

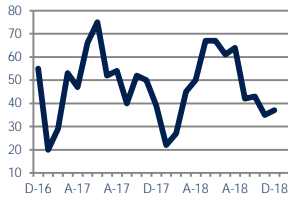
Focus On: Sykesville Housing Market

December 2018

Zip Code(s): 21784

Units Sold

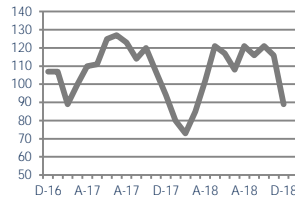
37



Down -5%
Vs. Year Ago

Active Inventory

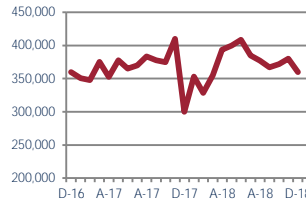
89



Down -5%
Vs. Year Ago

Median Sale Price

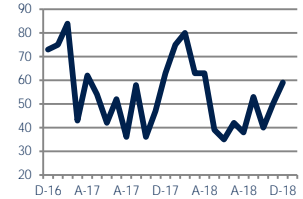
\$359,900



Up 20%
Vs. Year Ago

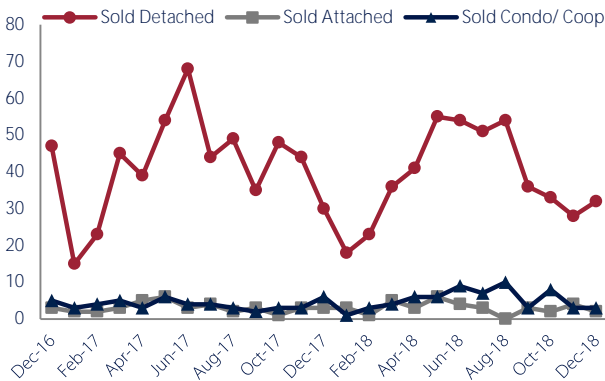
Days On Market

59



Down -6%
Vs. Year Ago

Units Sold*



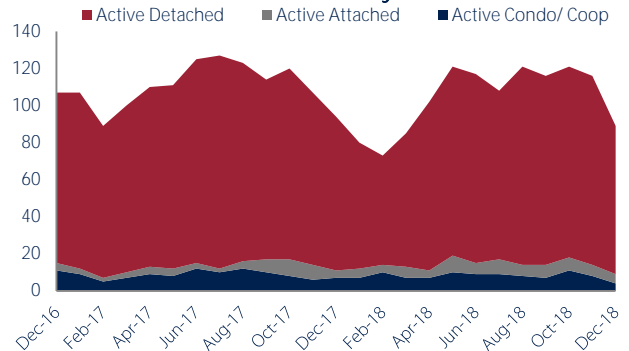
Units Sold

There was an increase in total units sold in December, with 37 sold this month in Sykesville versus 35 last month, an increase of 6%. This month's total units sold was lower than at this time last year, a decrease of 5% versus December 2017.

Active Inventory

Versus last year, the total number of homes available this month is lower by 5 units or 5%. The total number of active inventory this December was 89 compared to 94 in December 2017. This month's total of 89 is lower than the previous month's total supply of available inventory of 116, a decrease of 23%.

Active Inventory*



Median Sale Price



Median Sale Price

Last December, the median sale price for Sykesville Homes was \$299,900. This December, the median sale price was \$359,900, an increase of 20% or \$60,000 compared to last year. The current median sold price is 5% lower than in November.

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.



CHRISTIE'S INTERNATIONAL REAL ESTATE



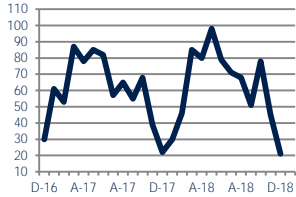
Focus On: Sykesville Housing Market

December 2018

Zip Code(s): 21784

New Listings

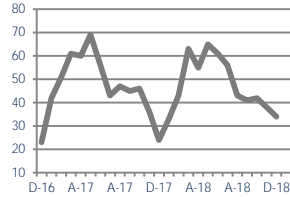
21



Down -5%
Vs. Year Ago

Current Contracts

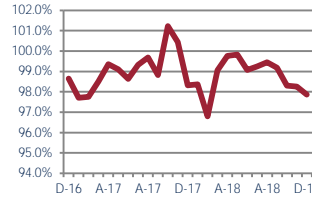
34



Up 42%
Vs. Year Ago

Sold Vs. List Price

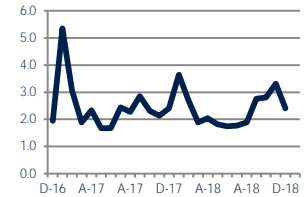
97.9%



No Change
Vs. Year Ago

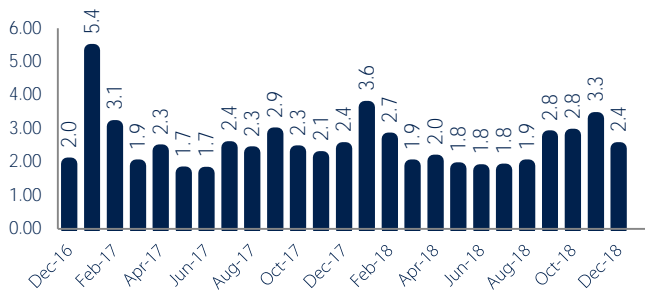
Months of Supply

2.4



No Change
Vs. Year Ago

Months Of Supply



Months of Supply

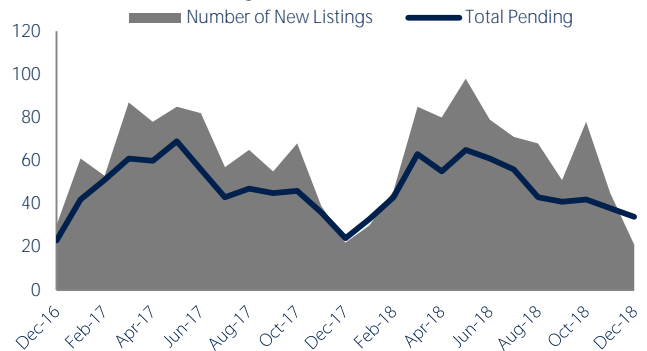
In December, there was 2.4 months of supply available in Sykesville. The amount of supply is similar compared to a year ago.

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.

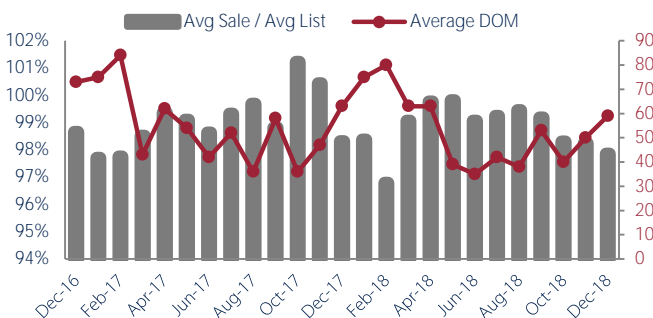
New Listings & Current Contracts

This month there were 21 homes newly listed for sale in Sykesville compared to 22 in December 2017, a decrease of 5%. There were 34 current contracts pending sale this December compared to 24 a year ago. The number of current contracts is 42% higher than last December.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In December, the average sale price in Sykesville was 97.9% 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 59, lower than the average last year, which was 63, a decrease of 6%.



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