



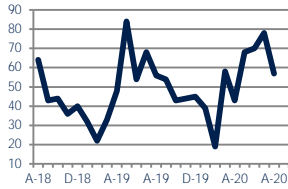
# The Long & Foster Market Minute™

## Focus On: Sykesville Housing Market

August 2020

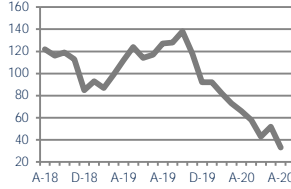
Zip Code(s): 21784

**Units Sold**  
57



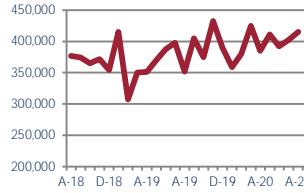
**Up 2%**  
Vs. Year Ago

**Active Inventory**  
33



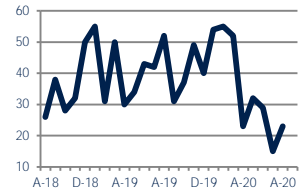
**Down -74%**  
Vs. Year Ago

**Median Sale Price**  
\$415,000



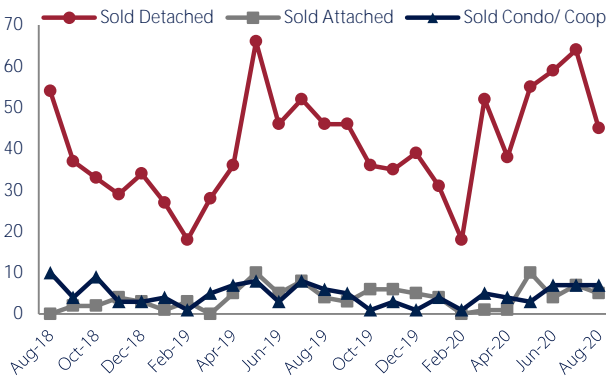
**Up 18%**  
Vs. Year Ago

**Days On Market**  
23



**Down -56%**  
Vs. Year Ago

### Units Sold\*



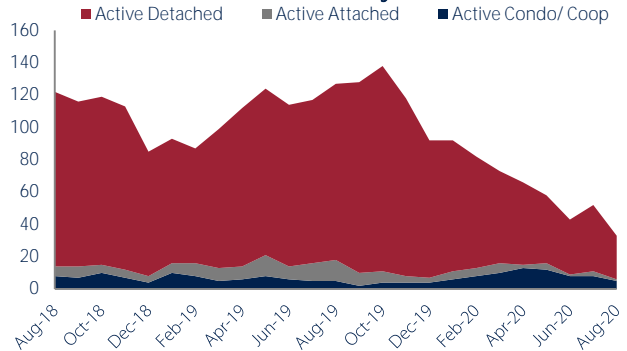
### Units Sold

There was a decrease in total units sold in August, with 57 sold this month in Sykesville versus 78 last month, a decrease of 27%. This month's total units sold was higher than at this time last year, an increase of 2% versus August 2019.

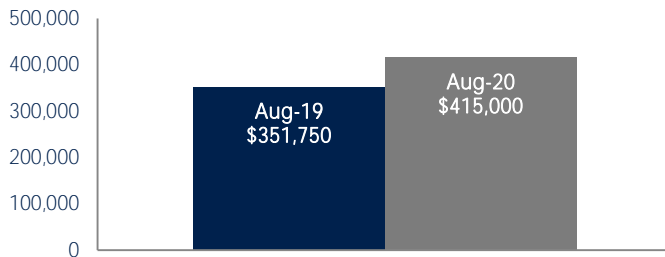
### Active Inventory

Versus last year, the total number of homes available this month is lower by 94 units or 74%. The total number of active inventory this August was 33 compared to 127 in August 2019. This month's total of 33 is lower than the previous month's total supply of available inventory of 52, a decrease of 37%.

### Active Inventory\*



### Median Sale Price



### Median Sale Price

Last August, the median sale price for Sykesville Homes was \$351,750. This August, the median sale price was \$415,000, an increase of 18% or \$63,250 compared to last year. The current median sold price is 3% higher 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.

Sykesville are defined as properties listed in zip code/s 21784.

\*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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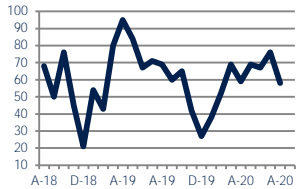
## Focus On: Sykesville Housing Market

August 2020

Zip Code(s): 21784

### New Listings

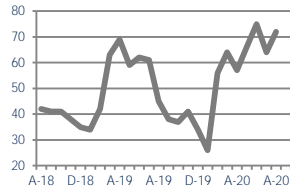
58



Down -16%  
Vs. Year Ago

### Current Contracts

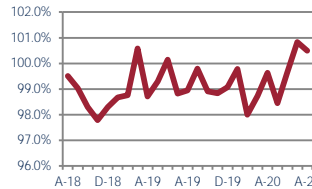
72



Up 60%  
Vs. Year Ago

### Sold Vs. List Price

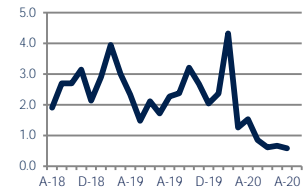
100.5%



Up 1.6%  
Vs. Year Ago

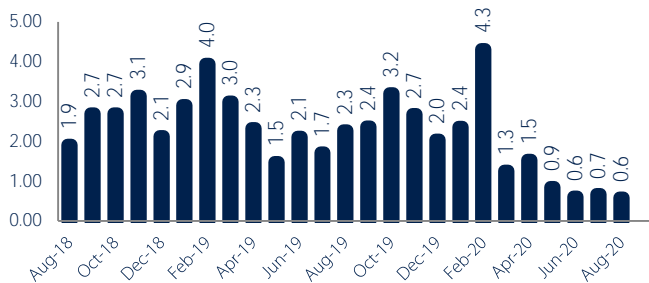
### Months of Supply

0.6



Down -74%  
Vs. Year Ago

### Months Of Supply



### Months of Supply

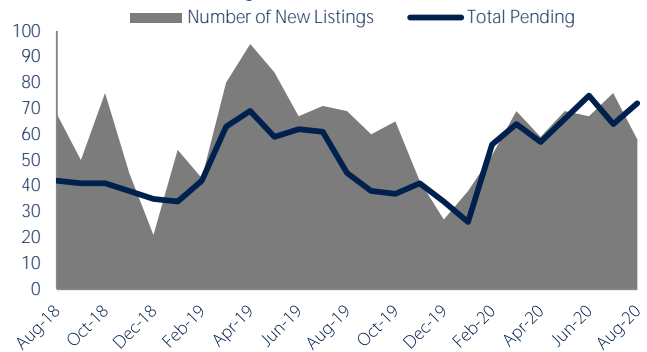
In August, there was 0.6 months of supply available in Sykesville, compared to 2.3 in August 2019. That is a decrease of 74% versus a year ago.

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.

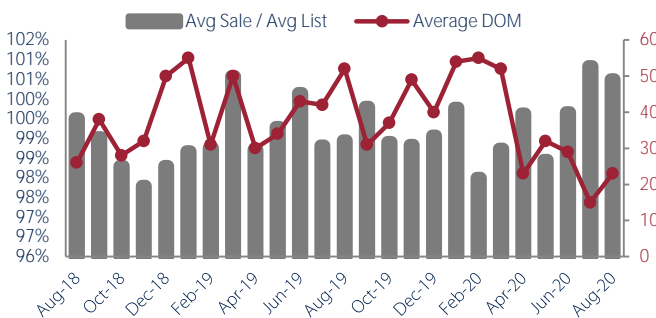
### New Listings & Current Contracts

This month there were 58 homes newly listed for sale in Sykesville compared to 69 in August 2019, a decrease of 16%. There were 72 current contracts pending sale this August compared to 45 a year ago. The number of current contracts is 60% 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 Sykesville was 100.5% of the average list price, which is 1.5% higher than at this time last year.

### Days On Market

This month, the average number of days on market was 23, lower than the average last year, which was 52, a decrease of 56%.



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