

THE LONG & FOSTER MARKET MINUTE™

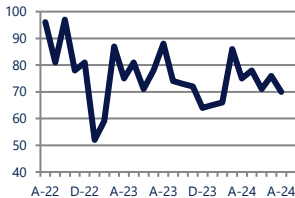
FOCUS ON: **GWYNN OAK, WINDSOR MILL, AND RANDALLSTOWN HOUSING MARKET**

AUGUST 2024

Zip Code(s): 21207, 21244 and 21133

Units Sold

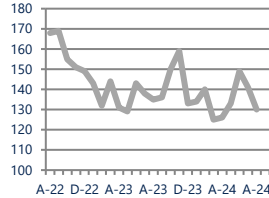
70



Down -20%
Vs. Year Ago

Active Inventory

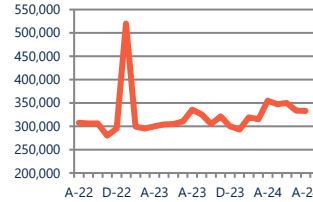
130



Down -4%
Vs. Year Ago

Median Sale Price

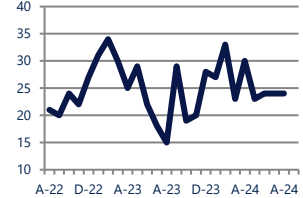
\$332,512



Down -1%
Vs. Year Ago

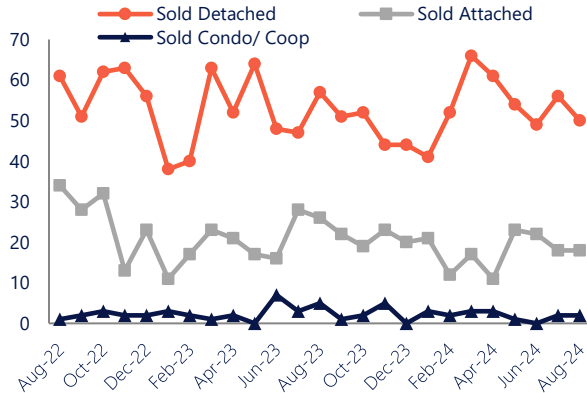
Days On Market

24



Up 60%
Vs. Year Ago

Units Sold*



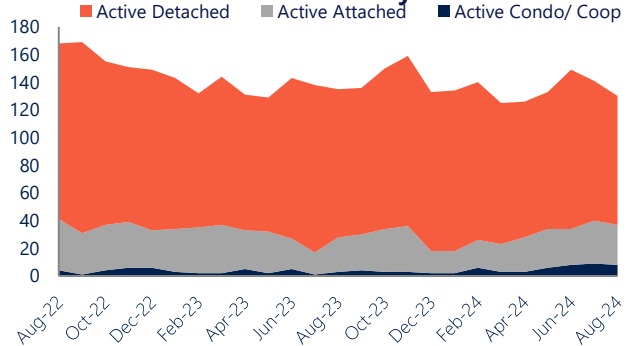
Units Sold

There was a decrease in total units sold in August, with 70 sold this month in Gwynn Oak, Windsor Mill, and Randallstown versus 76 last month, a decrease of 8%. This month's total units sold was lower than at this time last year, a decrease of 20% versus August 2023.

Active Inventory

Versus last year, the total number of homes available this month is lower by 5 units or 4%. The total number of active inventory this August was 130 compared to 135 in August 2023. This month's total of 130 is lower than the previous month's total supply of available inventory of 141, a decrease of 8%.

Active Inventory*



Median Sale Price



Median Sale Price

Last August, the median sale price for Gwynn Oak, Windsor Mill, and Randallstown Homes was \$335,750. This August, the median sale price was \$332,512, a decrease of 1% or \$3,238 compared to last year. The current median sold price is approximately the same as the median price 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 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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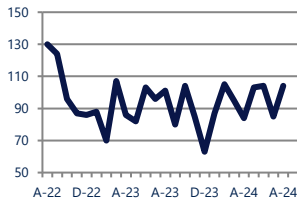
FOCUS ON: **GWYNN OAK, WINDSOR MILL, AND RANDALLSTOWN HOUSING MARKET**

AUGUST 2024

Zip Code(s): 21207, 21244 and 21133

New Listings

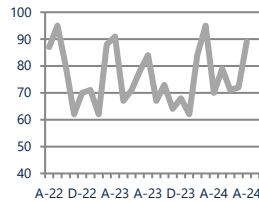
104



Up 3%
Vs. Year Ago

Current Contracts

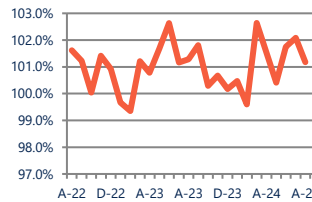
89



Up 6%
Vs. Year Ago

Sold Vs. List Price

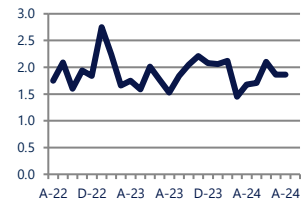
101.2%



No Change
Vs. Year Ago

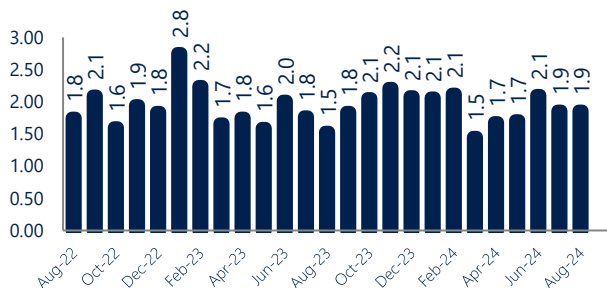
Months of Supply

1.9



Up 22%
Vs. Year Ago

Months Of Supply



Months of Supply

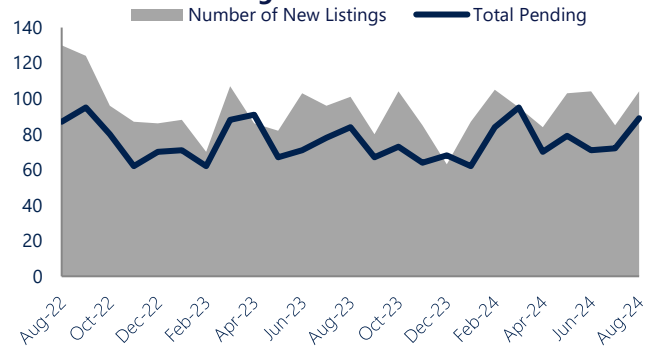
In August, there was 1.9 months of supply available in Gwynn Oak, Windsor Mill, and Randallstown, compared to 1.5 in August 2023. That is an increase of 21% versus a year ago.

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.

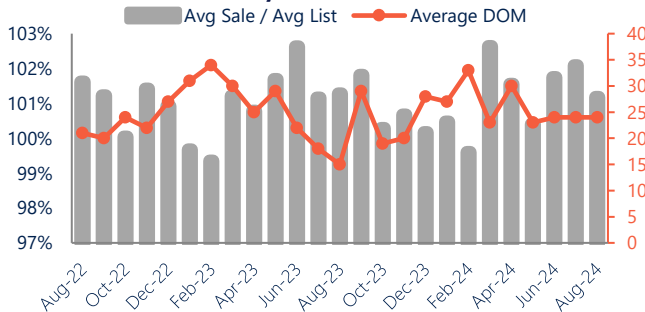
New Listings & Current Contracts

This month there were 104 homes newly listed for sale in Gwynn Oak, Windsor Mill, and Randallstown compared to 101 in August 2023, an increase of 3%. There were 89 current contracts pending sale this August compared to 84 a year ago. The number of current contracts is 6% 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 101.2% of the average list price, which is similar compared to a year ago.

Days On Market

This month, the average number of days on market was 24, higher than the average last year, which was 15, an increase of 60%.

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