



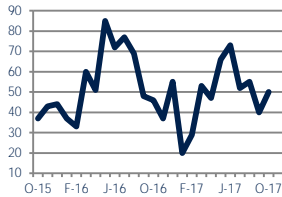
Focus On: Sykesville Housing Market

October 2017

Zip Code(s): 21784

Units Sold

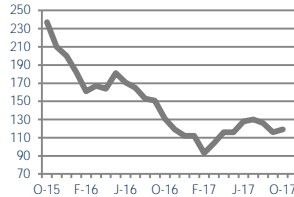
50



Up 9%
Vs. Year Ago

Active Inventory

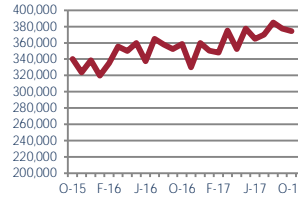
119



Down -9%
Vs. Year Ago

Median Sale Price

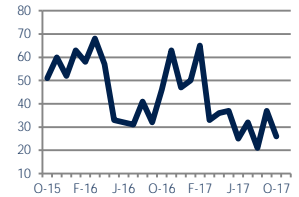
\$374,450



Up 4%
Vs. Year Ago

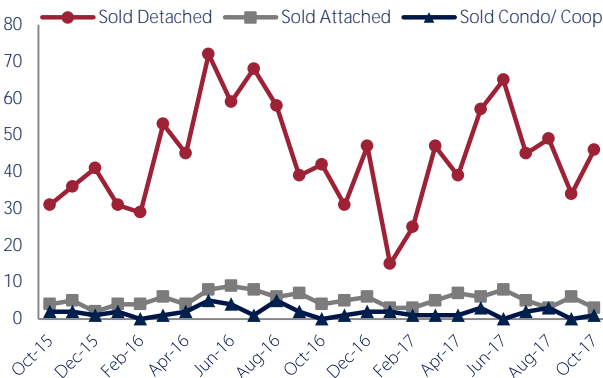
Days On Market

26



Down -43%
Vs. Year Ago

Units Sold*



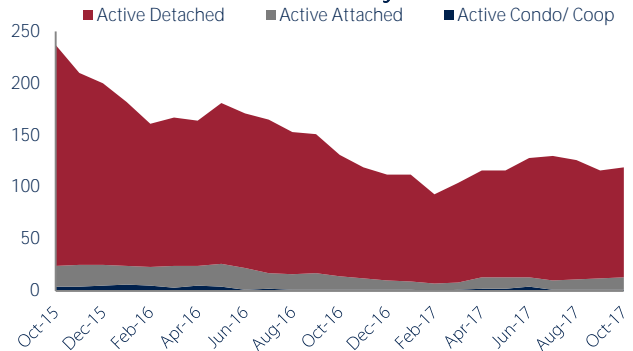
Units Sold

There was an increase in total units sold in October, with 50 sold this month in Sykesville versus 40 last month, an increase of 25%. This month's total units sold was higher than at this time last year, an increase of 9% versus October 2016.

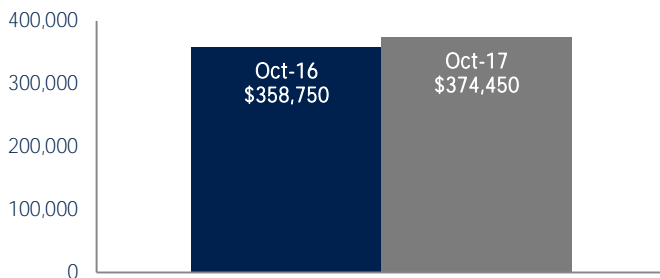
Active Inventory

Versus last year, the total number of homes available this month is lower by 12 units or 9%. The total number of active inventory this October was 119 compared to 131 in October 2016. This month's total of 119 is higher than the previous month's total supply of available inventory of 116, an increase of 3%.

Active Inventory*



Median Sale Price



Median Sale Price

Last October, the median sale price for Sykesville Homes was \$358,750. This October, the median sale price was \$374,450, an increase of 4% or \$15,700 compared to last year. The current median sold price is 1% lower than in September.

Median sale price is the middle sale price in a given month. The same number of properties are above & below the median.

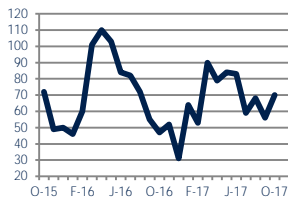
Focus On: Sykesville Housing Market

October 2017

Zip Code(s): 21784

New Listings

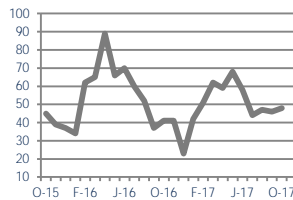
70



Up 49%
Vs. Year Ago

Current Contracts

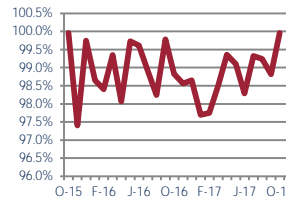
48



Up 17%
Vs. Year Ago

Sold Vs. List Price

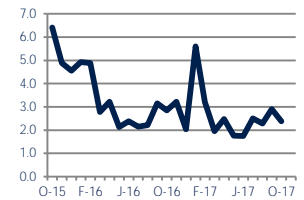
100.0%



Up 1.1%
Vs. Year Ago

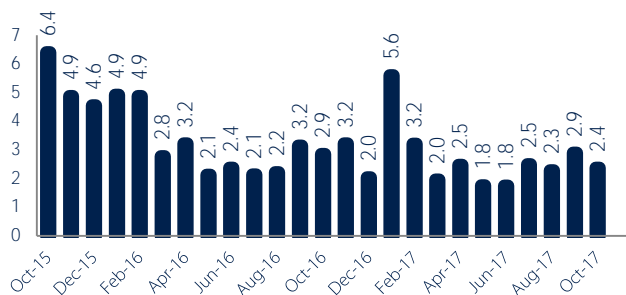
Months of Supply

2.4



Down -16%
Vs. Year Ago

Months Of Supply



Months of Supply

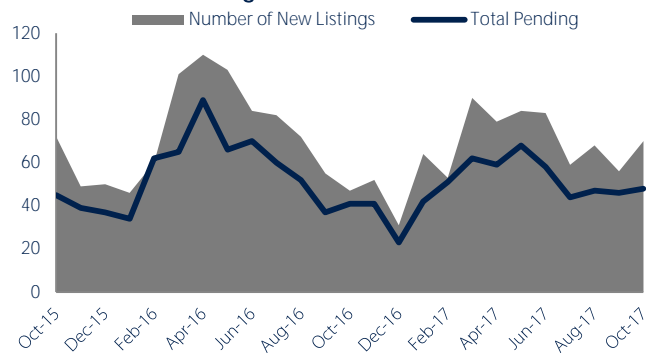
In October, there was 2.4 months of supply available in Sykesville, compared to 2.8 in October 2016. That is a decrease of 16% versus a year ago.

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.

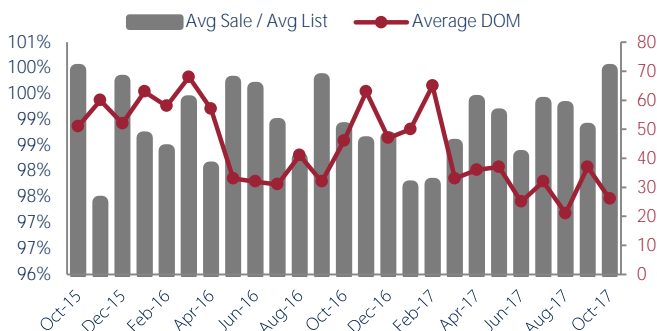
New Listings & Current Contracts

This month there were 70 homes newly listed for sale in Sykesville compared to 47 in October 2016, an increase of 49%. There were 48 current contracts pending sale this October compared to 41 a year ago. The number of current contracts is 17% higher than last October.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In October, the average sale price in Sykesville was 100.0% of the average list price, which is 1.1% higher than at this time last year.

Days On Market

This month, the average number of days on market was 26, lower than the average last year, which was 46, a decrease of 43%.

LONG & FOSTER
REAL ESTATE

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.

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