

THE LONG & FOSTER MARKET MINUTE™

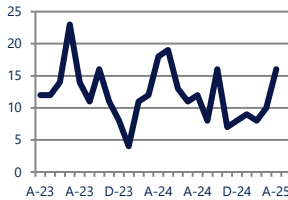
FOCUS ON: **CLIFTON HOUSING MARKET**

APRIL 2025

Zip Code(s): 20124

Units Sold

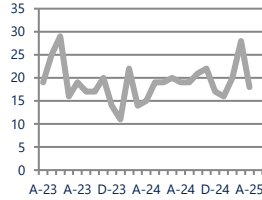
16



Down
Vs. Year Ago

Active Inventory

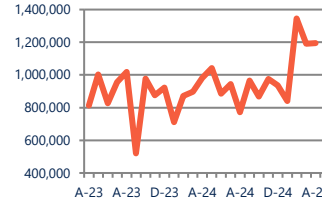
18



Up 20%
Vs. Year Ago

Median Sale Price

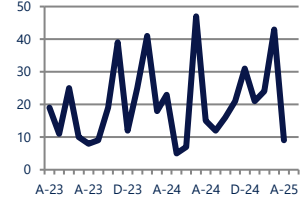
\$1,195,000



Up 22%
Vs. Year Ago

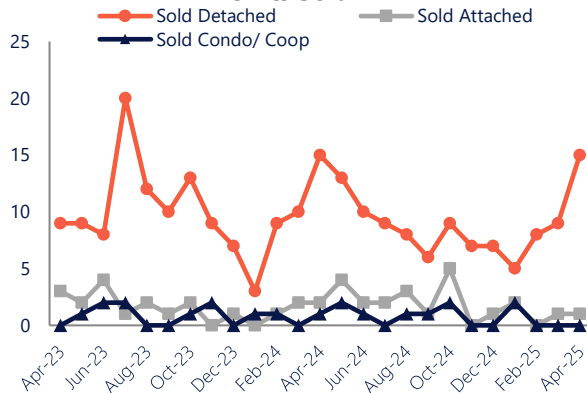
Days On Market

9



Down
Vs. Year Ago

Units Sold*



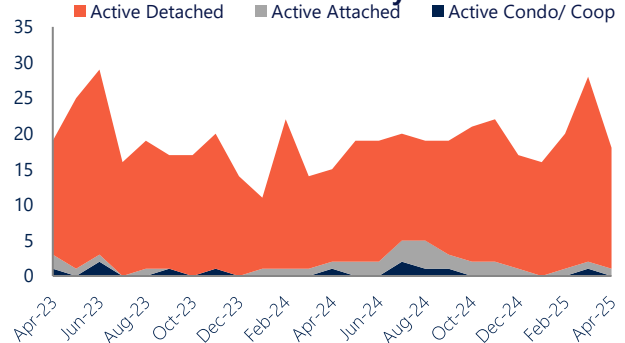
Units Sold

With relatively few transactions, there was an increase in total units sold in April, with 16 sold this month in Clifton. This month's total units sold was lower than at this time last year, a decrease from April 2024.

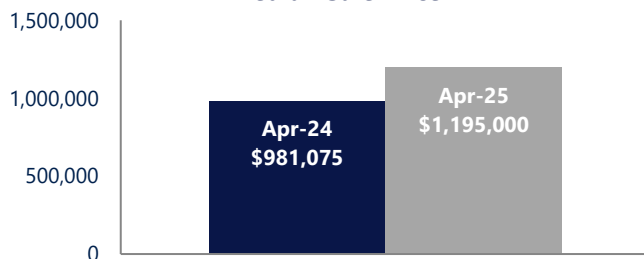
Active Inventory

Versus last year, the total number of homes available this month is higher by 3 units or 20%. The total number of active inventory this April was 18 compared to 15 in April 2024. This month's total of 18 is lower than the previous month's total supply of available inventory of 28, a decrease of 36%.

Active Inventory*



Median Sale Price



Median Sale Price

Last April, the median sale price for Clifton Homes was \$981,075. This April, the median sale price was \$1,195,000, an increase of 22% or \$213,925 compared to last year. The current median sold price is approximately the same as the median price 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 are defined as properties listed in zip code/s 20124.

*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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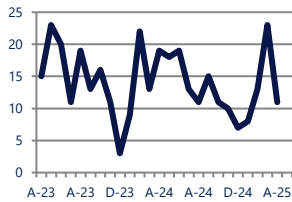
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APRIL 2025

Zip Code(s): 20124

New Listings

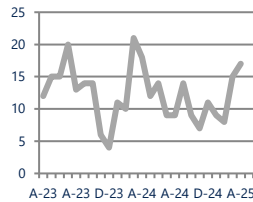
11



Down -42%
Vs. Year Ago

Current Contracts

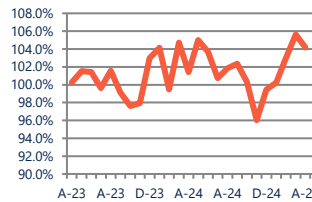
17



Down -6%
Vs. Year Ago

Sold Vs. List Price

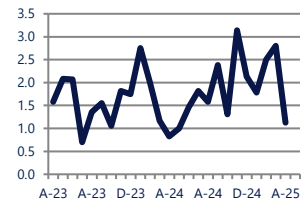
104.2%



Up 2.7%
Vs. Year Ago

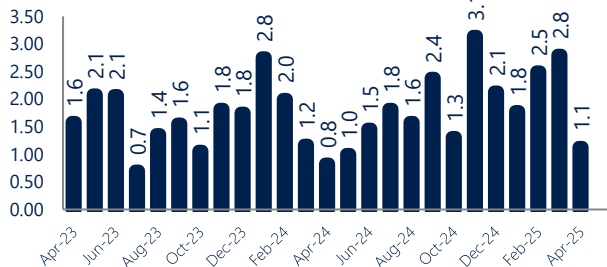
Months of Supply

1.1



Up 36%
Vs. Year Ago

Months Of Supply



Months of Supply

In April, there was 1.1 months of supply available in Clifton, compared to 0.8 in April 2024. That is an increase of 35% versus a year ago.

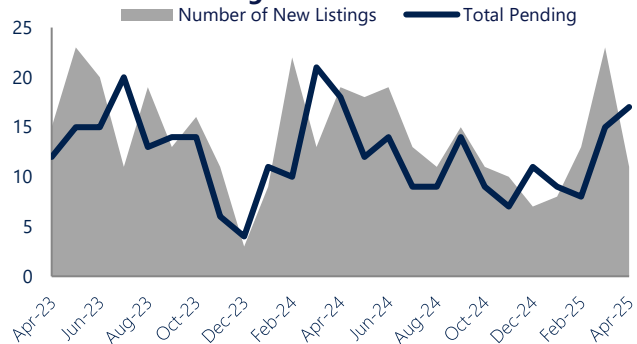
Months of supply is calculated by dividing current inventory by current sales. It indicates how many months would be needed to sell all of the inventory available at the current rate of demand.

New Listings & Current Contracts

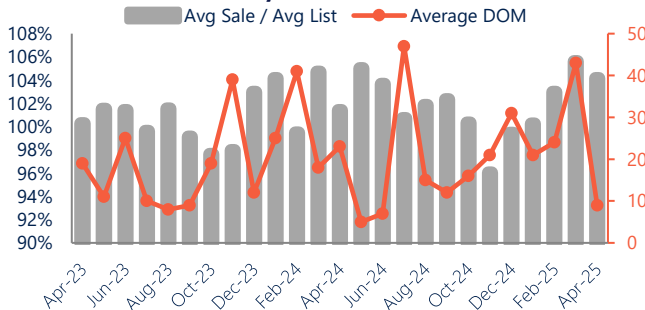
This month there were 11 homes newly listed for sale in Clifton compared to 19 in April 2024, a decrease of 42%.

There were 17 current contracts pending sale this April compared to 18 a year ago. The number of current contracts is 6% lower 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 was 104.2% of the average list price, which is 2.8% higher than at this time last year.

Days On Market

This month, the average number of days on market was 9, lower than the average last year, which was 23. This decrease was impacted by the limited number of sales.

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