

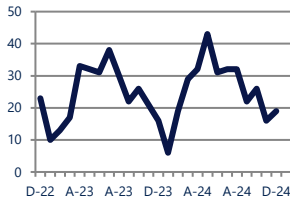
# THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **CLIFTON AND FAIRFAX STATION HOUSING MARKET** DECEMBER 2024

Zip Code(s): 20124 and 22039

## Units Sold

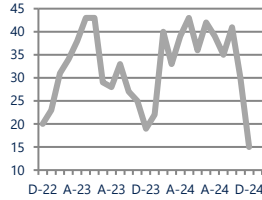
19



**Up 19%**  
Vs. Year Ago

## Active Inventory

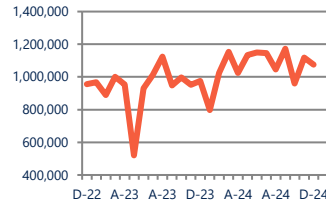
15



**Down -21%**  
Vs. Year Ago

## Median Sale Price

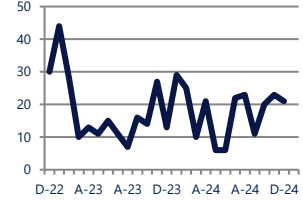
\$1,075,000



**Up 10%**  
Vs. Year Ago

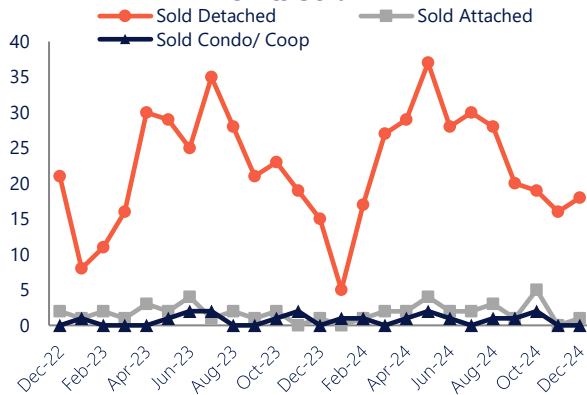
## Days On Market

21



**Up**  
Vs. Year Ago

## Units Sold\*



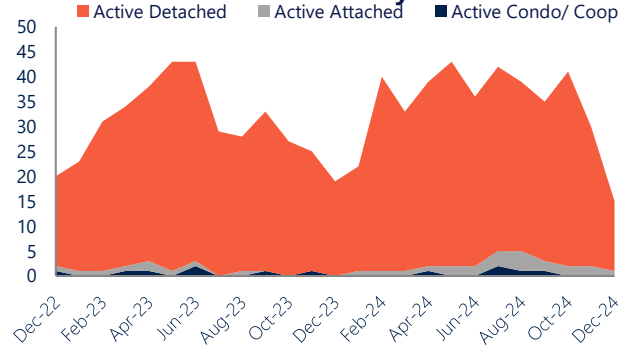
## Units Sold

There was an increase in total units sold in December, with 19 sold this month in Clifton and Fairfax Station versus 16 last month, an increase of 19%. This month's total units sold was higher than at this time last year, an increase of 19% versus December 2023.

## Active Inventory

Versus last year, the total number of homes available this month is lower by 4 units or 21%. The total number of active inventory this December was 15 compared to 19 in December 2023. This month's total of 15 is lower than the previous month's total supply of available inventory of 30, a decrease of 50%.

## Active Inventory\*



## Median Sale Price



## Median Sale Price

Last December, the median sale price for Clifton and Fairfax Station Homes was \$975,000. This December, the median sale price was \$1,075,000, an increase of 10% or \$100,000 compared to last year. The current median sold price is 4% lower than in November.

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.

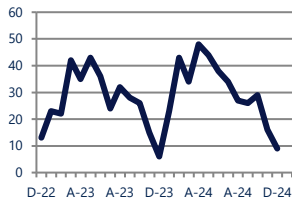
# THE LONG & FOSTER MARKET MINUTE™

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Zip Code(s): 20124 and 22039

## New Listings

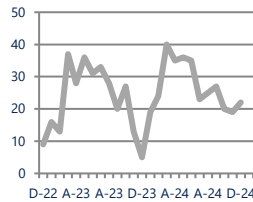
9



**Up 50%**  
Vs. Year Ago

## Current Contracts

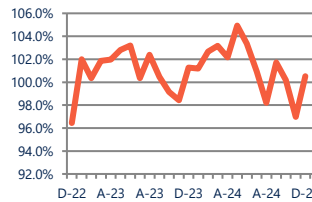
22



**Up 340%**  
Vs. Year Ago

## Sold Vs. List Price

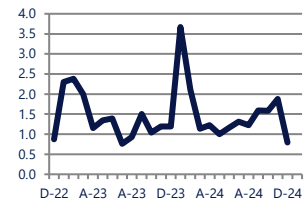
100.5%



**Down -0.7%**  
Vs. Year Ago

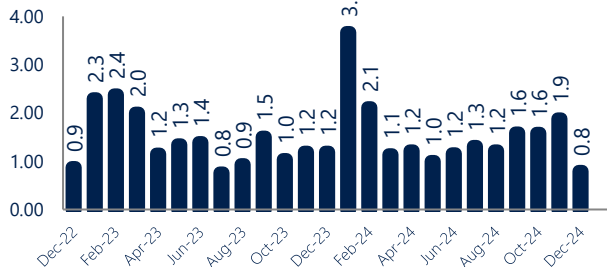
## Months of Supply

0.8



**Down -34%**  
Vs. Year Ago

## Months Of Supply



## Months of Supply

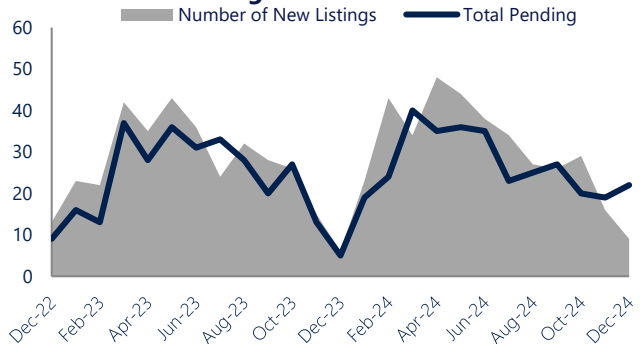
In December, there was 0.8 months of supply available in Clifton and Fairfax Station, compared to 1.2 in December 2023. That is a decrease of 34% versus a year ago.

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.

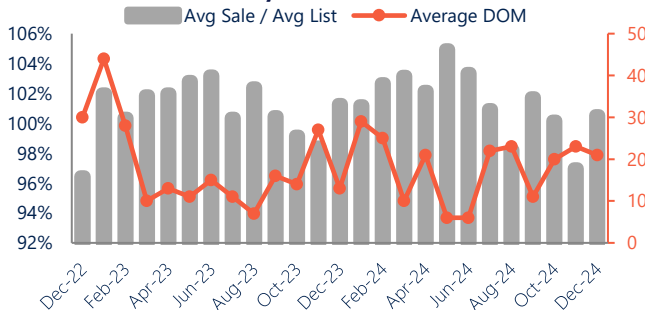
## New Listings & Current Contracts

This month there were 9 homes newly listed for sale in Clifton and Fairfax Station compared to 6 in December 2023, an increase of 50%. There were 22 current contracts pending sale this December compared to 5 a year ago. The number of current contracts is 340% higher than last December.

## New Listings & Current Contracts



## Sale Price/ List Price & DOM



## Sale Price to List Price Ratio

In December, the average sale price in Clifton and Fairfax Station was 100.5% of the average list price, which is 0.7% lower than at this time last year.

## Days On Market

This month, the average number of days on market was 21, higher than the average last year, which was 13. This increase was impacted by the limited number of sales.

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