



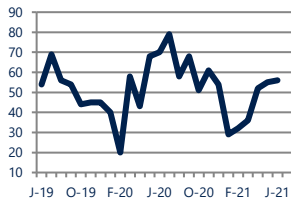
Focus On: Sykesville Housing Market

June 2021

Zip Code(s): 21784

Units Sold

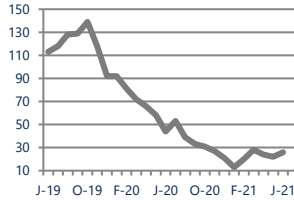
56



Down -20%
Vs. Year Ago

Active Inventory

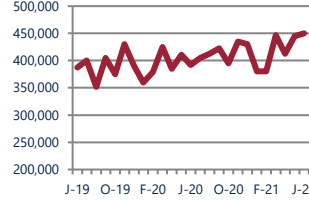
26



Down -41%
Vs. Year Ago

Median Sale Price

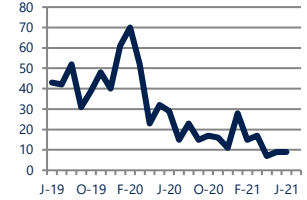
\$450,000



Up 15%
Vs. Year Ago

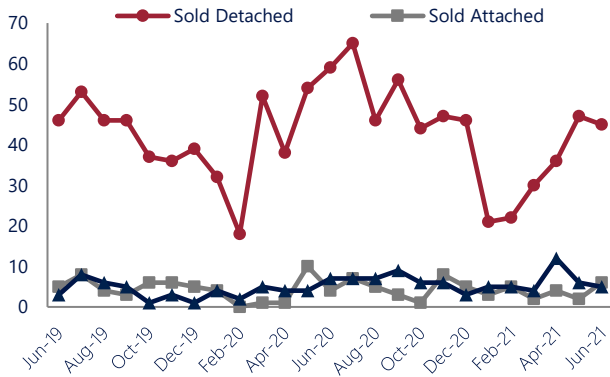
Days On Market

9



Down -69%
Vs. Year Ago

Units Sold*



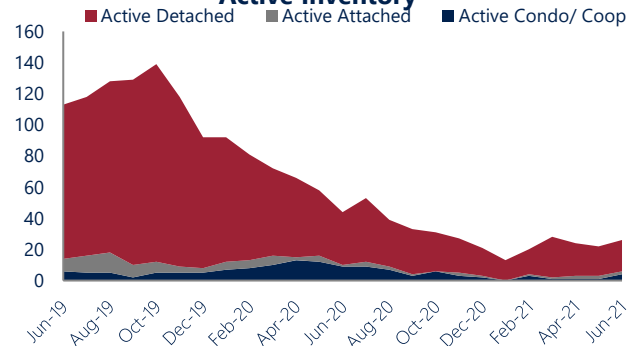
Units Sold

There was an increase in total units sold in June, with 56 sold this month in Sykesville versus 55 last month, an increase of 2%. This month's total units sold was lower than at this time last year, a decrease of 20% versus June 2020.

Active Inventory

Versus last year, the total number of homes available this month is lower by 18 units or 41%. The total number of active inventory this June was 26 compared to 44 in June 2020. This month's total of 26 is higher than the previous month's total supply of available inventory of 22, an increase of 18%.

Active Inventory*



Median Sale Price



Median Sale Price

Last June, the median sale price for Sykesville Homes was \$392,000. This June, the median sale price was \$450,000, an increase of 15% or \$58,000 compared to last year. The current median sold price is 1% higher than in May.

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.





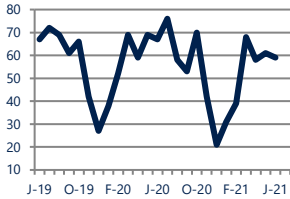
Focus On: Sykesville Housing Market

June 2021

Zip Code(s): 21784

New Listings

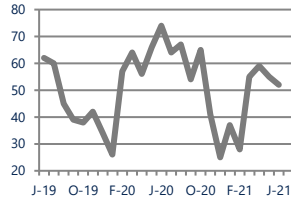
59



Down -12%
Vs. Year Ago

Current Contracts

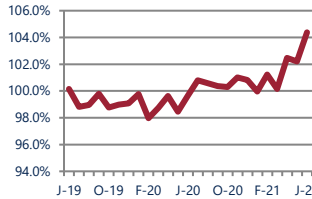
52



Down -30%
Vs. Year Ago

Sold Vs. List Price

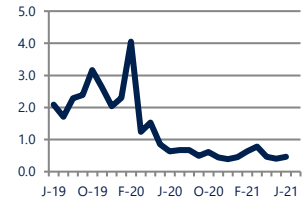
104.4%



Up 4.7%
Vs. Year Ago

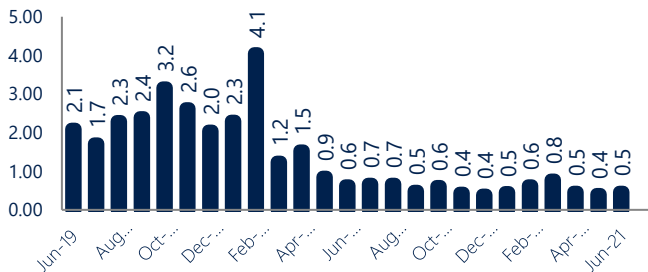
Months of Supply

0.5



Down -27%
Vs. Year Ago

Months Of Supply



Months of Supply

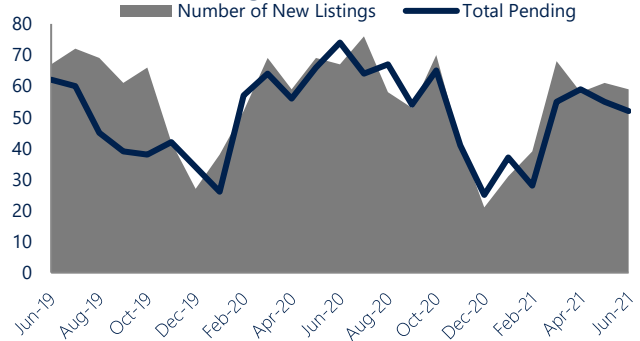
In June, there was 0.5 months of supply available in Sykesville, compared to 0.6 in June 2020. That is a decrease of 26% versus a year ago.

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.

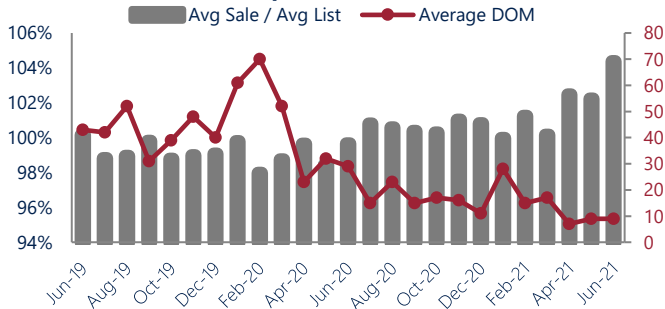
New Listings & Current Contracts

This month there were 59 homes newly listed for sale in Sykesville compared to 67 in June 2020, a decrease of 12%. There were 52 current contracts pending sale this June compared to 74 a year ago. The number of current contracts is 30% lower than last June.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In June, the average sale price in Sykesville was 104.4% of the average list price, which is 4.7% higher than at this time last year.

Days On Market

This month, the average number of days on market was 9, lower than the average last year, which was 29, a decrease of 69%.

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