

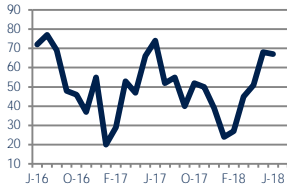


Focus On: Sykesville Housing Market

June 2018

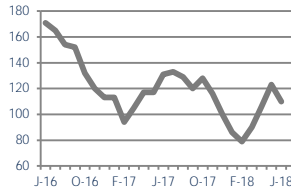
Zip Code(s): 21784

Units Sold
67



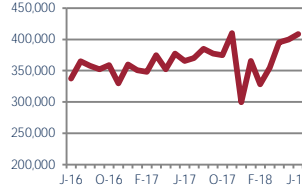
Down -9%
Vs. Year Ago

Active Inventory
110



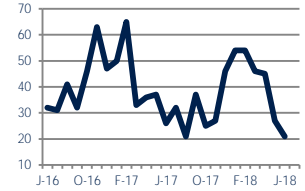
Down -16%
Vs. Year Ago

Median Sale Price
\$408,700



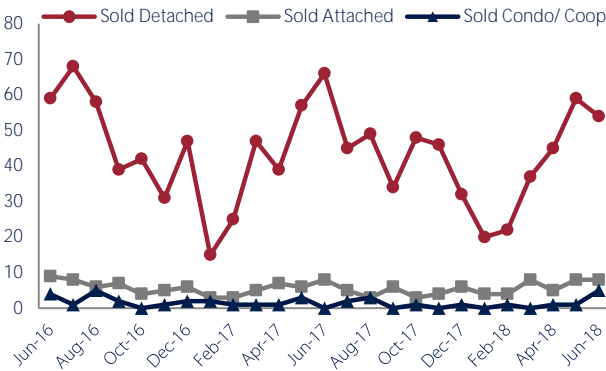
Up 12%
Vs. Year Ago

Days On Market
21



Down -19%
Vs. Year Ago

Units Sold*



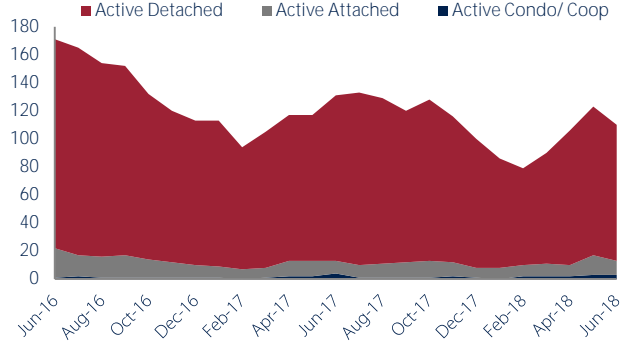
Units Sold

There was a decrease in total units sold in June, with 67 sold this month in Sykesville versus 68 last month, a decrease of 1%. This month's total units sold was lower than at this time last year, a decrease of 9% versus June 2017.

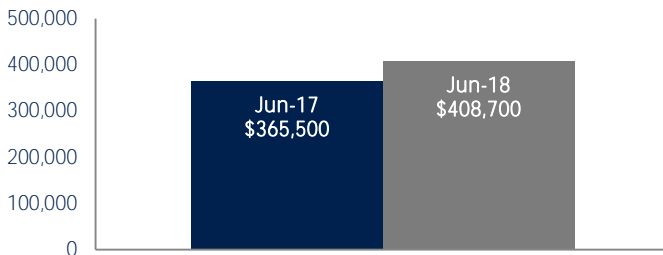
Active Inventory

Versus last year, the total number of homes available this month is lower by 21 units or 16%. The total number of active inventory this June was 110 compared to 131 in June 2017. This month's total of 110 is lower than the previous month's total supply of available inventory of 123, a decrease of 11%.

Active Inventory*



Median Sale Price



Median Sale Price

Last June, the median sale price for Sykesville Homes was \$365,500. This June, the median sale price was \$408,700, an increase of 12% or \$43,200 compared to last year. The current median sold price is 2% higher than in May.

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.



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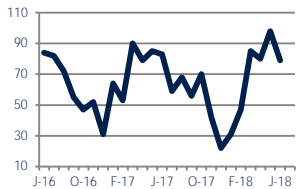
Focus On: Sykesville Housing Market

June 2018

Zip Code(s): 21784

New Listings

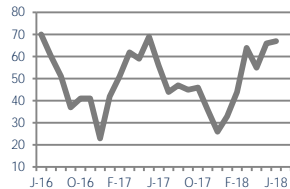
79



Down -5%
Vs. Year Ago

Current Contracts

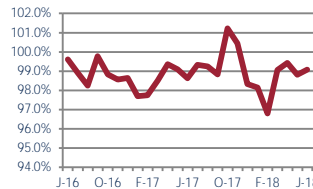
67



Up 20%
Vs. Year Ago

Sold Vs. List Price

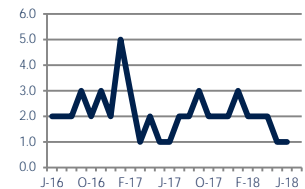
99.1%



No Change
Vs. Year Ago

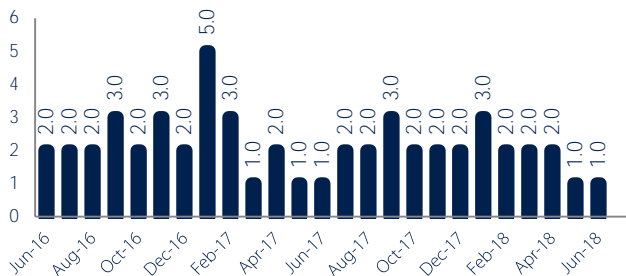
Months of Supply

1.0



No Change
Vs. Year Ago

Months Of Supply



Months of Supply

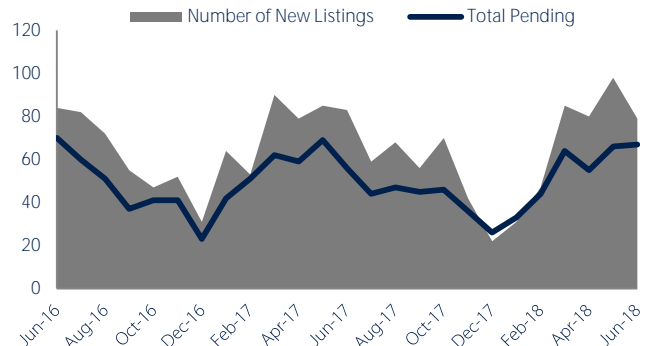
In June, there was 1.6 months of supply available in Sykesville, compared to 1.8 in June 2017. That is a decrease of 7% versus a year ago.

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.

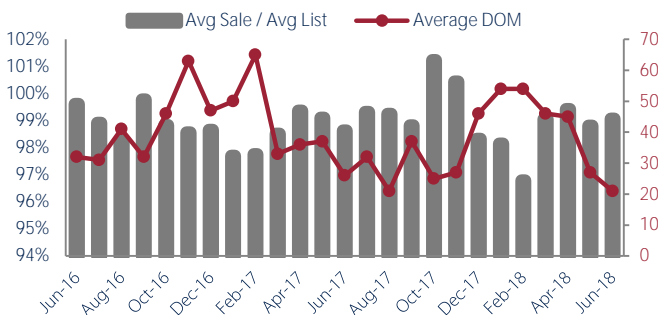
New Listings & Current Contracts

This month there were 79 homes newly listed for sale in Sykesville compared to 83 in June 2017, a decrease of 5%. There were 67 current contracts pending sale this June compared to 56 a year ago. The number of current contracts is 20% higher than last June.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In June, the average sale price in Sykesville was 99.1% 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 21, lower than the average last year, which was 26, a decrease of 19%.



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