

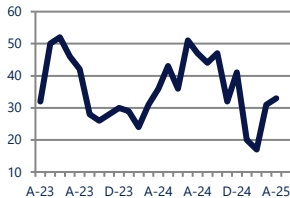
THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **SYKESVILLE HOUSING MARKET**

APRIL 2025

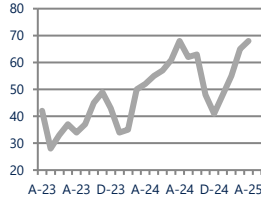
Zip Code(s): 21784

Units Sold
33



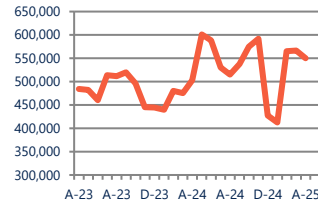
Down -8%
Vs. Year Ago

Active Inventory
68



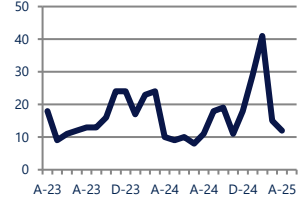
Up 31%
Vs. Year Ago

Median Sale Price
\$550,000



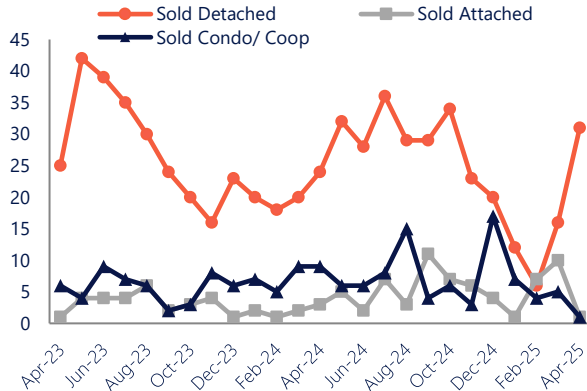
Up 9%
Vs. Year Ago

Days On Market
12



Up 20%
Vs. Year Ago

Units Sold*



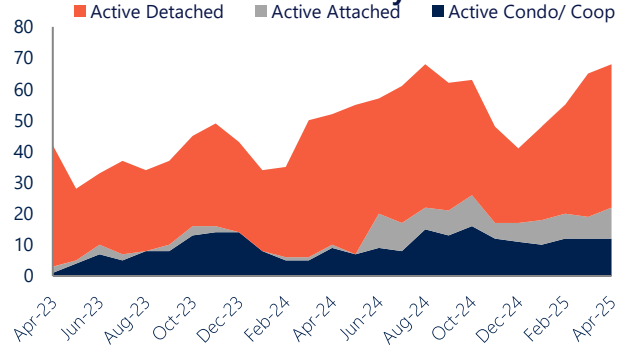
Units Sold

There was an increase in total units sold in April, with 33 sold this month in Sykesville versus 31 last month, an increase of 6%. This month's total units sold was lower than at this time last year, a decrease of 8% versus April 2024.

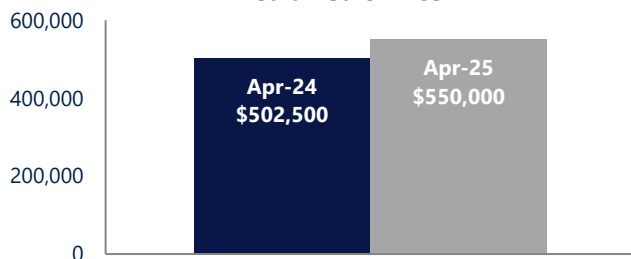
Active Inventory

Versus last year, the total number of homes available this month is higher by 16 units or 31%. The total number of active inventory this April was 68 compared to 52 in April 2024. This month's total of 68 is higher than the previous month's total supply of available inventory of 65, an increase of 5%.

Active Inventory*



Median Sale Price



Median Sale Price

Last April, the median sale price for Sykesville Homes was \$502,500. This April, the median sale price was \$550,000, an increase of 9% or \$47,500 compared to last year. The current median sold price is 3% lower than in March.

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 BRIGHTMLS 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 BRIGHTMLS or Long & Foster Real Estate, Inc.

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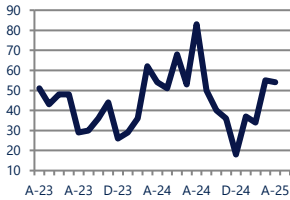
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APRIL 2025

Zip Code(s): 21784

New Listings

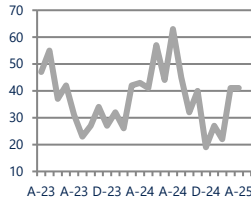
54



No Change
Vs. Year Ago

Current Contracts

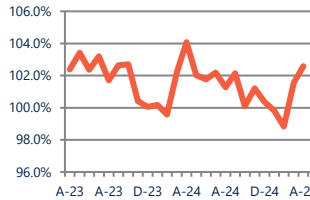
41



Down -5%
Vs. Year Ago

Sold Vs. List Price

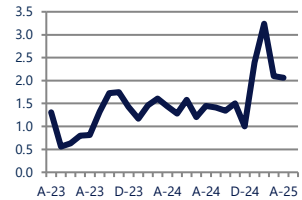
102.6%



Down -1.4%
Vs. Year Ago

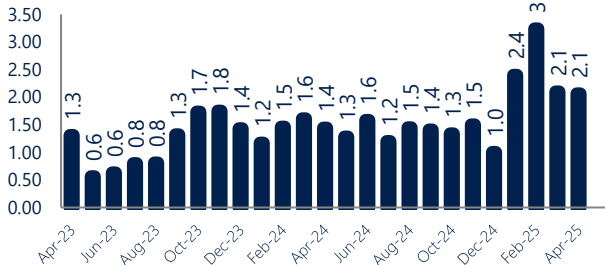
Months of Supply

2.1



Up 43%
Vs. Year Ago

Months Of Supply



Months of Supply

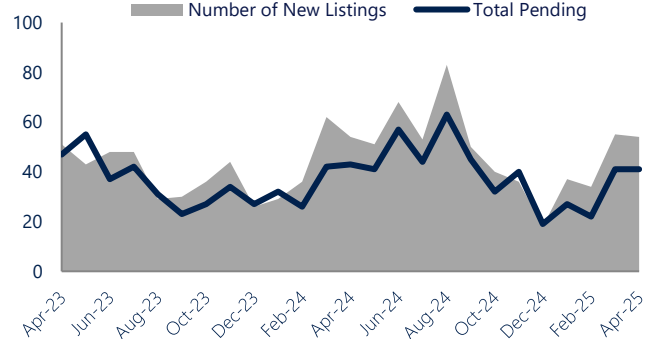
In April, there was 2.1 months of supply available in Sykesville, compared to 1.4 in April 2024. That is an increase of 43% versus a year ago.

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.

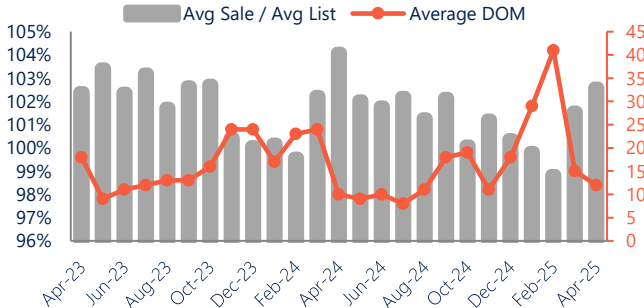
New Listings & Current Contracts

This month there were 54 homes newly listed for sale in Sykesville, which is similar to the amount in April 2024. There were 41 current contracts pending sale this April compared to 43 a year ago. The number of current contracts remained stable as compared to last April.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In April, the average sale price in Sykesville was 102.6% of the average list price, which is 1.5% lower than at this time last year.

Days On Market

This month, the average number of days on market was 12, higher than the average last year, which was 10, an increase of 20%.

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