

# THE LONG & FOSTER MARKET MINUTE™

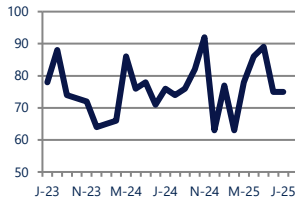
FOCUS ON: GWYNN OAK, WINDSOR MILL, AND RANDALLSTOWN HOUSING MARKET

JULY 2025

Zip Code(s): 21207, 21244 and 21133

## Units Sold

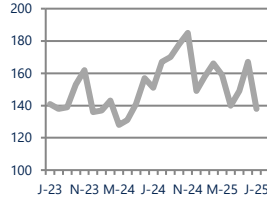
75



Down -1%  
Vs. Year Ago

## Active Inventory

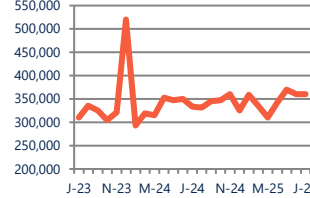
138



Down -9%  
Vs. Year Ago

## Median Sale Price

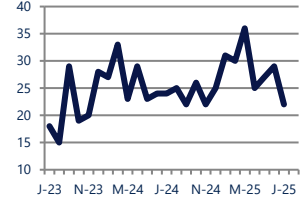
\$360,000



Up 8%  
Vs. Year Ago

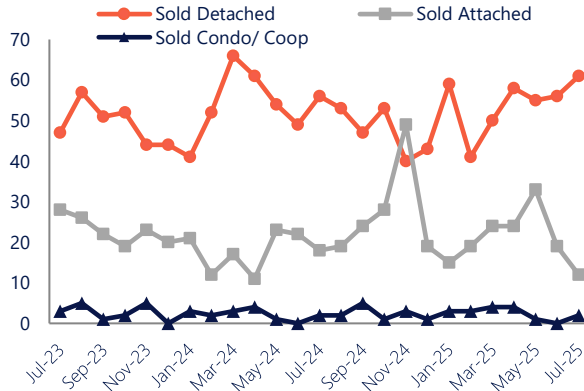
## Days On Market

22



Down -8%  
Vs. Year Ago

## Units Sold\*



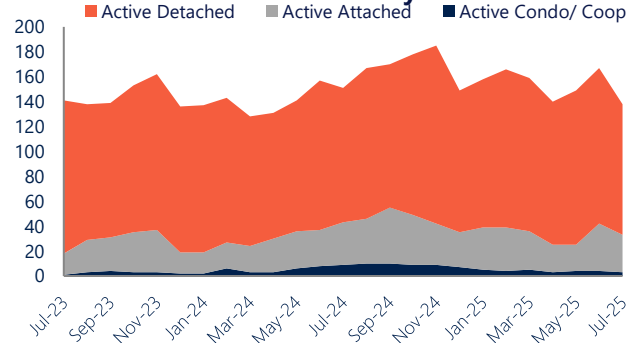
## Units Sold

The number of units sold remained stable in July, with 75 sold this month in Gwynn Oak, Windsor Mill, and Randallstown. This month's total units sold was lower than at this time last year, a decrease of 1% versus July 2024.

## Active Inventory

Versus last year, the total number of homes available this month is lower by 13 units or 9%. The total number of active inventory this July was 138 compared to 151 in July 2024. This month's total of 138 is lower than the previous month's total supply of available inventory of 167, a decrease of 17%.

## Active Inventory\*



## Median Sale Price



## Median Sale Price

Last July, the median sale price for Gwynn Oak, Windsor Mill, and Randallstown Homes was \$333,249. This July, the median sale price was \$360,000, an increase of 8% or \$26,751 compared to last year. The current median sold price is approximately the same as the median price in June.

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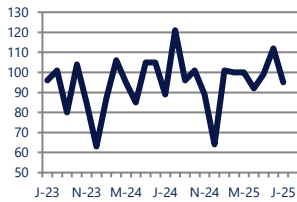
FOCUS ON: **GWYNN OAK, WINDSOR MILL, AND RANDALLSTOWN HOUSING MARKET**

JULY 2025

Zip Code(s): 21207, 21244 and 21133

## New Listings

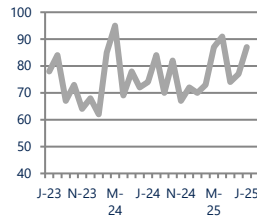
95



**Up 7%**  
Vs. Year Ago

## Current Contracts

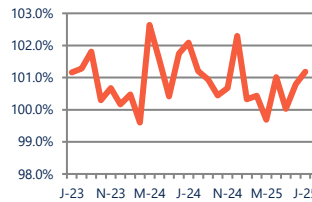
87



**Up 18%**  
Vs. Year Ago

## Sold Vs. List Price

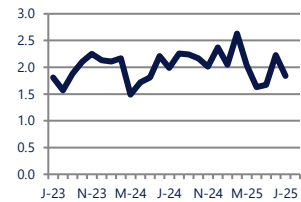
101.2%



**Down -0.9%**  
Vs. Year Ago

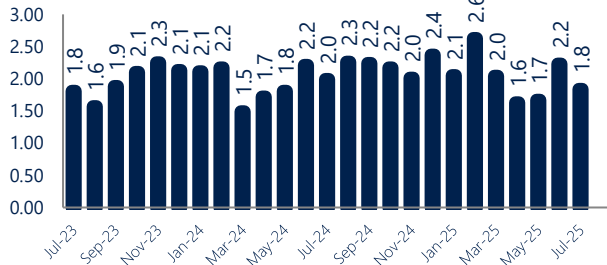
## Months of Supply

1.8



**Down -8%**  
Vs. Year Ago

## Months Of Supply



## Months of Supply

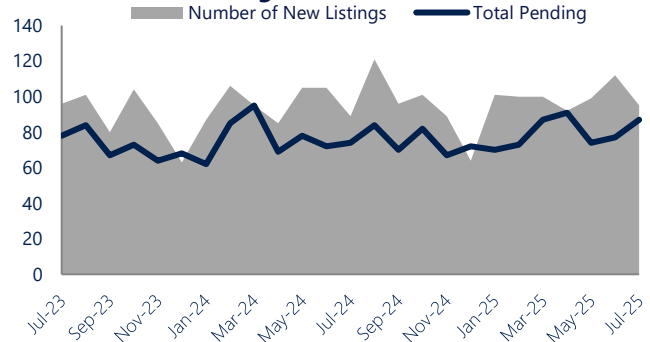
In July, there was 1.8 months of supply available in Gwynn Oak, Windsor Mill, and Randallstown, compared to 2.0 in July 2024. That is a decrease of 7% versus a year ago.

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.

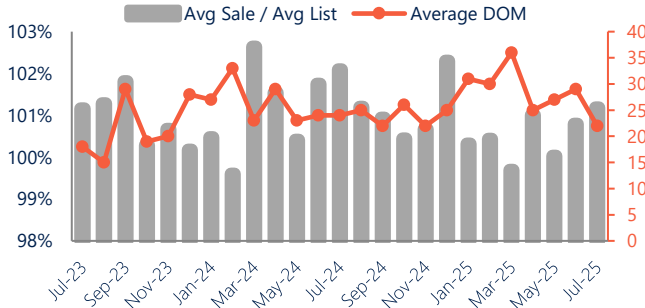
## New Listings & Current Contracts

This month there were 95 homes newly listed for sale in Gwynn Oak, Windsor Mill, and Randallstown compared to 89 in July 2024, an increase of 7%. There were 87 current contracts pending sale this July compared to 74 a year ago. The number of current contracts is 18% higher than last July.

## New Listings & Current Contracts



## Sale Price/ List Price & DOM



## Sale Price to List Price Ratio

In July, the average sale price in Gwynn Oak, Windsor Mill, and Randallstown was 101.2% of the average list price, which is 0.9% lower than at this time last year.

## Days On Market

This month, the average number of days on market was 22, lower than the average last year, which was 24, a decrease of 8%.

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