

THE LONG & FOSTER MARKET MINUTE™

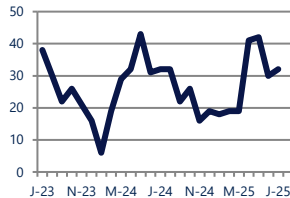
FOCUS ON: **CLIFTON AND FAIRFAX STATION HOUSING MARKET**

JULY 2025

Zip Code(s): 20124 and 22039

Units Sold

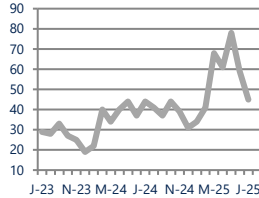
32



No Change
Vs. Year Ago

Active Inventory

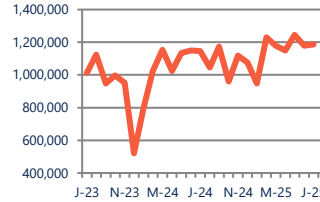
45



Up 2%
Vs. Year Ago

Median Sale Price

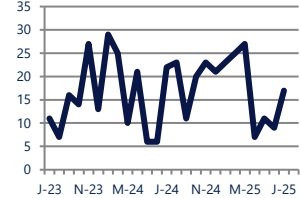
\$1,187,500



Up 4%
Vs. Year Ago

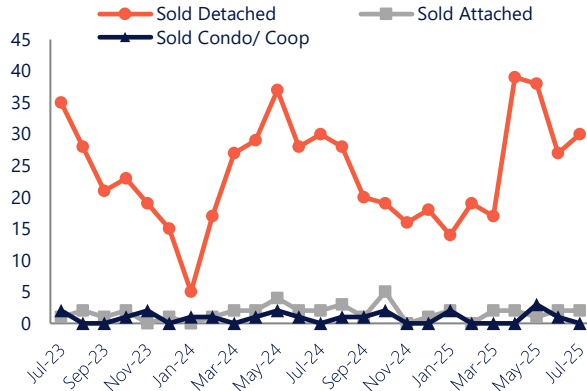
Days On Market

17



Down -23%
Vs. Year Ago

Units Sold*



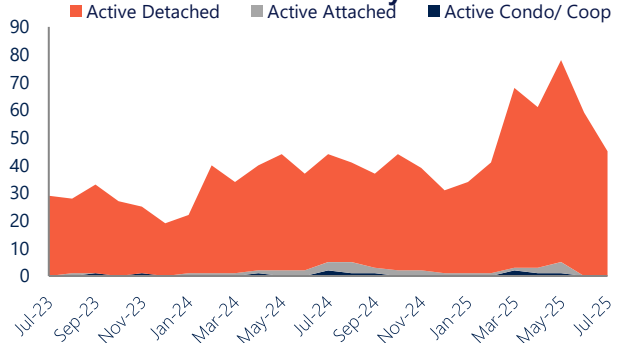
Units Sold

There was an increase in total units sold in July, with 32 sold this month in Clifton and Fairfax Station, an increase of 7%. This month's total units sold is similar compared to a year ago.

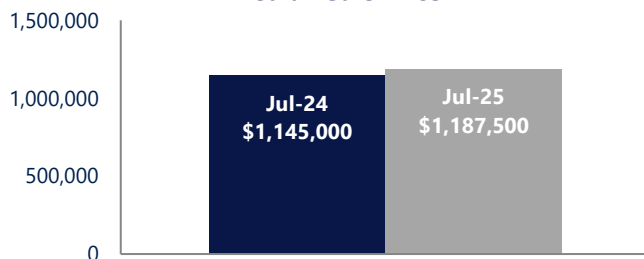
Active Inventory

Versus last year, the total number of homes available this month is higher by 1 units or 2%. The total number of active inventory this July was 45 compared to 44 in July 2024. This month's total of 45 is lower than the previous month's total supply of available inventory of 59, a decrease of 24%.

Active Inventory*



Median Sale Price



Median Sale Price

Last July, the median sale price for Clifton and Fairfax Station Homes was \$1,145,000. This July, the median sale price was \$1,187,500, an increase of 4% or \$42,500 compared to last year. The current median sold price is 1% higher than in June.

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.

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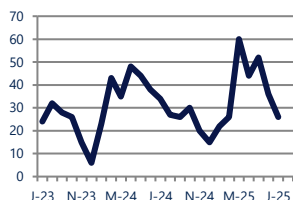
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JULY 2025

Zip Code(s): 20124 and 22039

New Listings

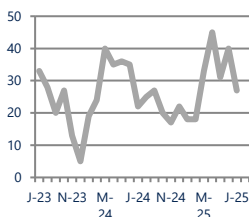
26



Down -24%
Vs. Year Ago

Current Contracts

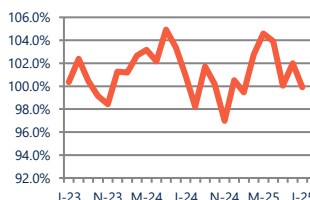
27



Up 23%
Vs. Year Ago

Sold Vs. List Price

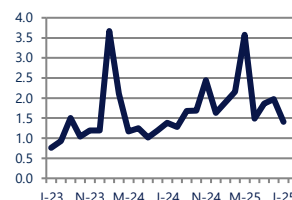
99.9%



Down -1%
Vs. Year Ago

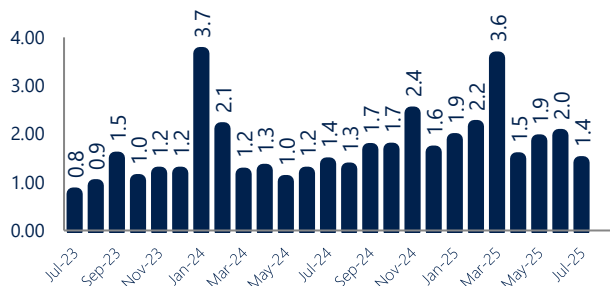
Months of Supply

1.4



No Change
Vs. Year Ago

Months Of Supply



Months of Supply

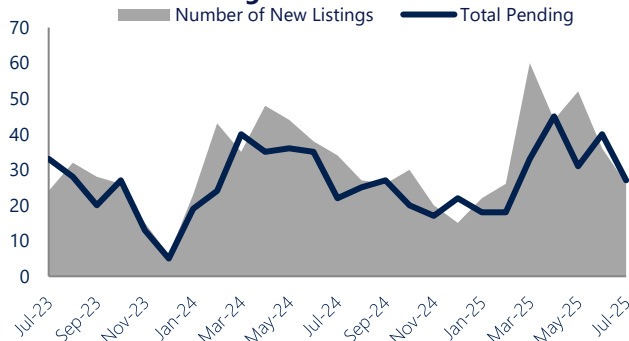
In July, there was 1.4 months of supply available in Clifton and Fairfax Station. The amount of supply is similar compared to a year ago.

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.

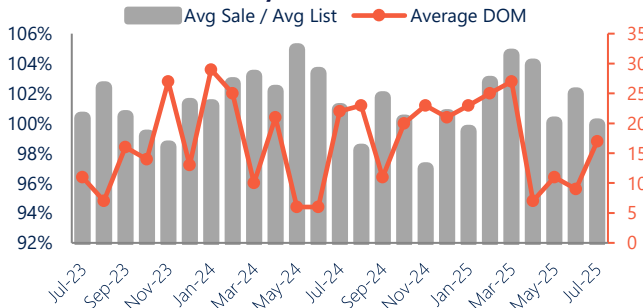
New Listings & Current Contracts

This month there were 26 homes newly listed for sale in Clifton and Fairfax Station compared to 34 in July 2024, a decrease of 24%. There were 27 current contracts pending sale this July compared to 22 a year ago. The number of current contracts is 23% higher than last July.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In July, the average sale price in Clifton and Fairfax Station was 99.9% of the average list price, which is 1.0% lower 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 22, a decrease of 23%.

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