



The Long & Foster Market Minute™

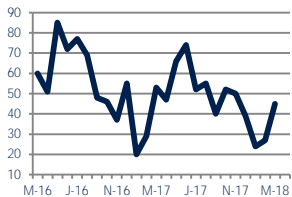
Focus On: Sykesville Housing Market

March 2018

Zip Code(s): 21784

Units Sold

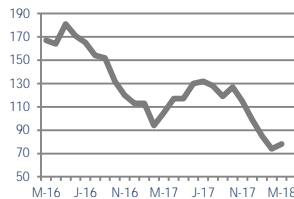
45



Down -15%
Vs. Year Ago

Active Inventory

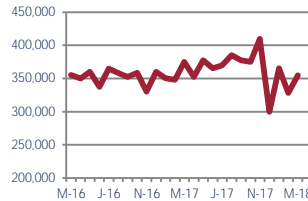
78



Down -26%
Vs. Year Ago

Median Sale Price

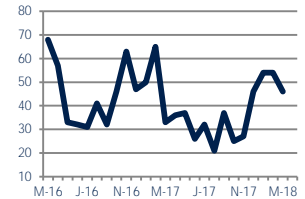
\$355,000



Down -5%
Vs. Year Ago

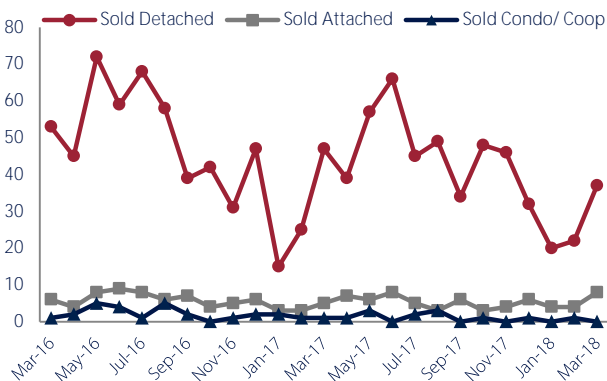
Days On Market

46



Up 39%
Vs. Year Ago

Units Sold*



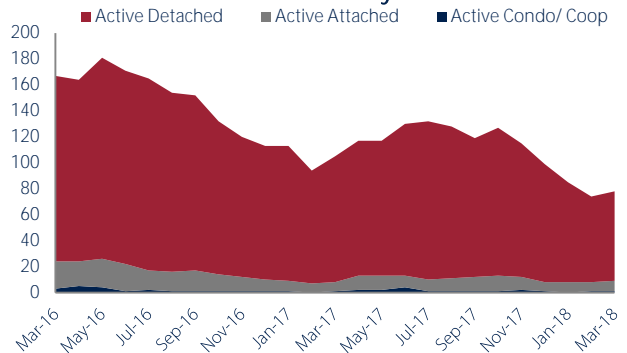
Units Sold

There was an increase in total units sold in March, with 45 sold this month in Sykesville. This month's total units sold was lower than at this time last year.

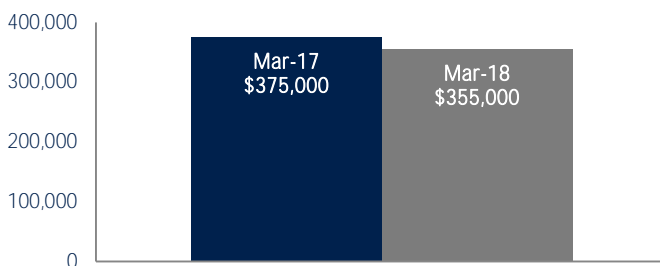
Active Inventory

Versus last year, the total number of homes available this month is lower by 27 units or 26%. The total number of active inventory this March was 78 compared to 105 in March 2017. This month's total of 78 is higher than the previous month's total supply of available inventory of 74, an increase of 5%.

Active Inventory*



Median Sale Price



Median Sale Price

Last March, the median sale price for Sykesville Homes was \$375,000. This March, the median sale price was \$355,000, a decrease of 5% or \$20,000 compared to last year. The current median sold price is 8% higher than in February.

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 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



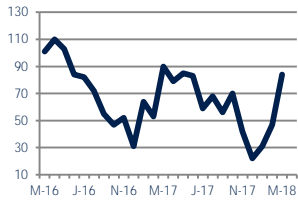
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March 2018

Zip Code(s): 21784

New Listings

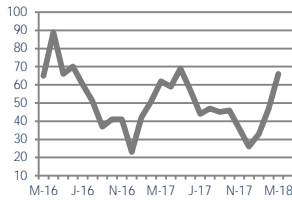
84



Down -7%
Vs. Year Ago

Current Contracts

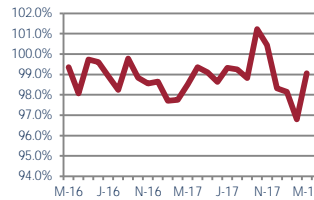
66



Up 6%
Vs. Year Ago

Sold Vs. List Price

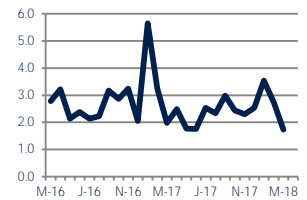
99.1%



Up 0.6%
Vs. Year Ago

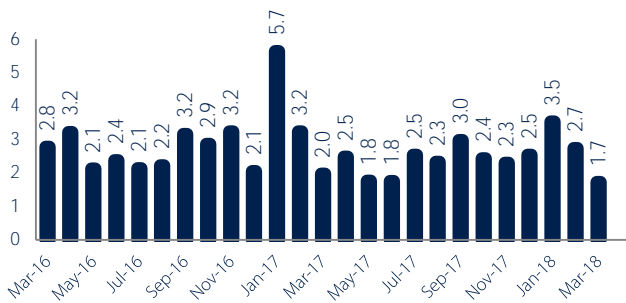
Months of Supply

1.7



Down -13%
Vs. Year Ago

Months Of Supply



Months of Supply

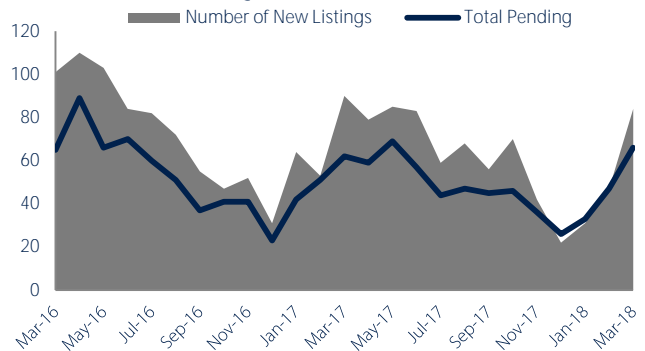
In March, there was 1.7 months of supply available in Sykesville, compared to 2.0 in March 2017. That is a decrease of 13% versus a year ago.

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.

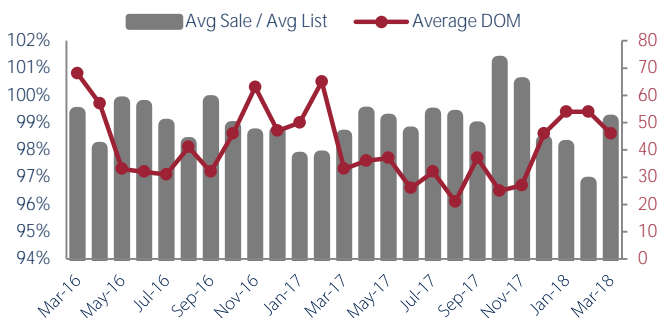
New Listings & Current Contracts

This month there were 84 homes newly listed for sale in Sykesville compared to 90 in March 2017, a decrease of 7%. There were 66 current contracts pending sale this March compared to 62 a year ago. The number of current contracts is 6% higher than last March.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In March, the average sale price in Sykesville was 99.1% of the average list price, which is 0.6% higher than at this time last year.

Days On Market

This month, the average number of days on market was 46, higher than the average last year, which was 33, an increase of 39%.



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