

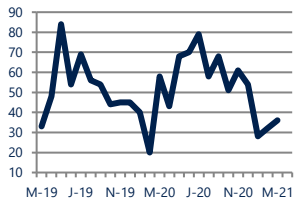


Focus On: Sykesville Housing Market

March 2021

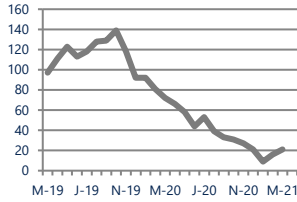
Zip Code(s): 21784

Units Sold
36



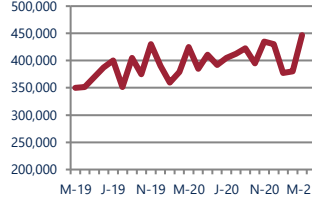
Down
Vs. Year Ago

Active Inventory
21



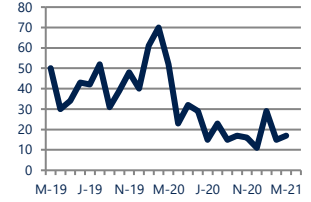
Down -71%
Vs. Year Ago

Median Sale Price
\$446,750



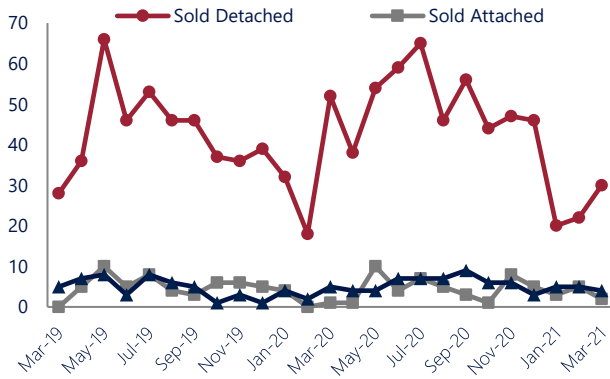
Up 5%
Vs. Year Ago

Days On Market
17



Down
Vs. Year Ago

Units Sold*



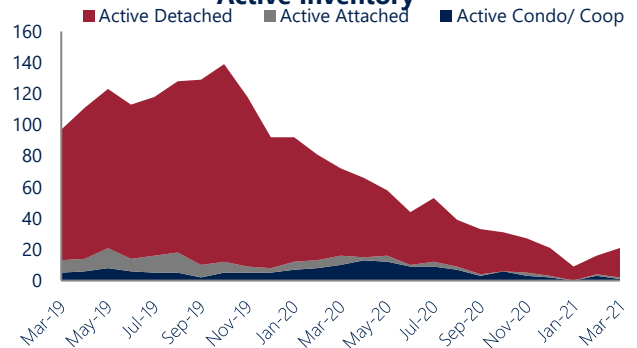
Units Sold

With relatively few transactions, there was an increase in total units sold in March, with 36 sold this month in Sykesville. This month's total units sold was lower than at this time last year, a decrease from March 2020.

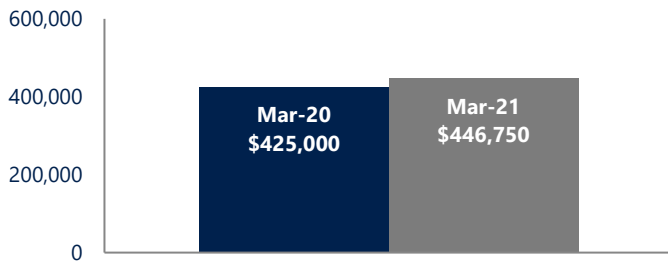
Active Inventory

Versus last year, the total number of homes available this month is lower by 51 units or 71%. The total number of active inventory this March was 21 compared to 72 in March 2020. This month's total of 21 is higher than the previous month's total supply of available inventory of 16, an increase of 31%.

Active Inventory*



Median Sale Price



Median Sale Price

Last March, the median sale price for Sykesville Homes was \$425,000. This March, the median sale price was \$446,750, an increase of 5% or \$21,750 compared to last year. The current median sold price is 18% higher than in February.

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.





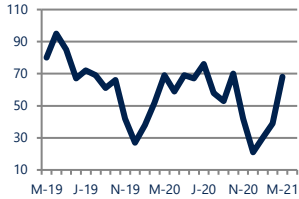
Focus On: Sykesville Housing Market

March 2021

Zip Code(s): 21784

New Listings

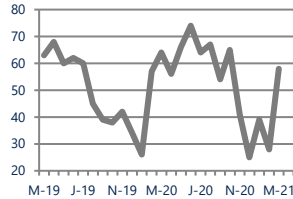
68



Down -1%
Vs. Year Ago

Current Contracts

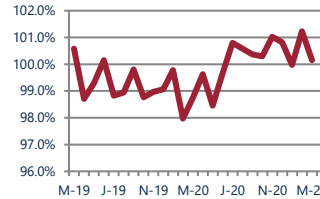
58



Down -9%
Vs. Year Ago

Sold Vs. List Price

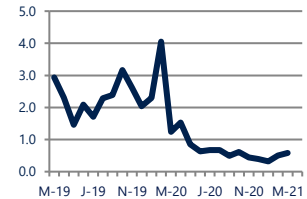
100.2%



Up 1.4%
Vs. Year Ago

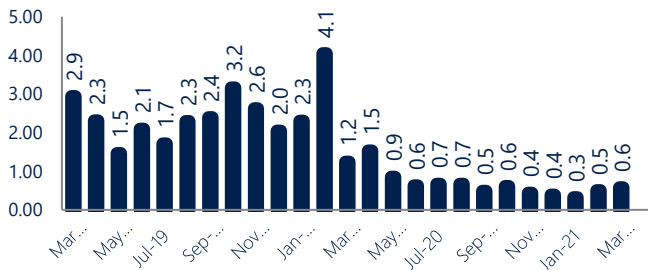
Months of Supply

0.6



Down -53%
Vs. Year Ago

Months Of Supply



Months of Supply

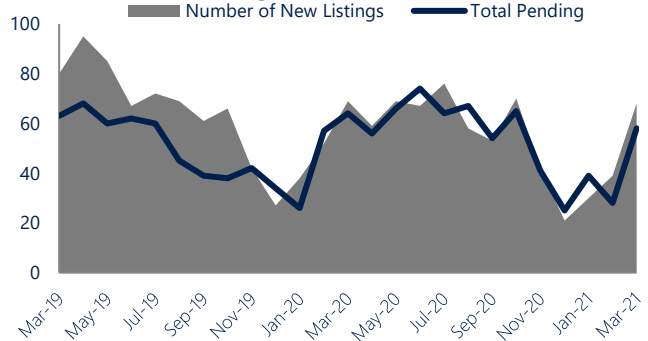
In March, there was 0.6 months of supply available in Sykesville, compared to 1.2 in March 2020. That is a decrease of 53% versus a year ago.

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.

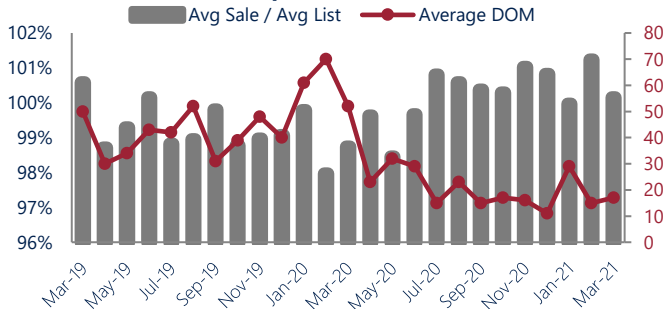
New Listings & Current Contracts

This month there were 68 homes newly listed for sale in Sykesville compared to 69 in March 2020, a decrease of 1%. There were 58 current contracts pending sale this March compared to 64 a year ago. The number of current contracts is 9% lower than last March.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In March, the average sale price in Sykesville was 100.2% of the average list price, which is 1.4% higher than at this time last year.

Days On Market

This month, the average number of days on market was 17, lower than the average last year, which was 52. This decrease was impacted by the limited number of sales.

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