

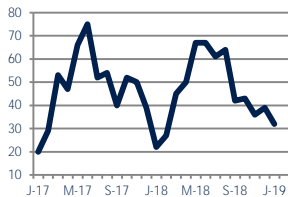
## Focus On: Sykesville Housing Market

January 2019

Zip Code(s): 21784

### Units Sold

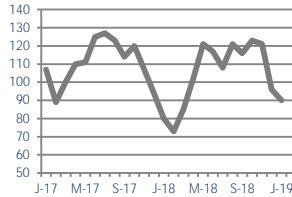
32



Up  
Vs. Year Ago

### Active Inventory

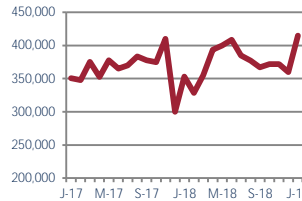
90



Up 13%  
Vs. Year Ago

### Median Sale Price

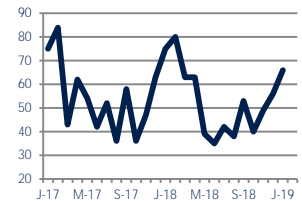
\$415,000



Up 18%  
Vs. Year Ago

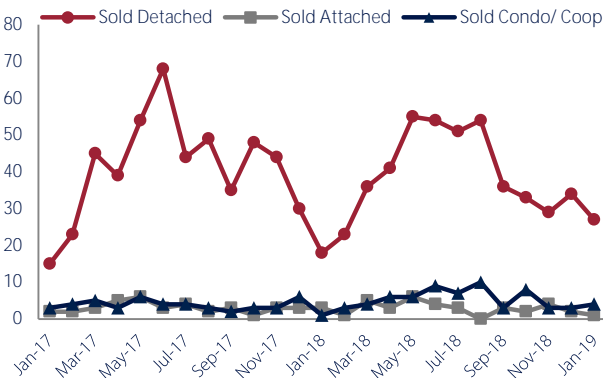
### Days On Market

66



Down -12%  
Vs. Year Ago

### Units Sold\*



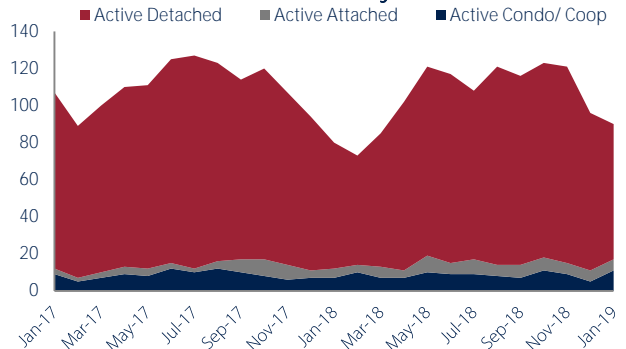
### Units Sold

With relatively few transactions, there was a decrease in total units sold in January, with 32 sold this month in Sykesville. This month's total units sold was higher than at this time last year, an increase from January 2018.

### Active Inventory

Versus last year, the total number of homes available this month is higher by 10 units or 13%. The total number of active inventory this January was 90 compared to 80 in January 2018. This month's total of 90 is lower than the previous month's total supply of available inventory of 96, a decrease of 6%.

### Active Inventory\*



### Median Sale Price



### Median Sale Price

Last January, the median sale price for Sykesville Homes was \$352,950. This January, the median sale price was \$415,000, an increase of 18% or \$62,050 compared to last year. The current median sold price is 15% higher than in December.

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.





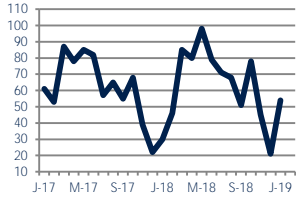
## Focus On: Sykesville Housing Market

January 2019

Zip Code(s): 21784

### New Listings

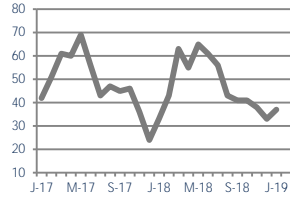
54



Up 80%  
Vs. Year Ago

### Current Contracts

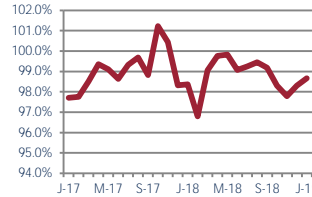
37



Up 12%  
Vs. Year Ago

### Sold Vs. List Price

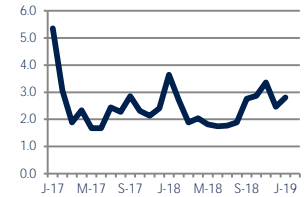
98.7%



No Change  
Vs. Year Ago

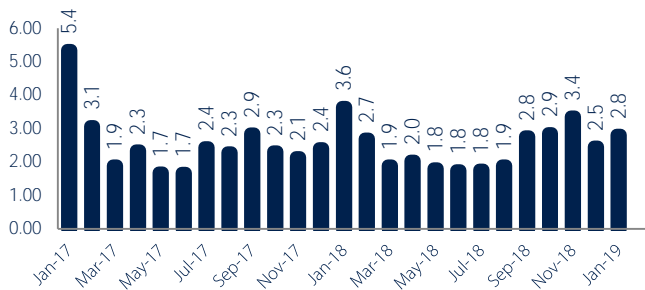
### Months of Supply

2.8



Down -23%  
Vs. Year Ago

### Months Of Supply



### Months of Supply

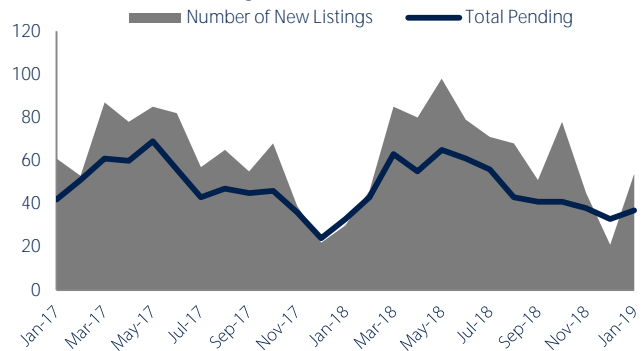
In January, there was 2.8 months of supply available in Sykesville, compared to 3.6 in January 2018. That is a decrease of 23% versus a year ago.

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.

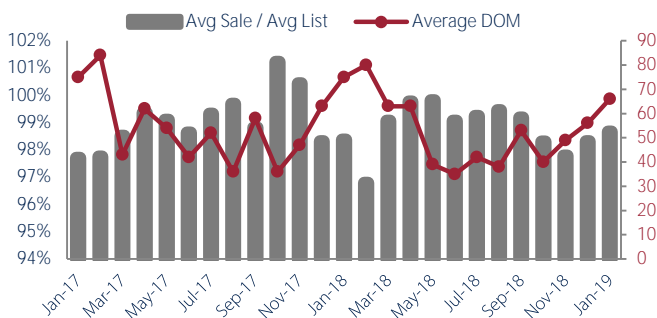
### New Listings & Current Contracts

This month there were 54 homes newly listed for sale in Sykesville compared to 30 in January 2018, an increase of 80%. There were 37 current contracts pending sale this January compared to 33 a year ago. The number of current contracts is 12% higher than last January.

### New Listings & Current Contracts



### Sale Price/ List Price & DOM



### Sale Price to List Price Ratio

In January, the average sale price in Sykesville was 98.7% 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 66, lower than the average last year, which was 75, a decrease of 12%.



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