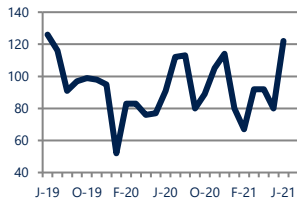




Zip Code(s): 21207, 21244 and 21133

Units Sold

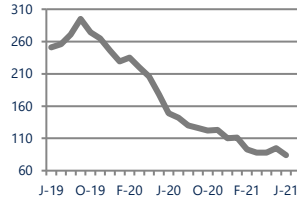
122



Up 34%
Vs. Year Ago

Active Inventory

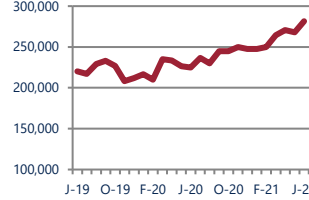
84



Down -44%
Vs. Year Ago

Median Sale Price

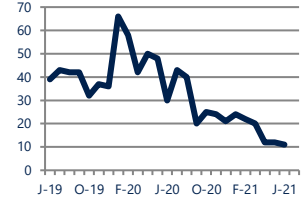
\$281,500



Up 25%
Vs. Year Ago

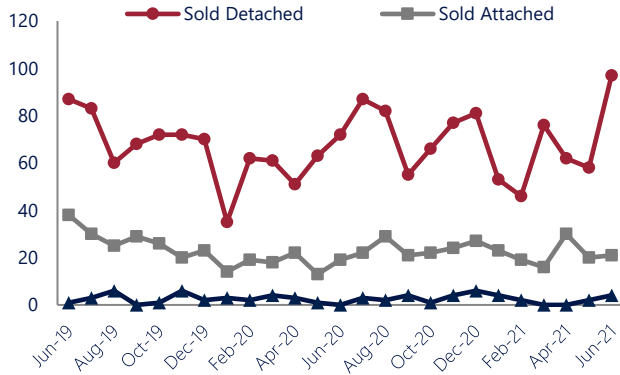
Days On Market

11



Down -63%
Vs. Year Ago

Units Sold*



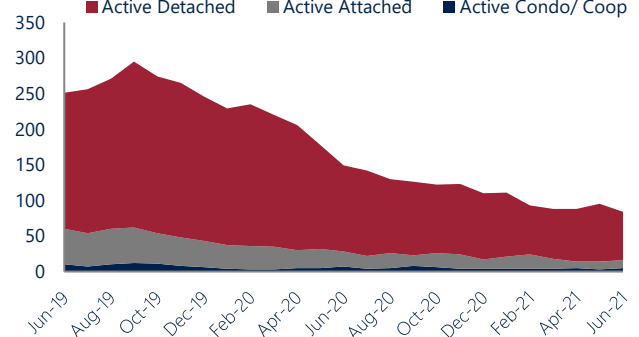
Units Sold

There was an increase in total units sold in June, with 122 sold this month in Gwynn Oak, Windsor Mill, and Randallstown. This month's total units sold was higher than at this time last year.

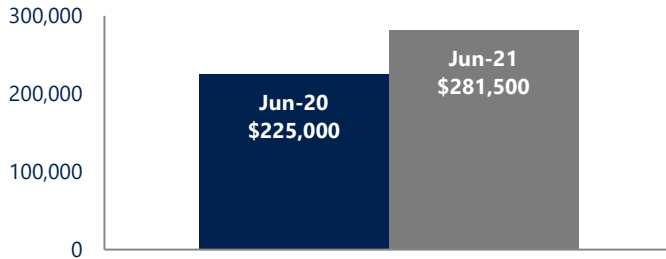
Active Inventory

Versus last year, the total number of homes available this month is lower by 65 units or 44%. The total number of active inventory this June was 84 compared to 149 in June 2020. This month's total of 84 is lower than the previous month's total supply of available inventory of 95, a decrease of 12%.

Active Inventory*



Median Sale Price



Median Sale Price

Last June, the median sale price for Gwynn Oak, Windsor Mill, and Randallstown Homes was \$225,000. This June, the median sale price was \$281,500, an increase of \$56,500 compared to last year. The current median sold price is higher than in May.

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.

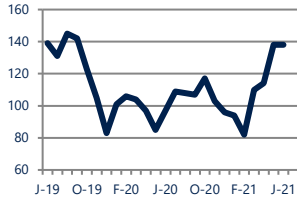




Zip Code(s): 21207, 21244 and 21133

New Listings

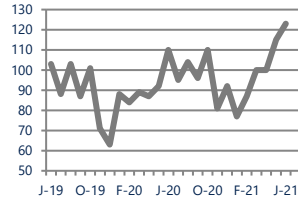
138



Up 42%
Vs. Year Ago

Current Contracts

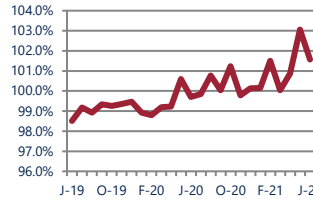
123



Up 12%
Vs. Year Ago

Sold Vs. List Price

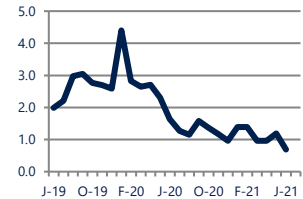
101.6%



Up 1.9%
Vs. Year Ago

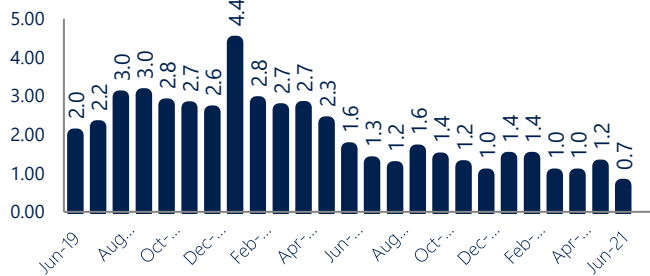
Months of Supply

0.7



Down -58%
Vs. Year Ago

Months Of Supply



New Listings & Current Contracts

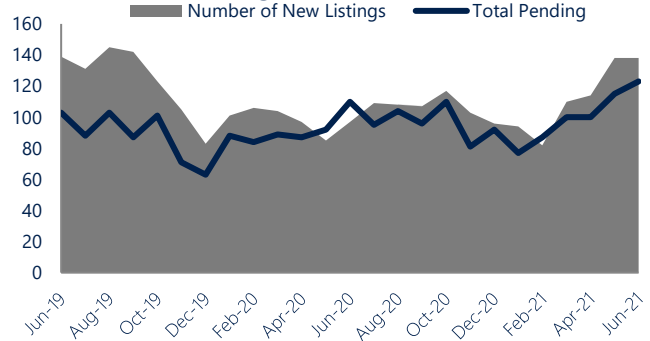
This month there were 138 homes newly listed for sale in Gwynn Oak, Windsor Mill, and Randallstown compared to 97 in June 2020, an increase of 42%. There were 123 current contracts pending sale this June compared to 110 a year ago. The number of current contracts is 12% higher than last June.

Months of Supply

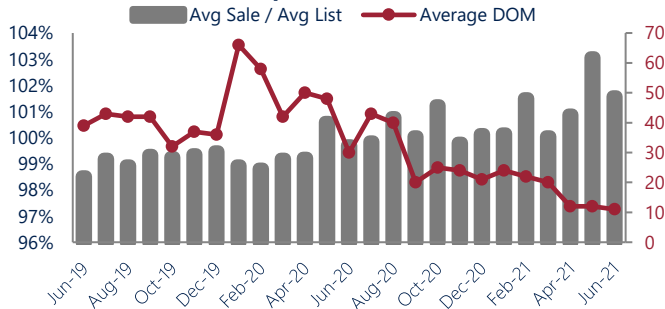
In June, there was 0.7 months of supply available in Gwynn Oak, Windsor Mill, and Randallstown, compared to 1.6 in June 2020. That is a decrease of 58% versus a year ago.

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



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In June, the average sale price in Gwynn Oak, Windsor Mill, and Randallstown was 101.6% of the average list price, which is 1.9% higher than at this time last year.

Days On Market

This month, the average number of days on market was 11, lower than the average last year, which was 30, a decrease of 63%.



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