



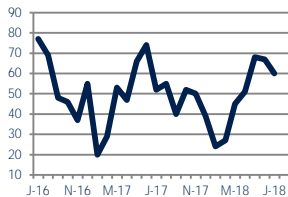
Focus On: Sykesville Housing Market

July 2018

Zip Code(s): 21784

Units Sold

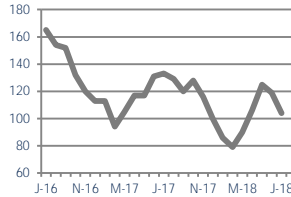
60



Up 15%  
Vs. Year Ago

Active Inventory

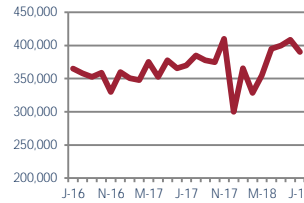
104



Down -22%  
Vs. Year Ago

Median Sale Price

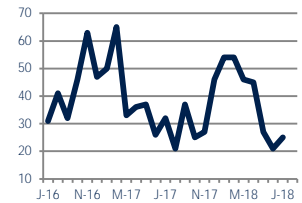
\$390,000



Up 5%  
Vs. Year Ago

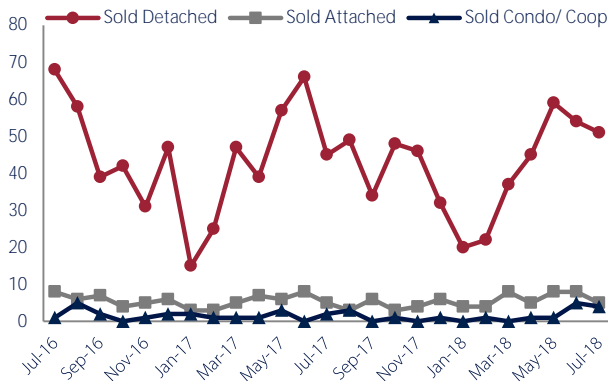
Days On Market

25



Down -22%  
Vs. Year Ago

Units Sold\*



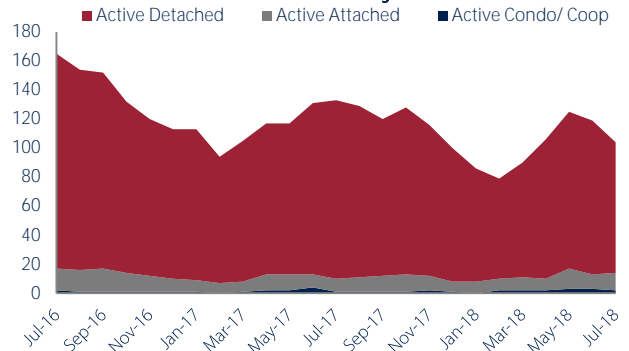
Units Sold

There was a decrease in total units sold in July, with 60 sold this month in Sykesville versus 67 last month, a decrease of 10%. This month's total units sold was higher than at this time last year, an increase of 15% versus July 2017.

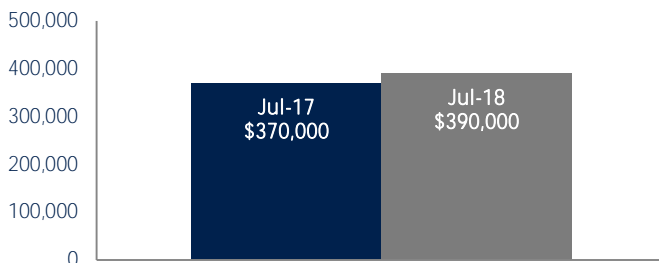
Active Inventory

Versus last year, the total number of homes available this month is lower by 29 units or 22%. The total number of active inventory this July was 104 compared to 133 in July 2017. This month's total of 104 is lower than the previous month's total supply of available inventory of 119, a decrease of 13%.

Active Inventory\*



Median Sale Price



Median Sale Price

Last July, the median sale price for Sykesville Homes was \$370,000. This July, the median sale price was \$390,000, an increase of 5% or \$20,000 compared to last year. The current median sold price is 5% lower than in June.

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.





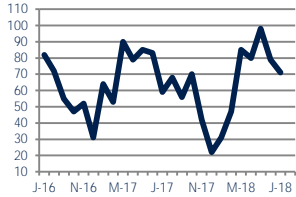
## Focus On: Sykesville Housing Market

July 2018

Zip Code(s): 21784

### New Listings

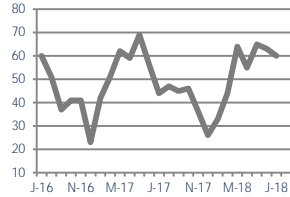
71



Up 20%  
Vs. Year Ago

### Current Contracts

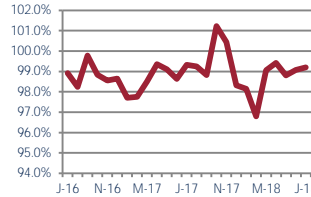
60



Up 36%  
Vs. Year Ago

### Sold Vs. List Price

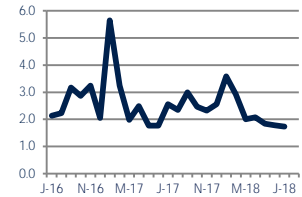
99.2%



No Change  
Vs. Year Ago

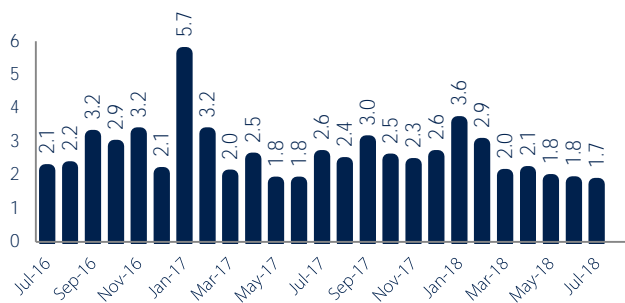
### Months of Supply

1.7



Down -32%  
Vs. Year Ago

### Months Of Supply



## Months of Supply

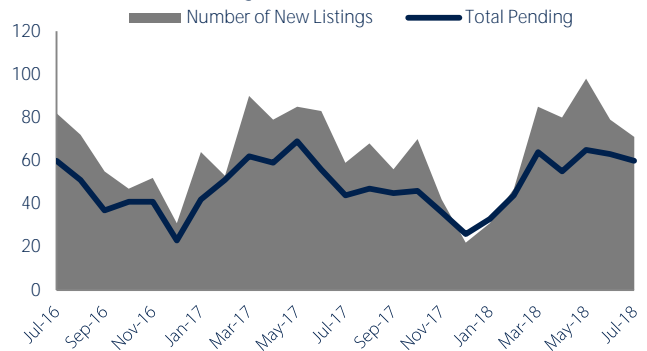
In July, there was 1.7 months of supply available in Sykesville, compared to 2.6 in July 2017. That is a decrease of 32% versus a year ago.

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.

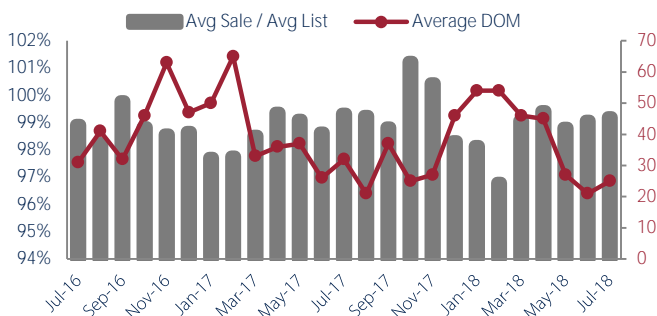
## New Listings & Current Contracts

This month there were 71 homes newly listed for sale in Sykesville compared to 59 in July 2017, an increase of 20%. There were 60 current contracts pending sale this July compared to 44 a year ago. The number of current contracts is 36% higher than last July.

### New Listings & Current Contracts



### Sale Price/ List Price & DOM



## Sale Price to List Price Ratio

In July, 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 25, lower than the average last year, which was 32, a decrease of 22%.



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