

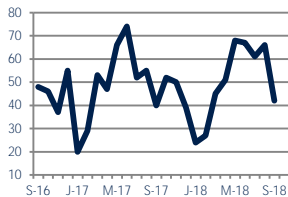
Focus On: Sykesville Housing Market

September 2018

Zip Code(s): 21784

Units Sold

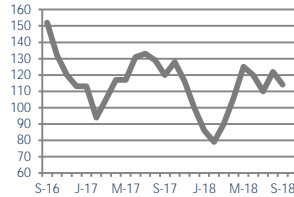
42



Up 5%
Vs. Year Ago

Active Inventory

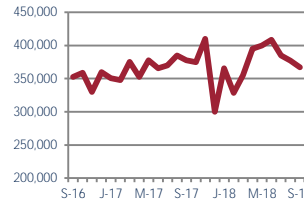
114



Down -5%
Vs. Year Ago

Median Sale Price

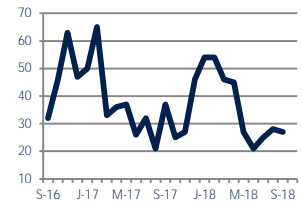
\$366,950



Down -3%
Vs. Year Ago

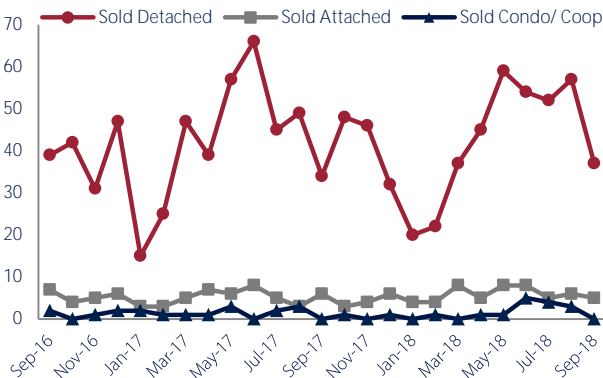
Days On Market

27



Down -27%
Vs. Year Ago

Units Sold*



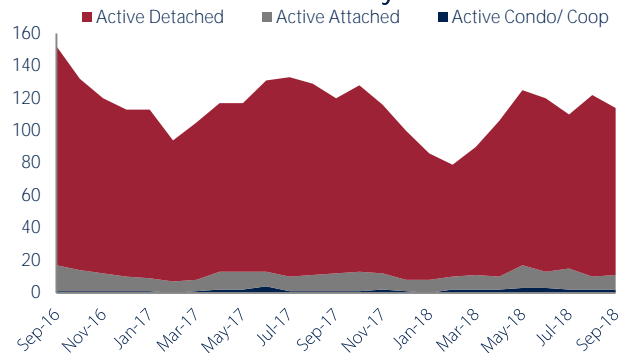
Units Sold

There was a decrease in total units sold in September, with 42 sold this month in Sykesville. This month's total units sold was higher than at this time last year.

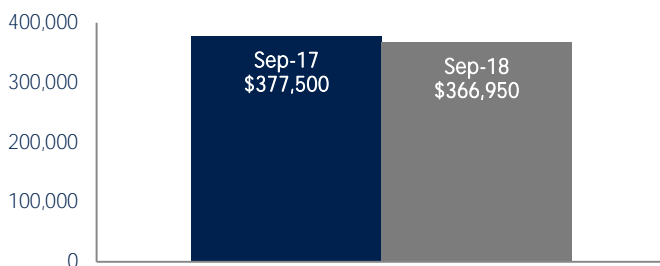
Active Inventory

Versus last year, the total number of homes available this month is lower by 6 units or 5%. The total number of active inventory this September was 114 compared to 120 in September 2017. This month's total of 114 is lower than the previous month's total supply of available inventory of 122, a decrease of 7%.

Active Inventory*



Median Sale Price



Median Sale Price

Last September, the median sale price for Sykesville Homes was \$377,500. This September, the median sale price was \$366,950, a decrease of 3% or \$10,550 compared to last year. The current median sold price is 3% lower than in August.

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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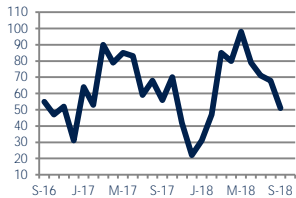
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New Listings

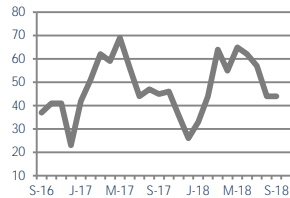
51



Down -9%
Vs. Year Ago

Current Contracts

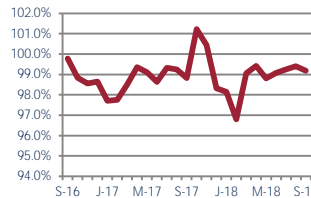
44



Down -2%
Vs. Year Ago

Sold Vs. List Price

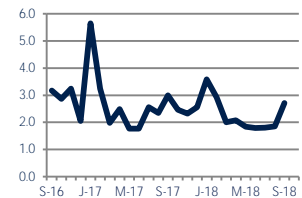
99.2%



No Change
Vs. Year Ago

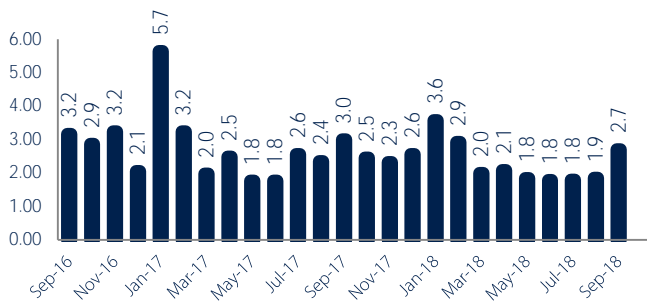
Months of Supply

2.7



Down -10%
Vs. Year Ago

Months Of Supply



Months of Supply

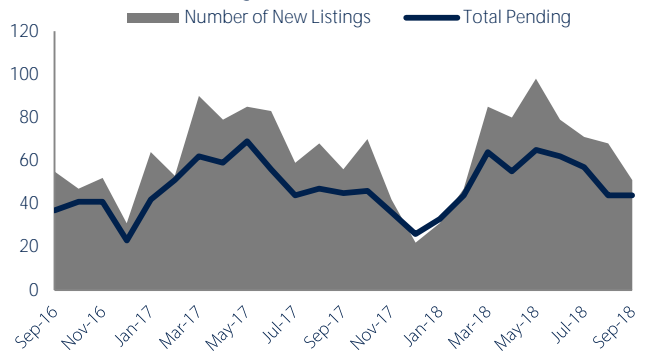
In September, there was 2.7 months of supply available in Sykesville, compared to 3.0 in September 2017. That is a decrease of 10% versus a year ago.

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.

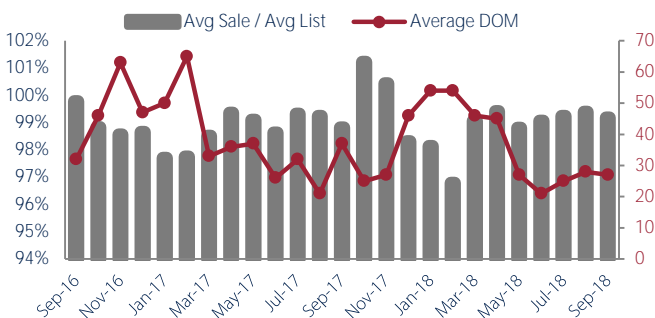
New Listings & Current Contracts

This month there were 51 homes newly listed for sale in Sykesville compared to 56 in September 2017, a decrease of 9%. There were 44 current contracts pending sale this September compared to 45 a year ago. The number of current contracts remained stable as compared to last September.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In September, the average sale price in Sykesville was 99.2% 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 27, lower than the average last year, which was 37, a decrease of 27%.



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