



# The Long & Foster Market Minute™

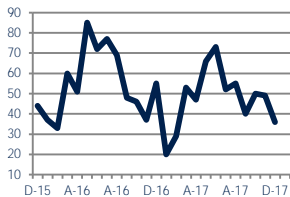
## Focus On: Sykesville Housing Market

December 2017

Zip Code(s): 21784

### Units Sold

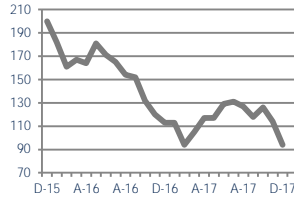
36



Down -35%  
Vs. Year Ago

### Active Inventory

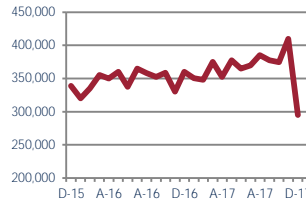
94



Down -17%  
Vs. Year Ago

### Median Sale Price

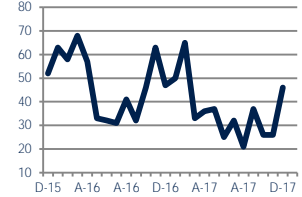
\$294,950



Down  
Vs. Year Ago

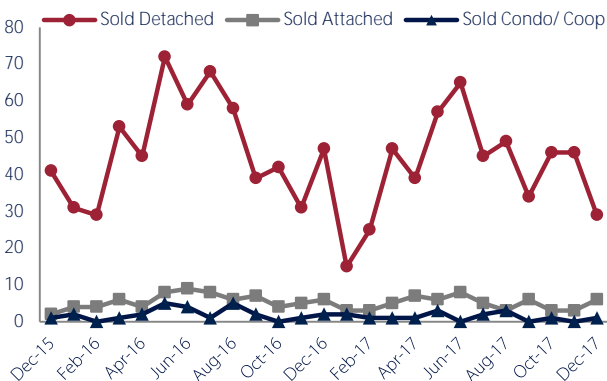
### Days On Market

46



Down -2%  
Vs. Year Ago

### Units Sold\*



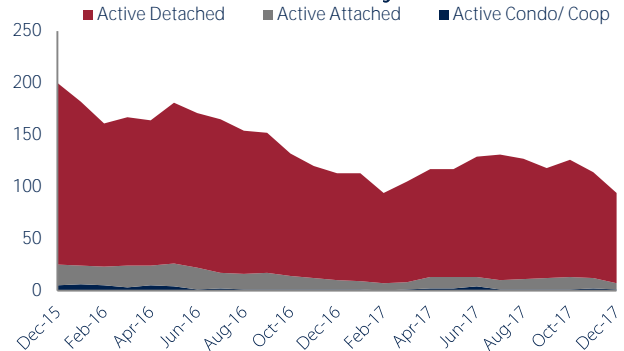
### Units Sold

There was a decrease in total units sold in December, with 36 sold this month in Sykesville versus 49 last month, a decrease of 27%. This month's total units sold was lower than at this time last year, a decrease of 35% versus December 2016.

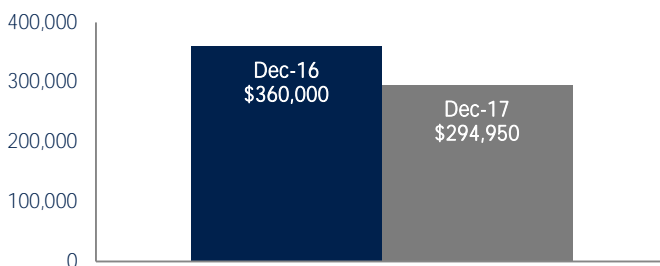
### Active Inventory

Versus last year, the total number of homes available this month is lower by 19 units or 17%. The total number of active inventory this December was 94 compared to 113 in December 2016. This month's total of 94 is lower than the previous month's total supply of available inventory of 114, a decrease of 18%.

### Active Inventory\*



### Median Sale Price



### Median Sale Price

Due to the relatively small number of units sold, the median sale price showed significant change this month. Last December, the median sale price for Sykesville Homes was \$360,000. This December, the median sale price was \$294,950, a decrease of \$65,050 compared to last year. The current median sold price is 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 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.





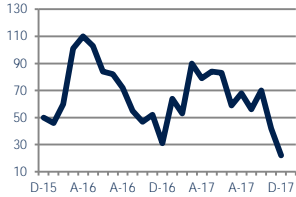
## Focus On: Sykesville Housing Market

December 2017

Zip Code(s): 21784

### New Listings

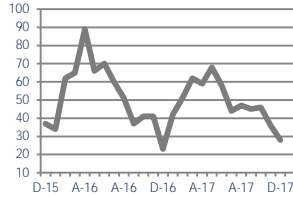
22



Down -29%  
Vs. Year Ago

### Current Contracts

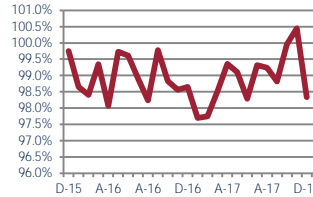
28



Up 22%  
Vs. Year Ago

### Sold Vs. List Price

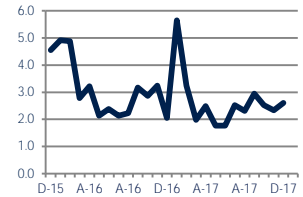
98.3%



No Change  
Vs. Year Ago

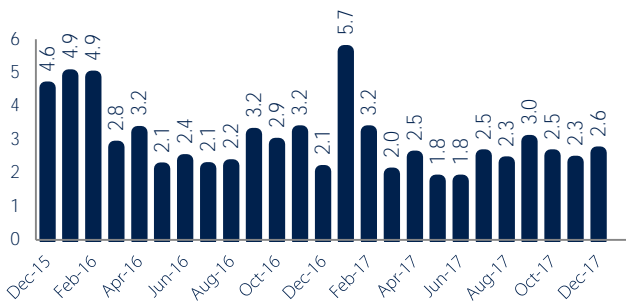
### Months of Supply

2.6



Up 27%  
Vs. Year Ago

### Months Of Supply



### Months of Supply

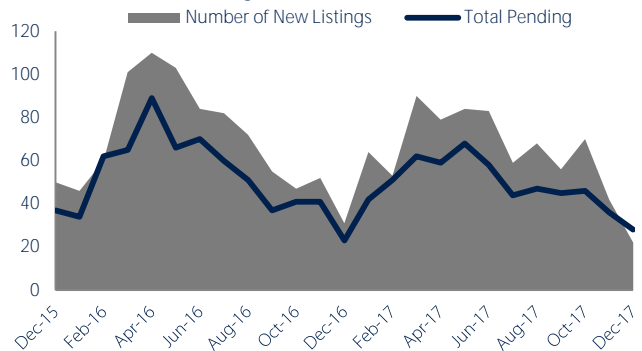
In December, there was 2.6 months of supply available in Sykesville, compared to 2.1 in December 2016. That is an increase of 27% versus a year ago.

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.

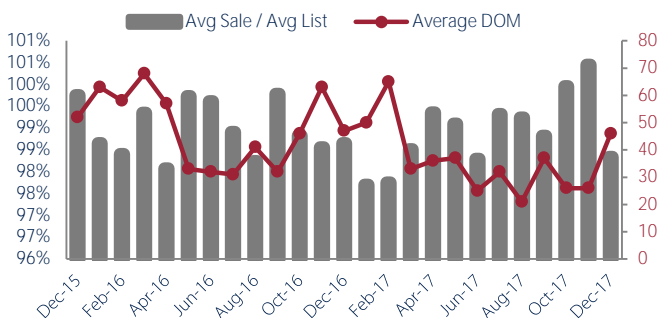
### New Listings & Current Contracts

This month there were 22 homes newly listed for sale in Sykesville compared to 31 in December 2016, a decrease of 29%. There were 28 current contracts pending sale this December compared to 23 a year ago. The number of current contracts is 22% 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 98.3% 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 46, lower than the average last year, which was 47, a decrease of 2%.



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