



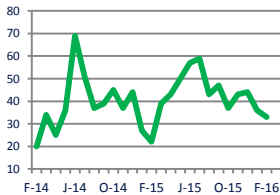
## Focus On: Sykesville Housing Market

February 2016

Zip Code(s): 21784

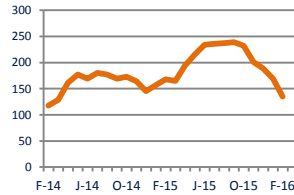
### Units Sold

33



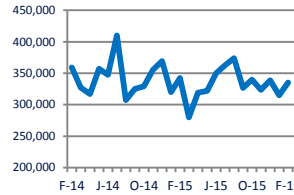
### Active Inventory

135



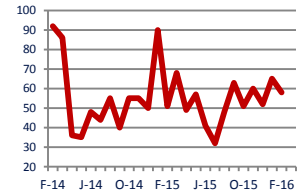
### Median Sale Price

\$335,000



### Days On Market

58

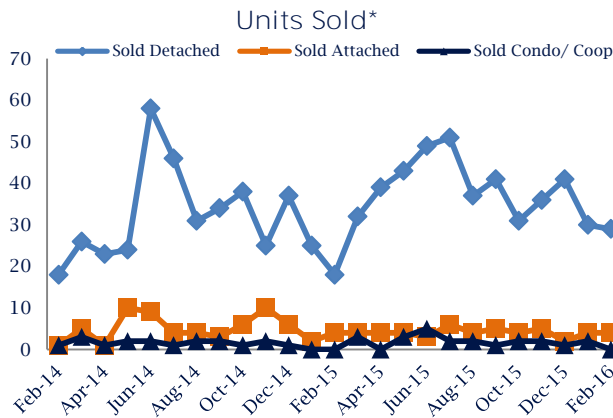


Up  
Vs. Year Ago

Down -20%  
Vs. Year Ago

Down -2%  
Vs. Year Ago

Up 14%  
Vs. Year Ago

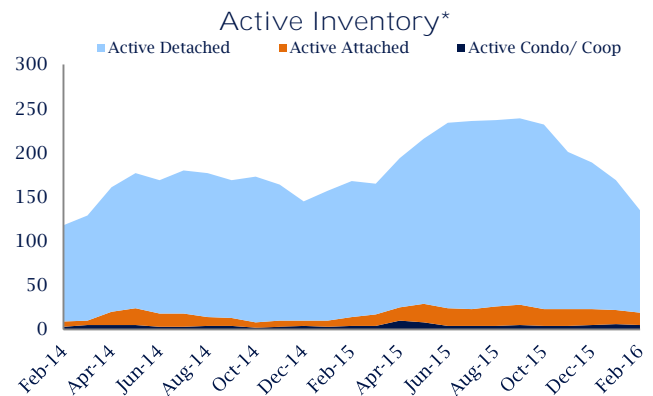


### Units Sold

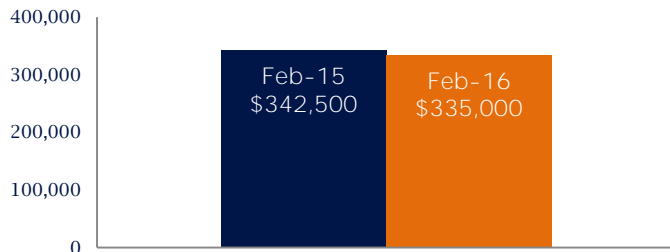
With relatively few transactions, there was a decrease in total units sold in February, with 33 sold this month in Sykesville. This month's total units sold was higher than at this time last year, an increase from February 2015.

### Active Inventory

Versus last year, the total number of homes available this month is lower by 33 units or 20%. The total number of active inventory this February was 135 compared to 168 in February 2015. This month's total of 135 is lower than the previous month's total supply of available inventory of 169, a decrease of 20%.



### Median Sale Price



### Median Sale Price

Last February, the median sale price for Sykesville Homes was \$342,500. This February, the median sale price was \$335,000, a decrease of 2% or \$7,500 compared to last year. The current median sold price is 6% higher than in January.

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.



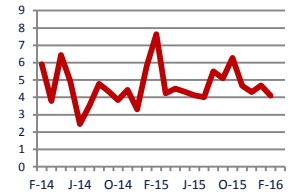
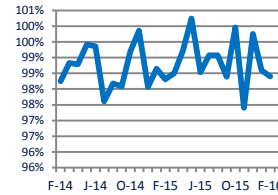
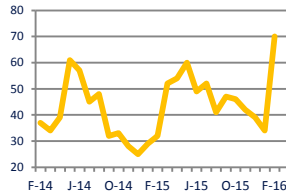
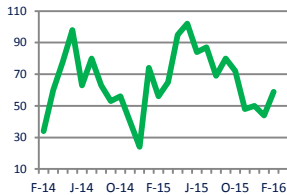


## Focus On: Sykesville Housing Market

February 2016

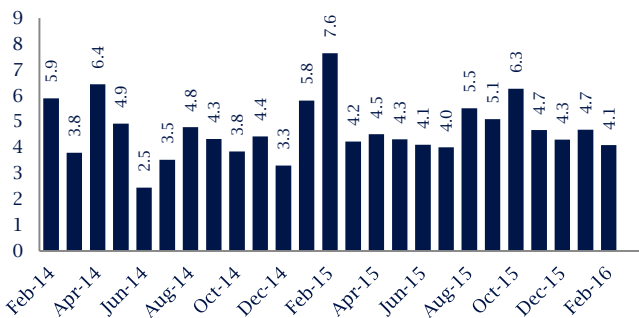
Zip Code(s): 21784

<b>New Listings</b> 59	<b>Current Contracts</b> 70	<b>Sold Vs. List Price</b> 98.4%	<b>Months of Supply</b> 4.1
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<b>Up 5%</b> Vs. Year Ago	<b>Up 119%</b> Vs. Year Ago	<b>No Change</b> Vs. Year Ago	<b>Down -46%</b> Vs. Year Ago
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Months Of Supply



### Months of Supply

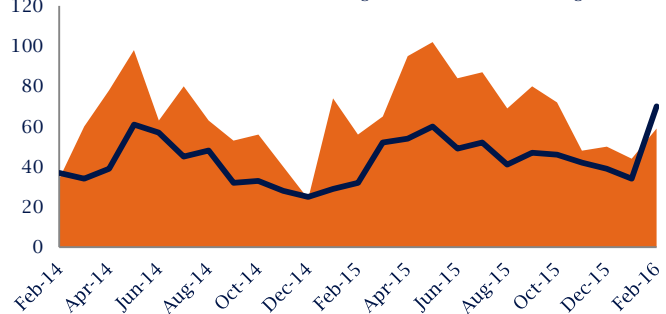
In February, there was 4.1 months of supply available in Sykesville, compared to 7.6 in February 2015. That is a decrease of 46% versus a year ago.

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.

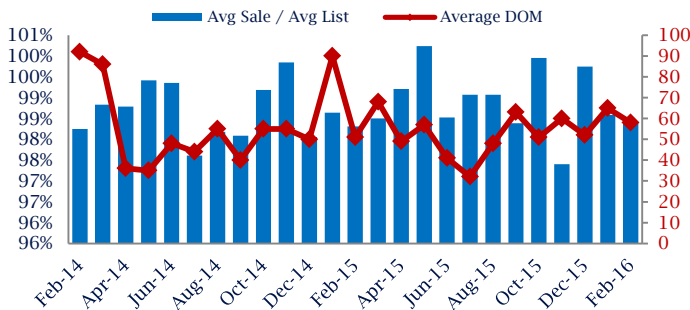
### New Listings & Current Contracts

This month there were 59 homes newly listed for sale in Sykesville compared to 56 in February 2015, an increase of 5%. There were 70 current contracts pending sale this February compared to 32 a year ago. The number of current contracts is 119% higher than last February.

New Listings & Current Contracts



Sale Price/ List Price & DOM



### Sale Price to List Price Ratio

In February, the average sale price in Sykesville was 98.4% 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 58, higher than the average last year, which was 51, an increase of 14%.

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