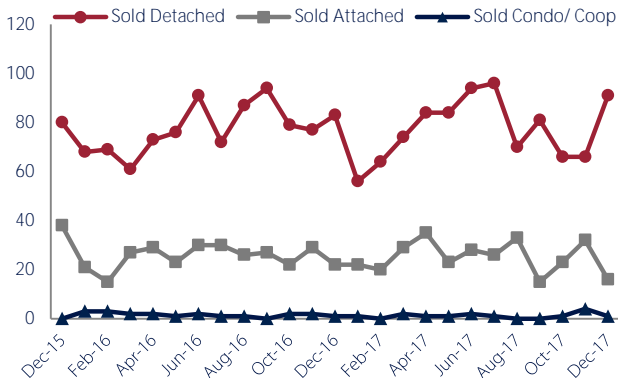
Days On Market

51



Down -14%
Vs. Year Ago

Units Sold*



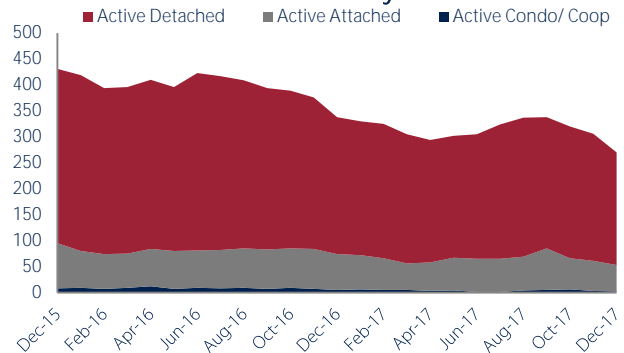
Units Sold

There was an increase in total units sold in December, with 108 sold this month in Gwynn Oak, Windsor Mill, and Randallstown versus 102 last month, an increase of 6%. This month's total units sold was higher than at this time last year, an increase of 2% versus December 2016.

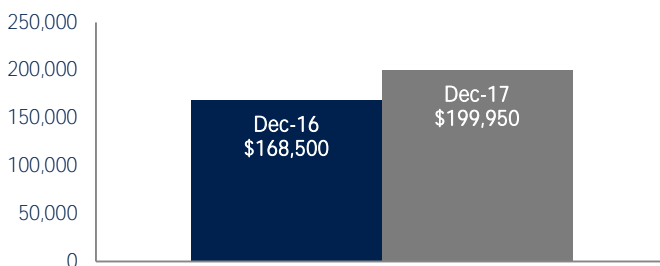
Active Inventory

Versus last year, the total number of homes available this month is lower by 68 units or 20%. The total number of active inventory this December was 270 compared to 338 in December 2016. This month's total of 270 is lower than the previous month's total supply of available inventory of 306, a decrease of 12%.

Active Inventory*



Median Sale Price



Median Sale Price

Last December, the median sale price for Gwynn Oak, Windsor Mill, and Randallstown Homes was \$168,500. This December, the median sale price was \$199,950, an increase of 19% or \$31,450 compared to last year. The current median sold price is 12% higher 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 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.

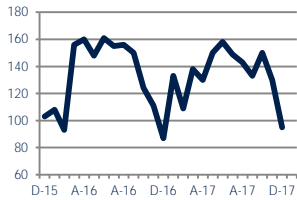




Zip Code(s): 21207, 21244 and 21133

New Listings

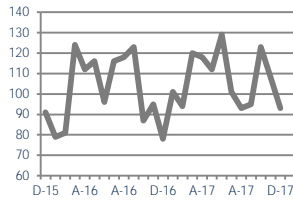
95



Up 9%
Vs. Year Ago

Current Contracts

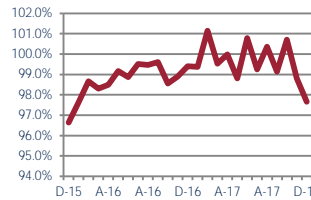
93



Up 19%
Vs. Year Ago

Sold Vs. List Price

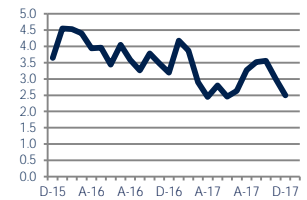
97.7%



Down -1.8%
Vs. Year Ago

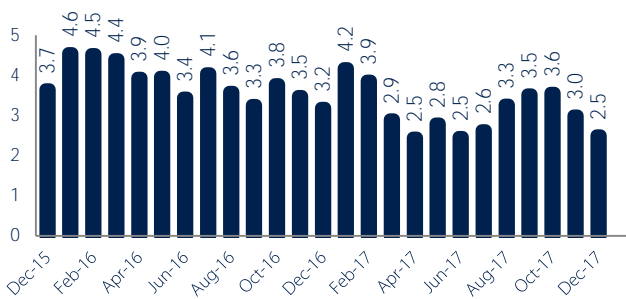
Months of Supply

2.5



Down -22%
Vs. Year Ago

Months Of Supply



Months of Supply

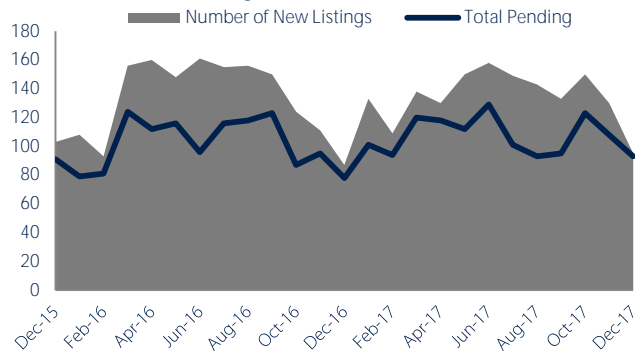
In December, there was 2.5 months of supply available in Gwynn Oak, Windsor Mill, and Randallstown, compared to 3.2 in December 2016. That is a decrease of 22% versus a year ago.

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.

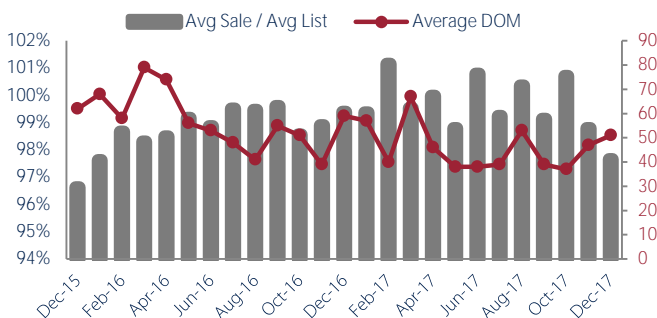
New Listings & Current Contracts

This month there were 95 homes newly listed for sale in Gwynn Oak, Windsor Mill, and Randallstown compared to 87 in December 2016, an increase of 9%. There were 93 current contracts pending sale this December compared to 78 a year ago. The number of current contracts is 19% 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 97.7% of the average list price, which is 1.7% lower than at this time last year.

Days On Market

This month, the average number of days on market was 51, lower than the average last year, which was 59, a decrease of 14%.



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