

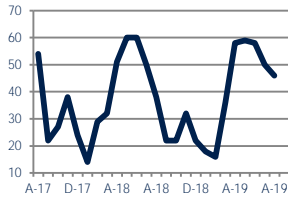
Focus On: Clifton and Fairfax Station Housing Market

August 2019

Zip Code(s): 20124 and 22039

Units Sold

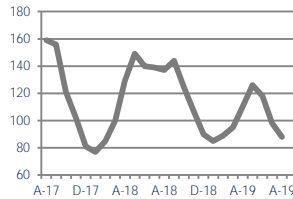
46



Up 21%
Vs. Year Ago

Active Inventory

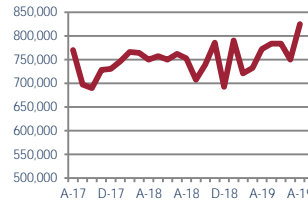
88



Down -36%
Vs. Year Ago

Median Sale Price

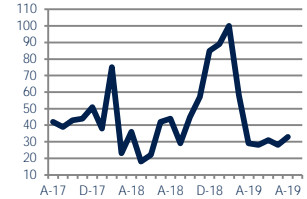
\$825,000



Up 10%
Vs. Year Ago

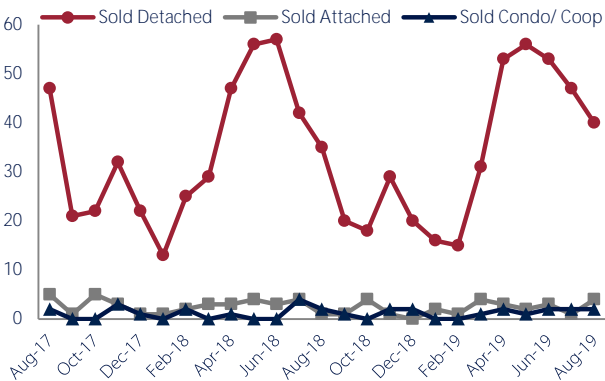
Days On Market

33



Down -25%
Vs. Year Ago

Units Sold*



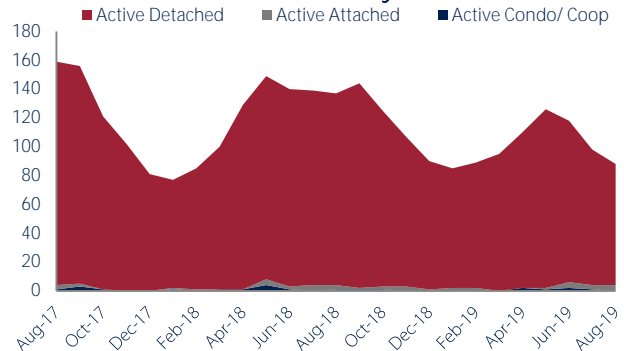
Units Sold

There was a decrease in total units sold in August, with 46 sold this month in Clifton and Fairfax Station versus 50 last month, a decrease of 8%. This month's total units sold was higher than at this time last year, an increase of 21% versus August 2018.

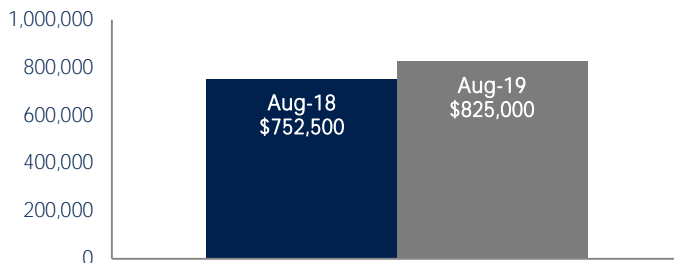
Active Inventory

Versus last year, the total number of homes available this month is lower by 49 units or 36%. The total number of active inventory this August was 88 compared to 137 in August 2018. This month's total of 88 is lower than the previous month's total supply of available inventory of 98, a decrease of 10%.

Active Inventory*



Median Sale Price



Median Sale Price

Last August, the median sale price for Clifton and Fairfax Station Homes was \$752,500. This August, the median sale price was \$825,000, an increase of 10% or \$72,500 compared to last year. The current median sold price is 10% higher than in July.

Median sale price is the middle sale price in a given month. The same number of properties are above & below the median.

Clifton and Fairfax Station are defined as properties listed in zip code/s 20124 and 22039.

*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.



CHRISTIE'S
INTERNATIONAL REAL ESTATE





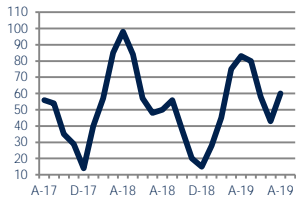
Focus On: Clifton and Fairfax Station Housing Market

August 2019

Zip Code(s): 20124 and 22039

New Listings

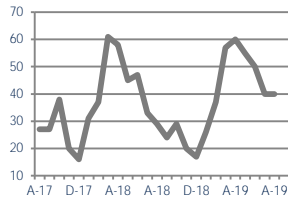
60



Up 20%
Vs. Year Ago

Current Contracts

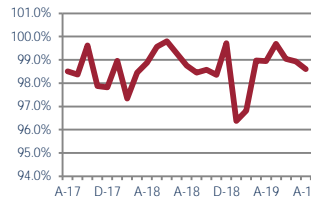
40



Up 38%
Vs. Year Ago

Sold Vs. List Price

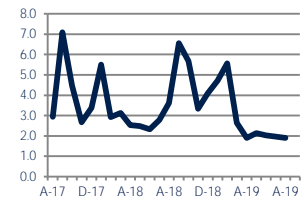
98.6%



No Change
Vs. Year Ago

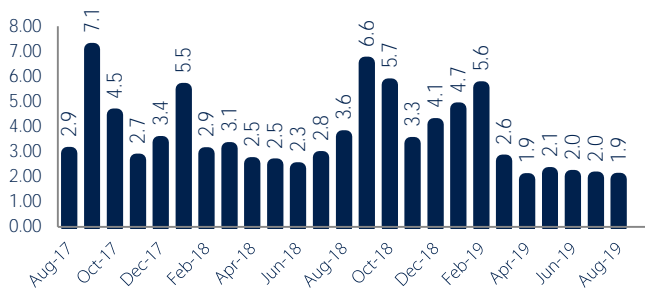
Months of Supply

1.9



Down -47%
Vs. Year Ago

Months Of Supply



Months of Supply

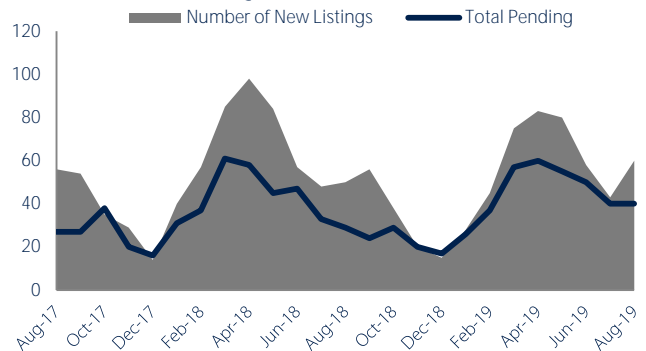
In August, there was 1.9 months of supply available in Clifton and Fairfax Station, compared to 3.6 in August 2018. That is a decrease of 47% versus a year ago.

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.

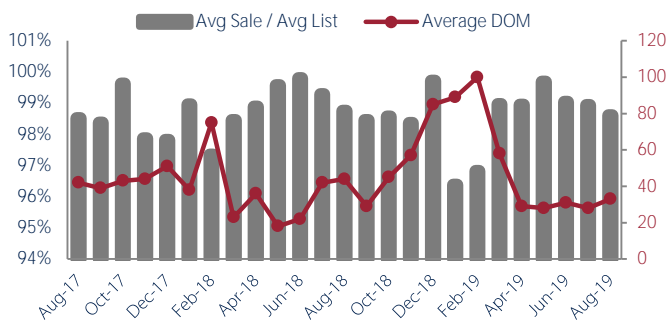
New Listings & Current Contracts

This month there were 60 homes newly listed for sale in Clifton and Fairfax Station compared to 50 in August 2018, an increase of 20%. There were 40 current contracts pending sale this August compared to 29 a year ago. The number of current contracts remained stable as compared to last August.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In August, the average sale price in Clifton and Fairfax Station was 98.6% 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 33, lower than the average last year, which was 44, a decrease of 25%.



Clifton and Fairfax Station are defined as properties listed in zip code/s 20124 and 22039.

*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.

