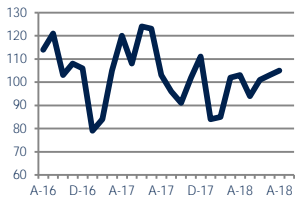


Zip Code(s): 21207, 21244 and 21133

### Units Sold

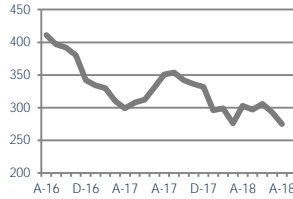
105



**Up 2%**  
Vs. Year Ago

### Active Inventory

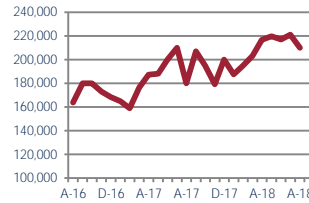
275



**Down -22%**  
Vs. Year Ago

### Median Sale Price

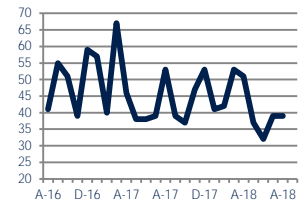
\$210,000



**Up 17%**  
Vs. Year Ago

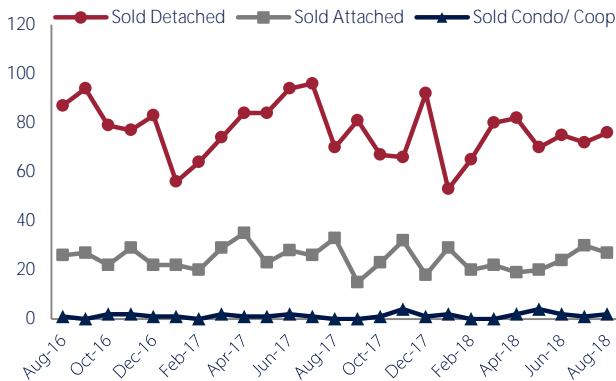
### Days On Market

39



**Down -26%**  
Vs. Year Ago

### Units Sold\*



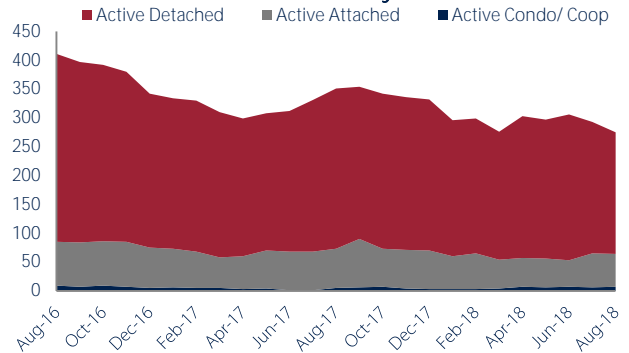
### Units Sold

There was an increase in total units sold in August, with 105 sold this month in Gwynn Oak, Windsor Mill, and Randallstown versus 103 last month, an increase of 2%. This month's total units sold was higher than at this time last year, an increase of 2% versus August 2017.

### Active Inventory

Versus last year, the total number of homes available this month is lower by 76 units or 22%. The total number of active inventory this August was 275 compared to 351 in August 2017. This month's total of 275 is lower than the previous month's total supply of available inventory of 293, a decrease of 6%.

### Active Inventory\*



### Median Sale Price



### Median Sale Price

Last August, the median sale price for Gwynn Oak, Windsor Mill, and Randallstown Homes was \$180,000. This August, the median sale price was \$210,000, an increase of 17% or \$30,000 compared to last year. The current median sold price is 5% lower than in July.

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.



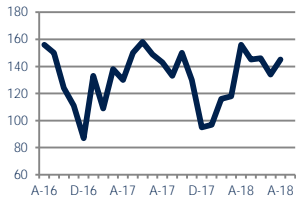
**CHRISTIE'S**  
INTERNATIONAL REAL ESTATE



Zip Code(s): 21207, 21244 and 21133

**New Listings**

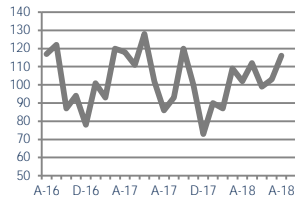
145



**Up 1%**  
Vs. Year Ago

**Current Contracts**

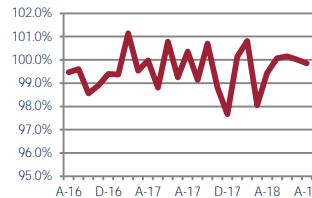
116



**Up 35%**  
Vs. Year Ago

**Sold Vs. List Price**

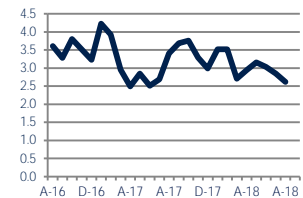
99.9%



**Down -0.5%**  
Vs. Year Ago

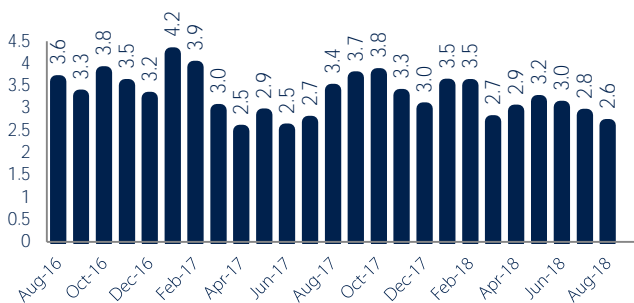
**Months of Supply**

2.6



**Down -23%**  
Vs. Year Ago

**Months Of Supply**



**Months of Supply**

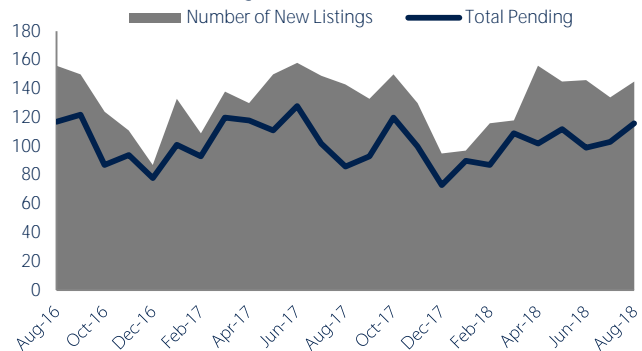
In August, there was 2.6 months of supply available in Gwynn Oak, Windsor Mill, and Randallstown, compared to 3.4 in August 2017. That is a decrease of 23% versus a year ago.

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.

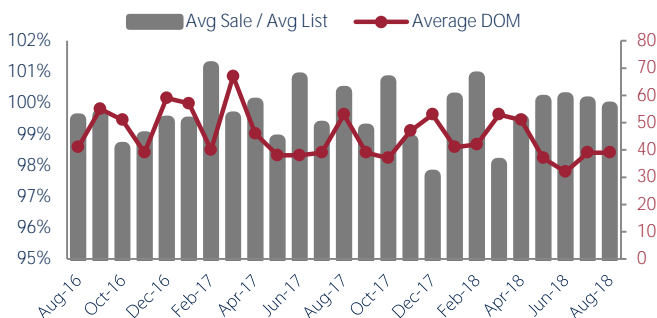
**New Listings & Current Contracts**

This month there were 145 homes newly listed for sale in Gwynn Oak, Windsor Mill, and Randallstown compared to 143 in August 2017, an increase of 1%. There were 116 current contracts pending sale this August compared to 86 a year ago. The number of current contracts is 35% higher than last August.

**New Listings & Current Contracts**



**Sale Price/ List Price & DOM**



**Sale Price to List Price Ratio**

In August, the average sale price in Gwynn Oak, Windsor Mill, and Randallstown was 99.9% of the average list price, which is 0.5% lower than at this time last year.

**Days On Market**

This month, the average number of days on market was 39, lower than the average last year, which was 53, a decrease of 26%.



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.

