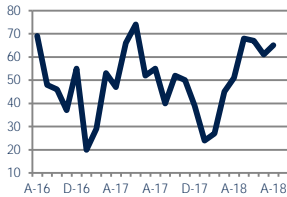


Focus On: Sykesville Housing Market

August 2018

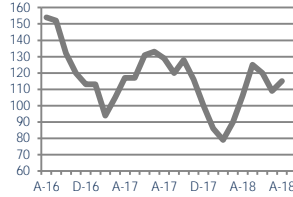
Zip Code(s): 21784

Units Sold
65



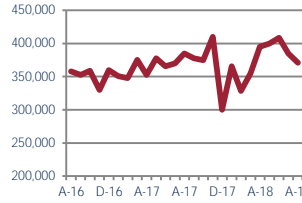
Up 18%
Vs. Year Ago

Active Inventory
115



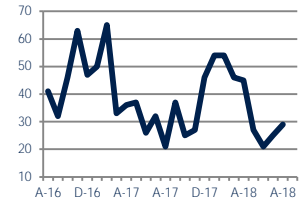
Down -11%
Vs. Year Ago

Median Sale Price
\$371,000



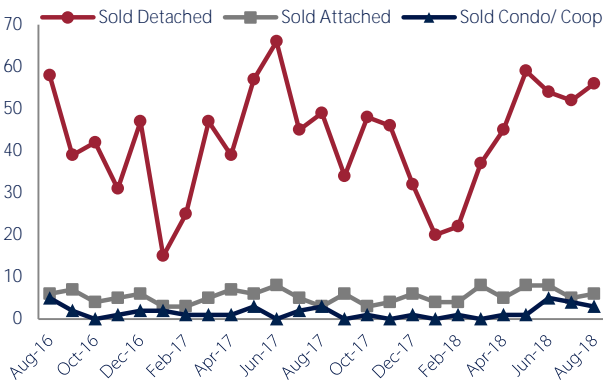
Down -4%
Vs. Year Ago

Days On Market
29



Up 38%
Vs. Year Ago

Units Sold*



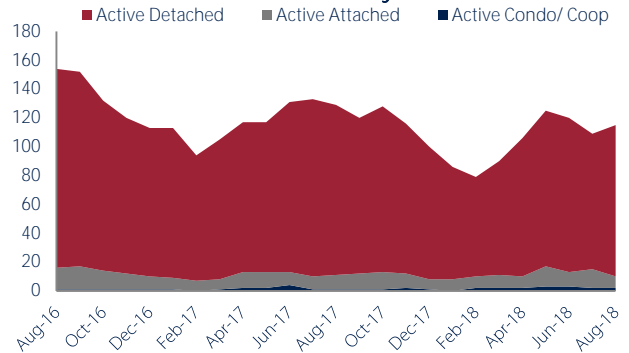
Units Sold

There was an increase in total units sold in August, with 65 sold this month in Sykesville versus 61 last month, an increase of 7%. This month's total units sold was higher than at this time last year, an increase of 18% versus August 2017.

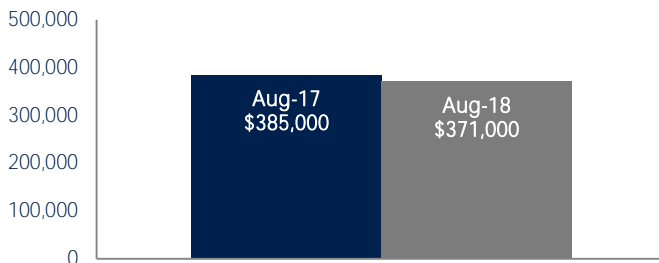
Active Inventory

Versus last year, the total number of homes available this month is lower by 14 units or 11%. The total number of active inventory this August was 115 compared to 129 in August 2017. This month's total of 115 is higher than the previous month's total supply of available inventory of 109, an increase of 6%.

Active Inventory*



Median Sale Price



Median Sale Price

Last August, the median sale price for Sykesville Homes was \$385,000. This August, the median sale price was \$371,000, a decrease of 4% or \$14,000 compared to last year. The current median sold price is 4% lower than in July.

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





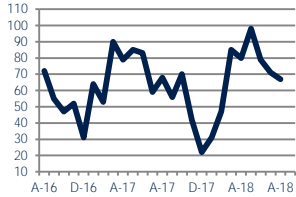
Focus On: Sykesville Housing Market

August 2018

Zip Code(s): 21784

New Listings

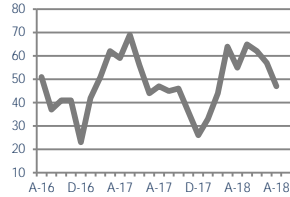
67



Down -1%
Vs. Year Ago

Current Contracts

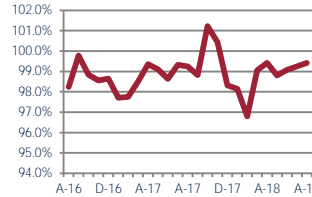
47



No Change
Vs. Year Ago

Sold Vs. List Price

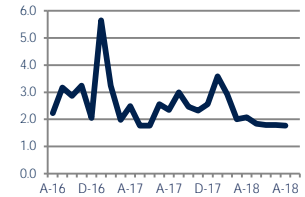
99.4%



No Change
Vs. Year Ago

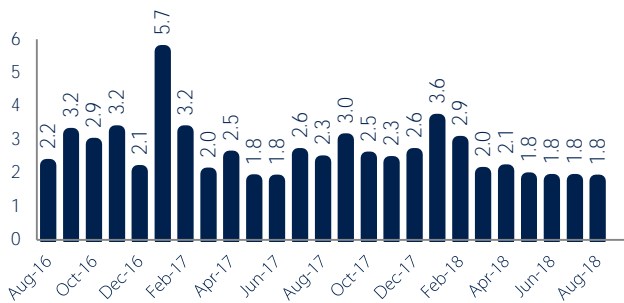
Months of Supply

1.8



Down -25%
Vs. Year Ago

Months Of Supply



Months of Supply

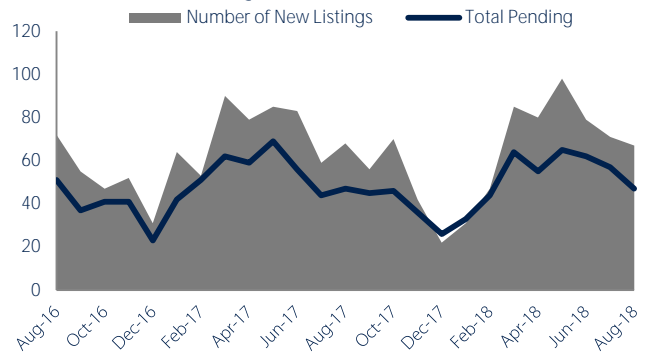
In August, there was 1.8 months of supply available in Sykesville, compared to 2.3 in August 2017. That is a decrease of 25% versus a year ago.

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.

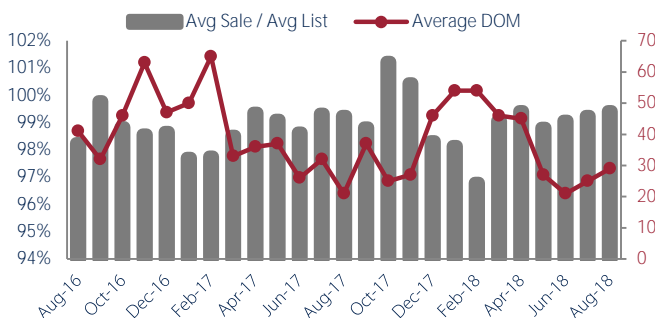
New Listings & Current Contracts

This month there were 67 homes newly listed for sale in Sykesville compared to 68 in August 2017, a decrease of 1%. There were 47 current contracts pending sale this August, consistent with the volume a year ago. The number of current contracts is 18% lower than last month.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In August, the average sale price in Sykesville was 99.4% 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 29, higher than the average last year, which was 21, an increase of 38%.



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