



# The Long & Foster Market Minute™

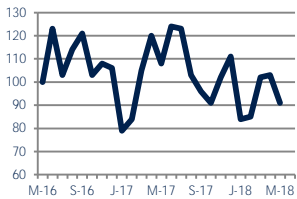
Focus On: Gwynn Oak, Windsor Mill, and Randallstown Housing Market

May 2018

Zip Code(s): 21207, 21244 and 21133

## Units Sold

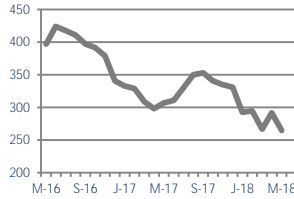
91



Down -16%  
Vs. Year Ago

## Active Inventory

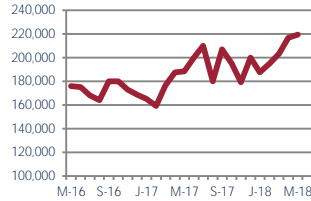
265



Down -14%  
Vs. Year Ago

## Median Sale Price

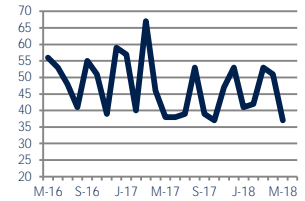
\$219,500



Up 17%  
Vs. Year Ago

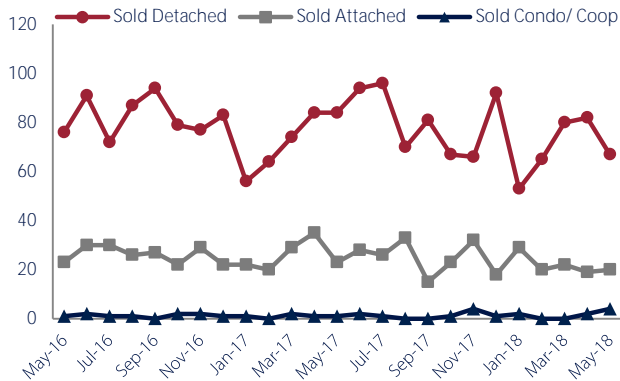
## Days On Market

37



Down -3%  
Vs. Year Ago

## Units Sold\*



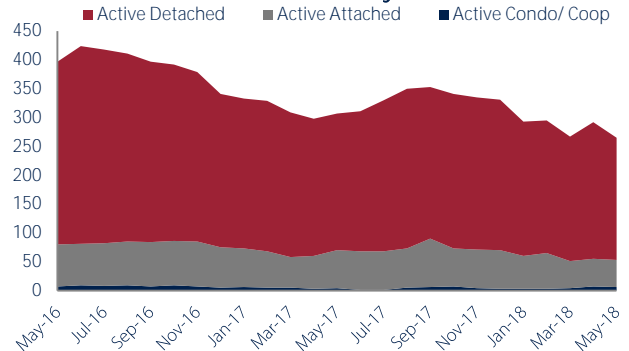
## Units Sold

There was a decrease in total units sold in May, with 91 sold this month in Gwynn Oak, Windsor Mill, and Randallstown versus 103 last month, a decrease of 12%. This month's total units sold was lower than at this time last year, a decrease of 16% versus May 2017.

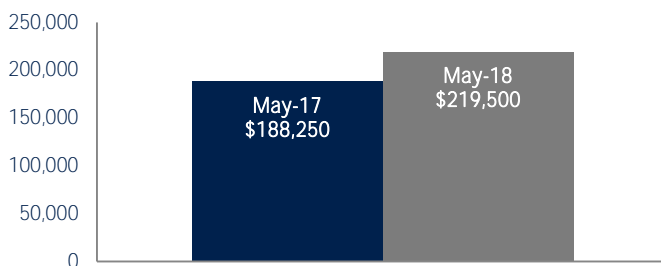
## Active Inventory

Versus last year, the total number of homes available this month is lower by 42 units or 14%. The total number of active inventory this May was 265 compared to 307 in May 2017. This month's total of 265 is lower than the previous month's total supply of available inventory of 292, a decrease of 9%.

## Active Inventory\*



## Median Sale Price



## Median Sale Price

Last May, the median sale price for Gwynn Oak, Windsor Mill, and Randallstown Homes was \$188,250. This May, the median sale price was \$219,500, an increase of 17% or \$31,250 compared to last year. The current median sold price is 1% higher than in April.

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.



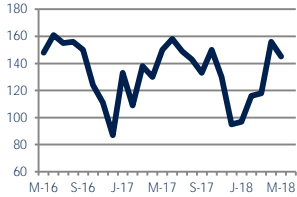
CHRISTIE'S  
INTERNATIONAL REAL ESTATE



Zip Code(s): 21207, 21244 and 21133

### New Listings

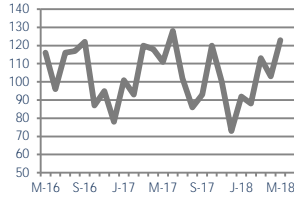
145



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

### Current Contracts

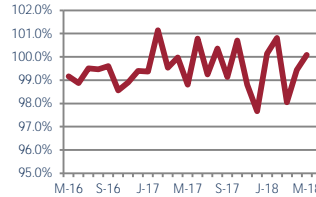
123



**Up 11%**  
Vs. Year Ago

### Sold Vs. List Price

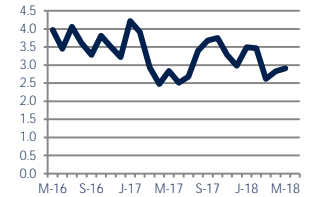
100.1%



**Up 1.3%**  
Vs. Year Ago

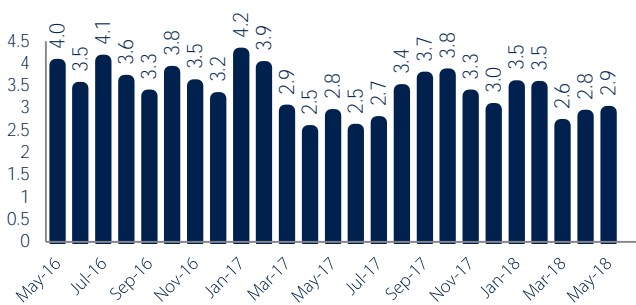
### Months of Supply

2.9



**No Change**  
Vs. Year Ago

### Months Of Supply



### Months of Supply

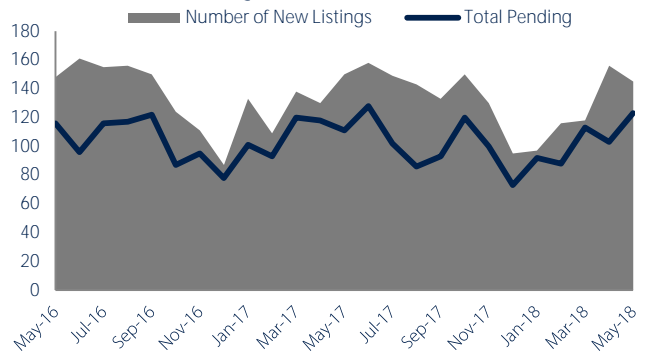
In May, there was 2.9 months of supply available in Gwynn Oak, Windsor Mill, and Randallstown. The amount of supply is similar compared to a year ago.

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.

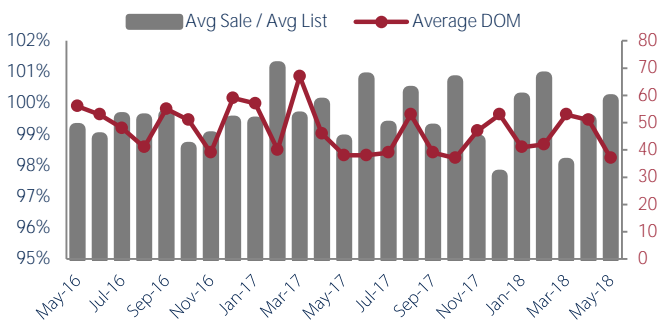
### New Listings & Current Contracts

This month there were 145 homes newly listed for sale in Gwynn Oak, Windsor Mill, and Randallstown compared to 150 in May 2017, a decrease of 3%. There were 123 current contracts pending sale this May compared to 111 a year ago. The number of current contracts is 11% higher than last May.

### New Listings & Current Contracts



### Sale Price/ List Price & DOM



### Sale Price to List Price Ratio

In May, the average sale price in Gwynn Oak, Windsor Mill, and Randallstown was 100.1% of the average list price, which is 1.3% higher than at this time last year.

### Days On Market

This month, the average number of days on market was 37, lower than the average last year, which was 38, a decrease of 3%.



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