

THE LONG & FOSTER MARKET MINUTE™

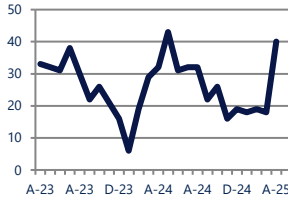
FOCUS ON: **CLIFTON AND FAIRFAX STATION HOUSING MARKET**

APRIL 2025

Zip Code(s): 20124 and 22039

Units Sold

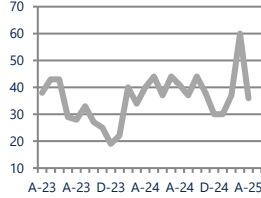
40



Up 25%
Vs. Year Ago

Active Inventory

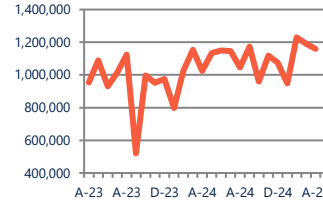
36



Down -10%
Vs. Year Ago

Median Sale Price

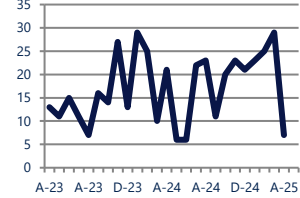
\$1,160,000



Up 13%
Vs. Year Ago

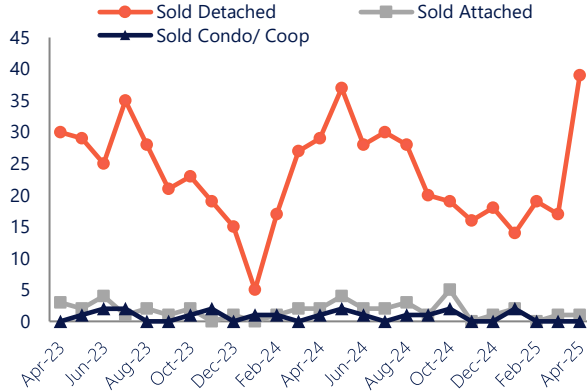
Days On Market

7



Down -67%
Vs. Year Ago

Units Sold*



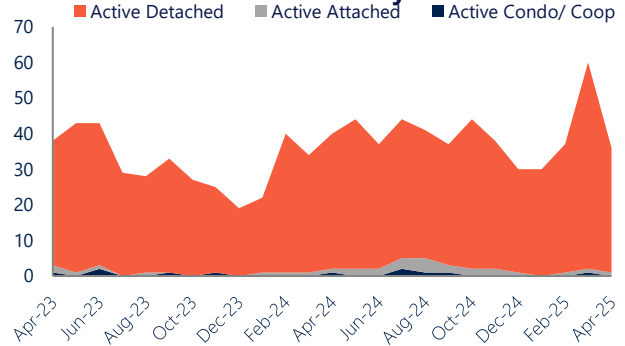
Units Sold

There was an increase in total units sold in April, with 40 sold this month in Clifton and Fairfax Station. This month's total units sold was higher than at this time last year.

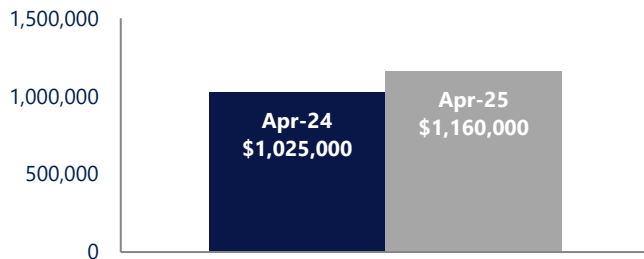
Active Inventory

Versus last year, the total number of homes available this month is lower by 4 units or 10%. The total number of active inventory this April was 36 compared to 40 in April 2024. This month's total of 36 is lower than the previous month's total supply of available inventory of 60, a decrease of 40%.

Active Inventory*



Median Sale Price



Median Sale Price

Last April, the median sale price for Clifton and Fairfax Station Homes was \$1,025,000. This April, the median sale price was \$1,160,000, an increase of 13% or \$135,000 compared to last year. The current median sold price is 3% lower than in March.

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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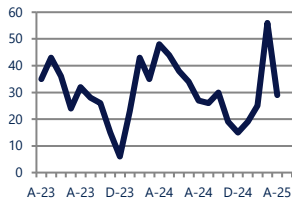
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APRIL 2025

Zip Code(s): 20124 and 22039

New Listings

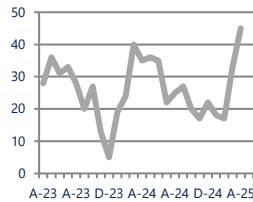
29



Down -40%
Vs. Year Ago

Current Contracts

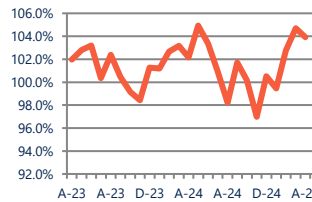
45



Up 29%
Vs. Year Ago

Sold Vs. List Price

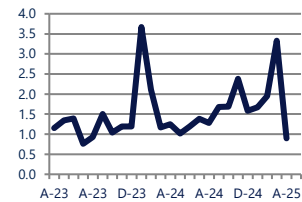
103.9%



Up 1.7%
Vs. Year Ago

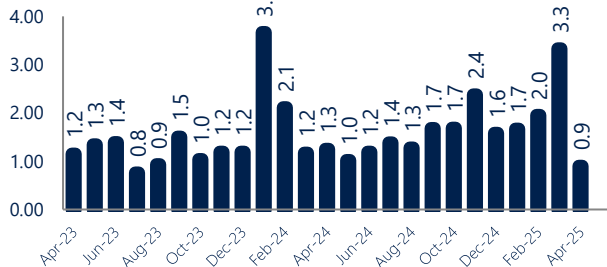
Months of Supply

0.9



Down -28%
Vs. Year Ago

Months Of Supply



Months of Supply

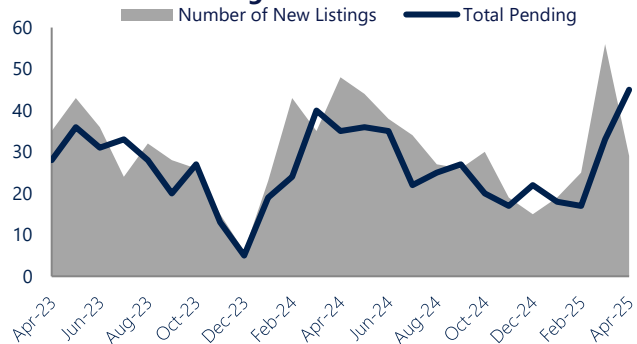
In April, there was 0.9 months of supply available in Clifton and Fairfax Station, compared to 1.3 in April 2024. That is a decrease of 28% versus a year ago.

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.

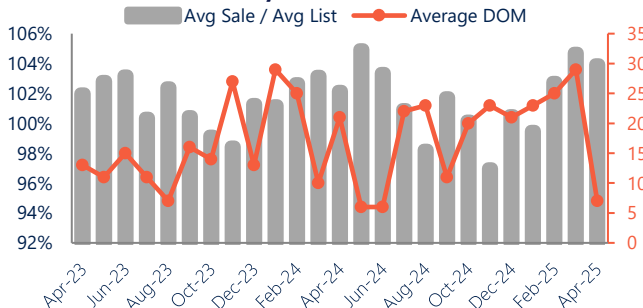
New Listings & Current Contracts

This month there were 29 homes newly listed for sale in Clifton and Fairfax Station compared to 48 in April 2024, a decrease of 40%. There were 45 current contracts pending sale this April compared to 35 a year ago. The number of current contracts is 29% higher than last April.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In April, the average sale price in Clifton and Fairfax Station was 103.9% of the average list price, which is 1.8% higher than at this time last year.

Days On Market

This month, the average number of days on market was 7, lower than the average last year, which was 21, a decrease of 67%.

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