



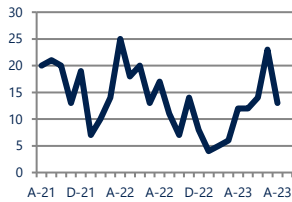
Focus On: Clifton Housing Market

August 2023

Zip Code(s): 20124

Units Sold

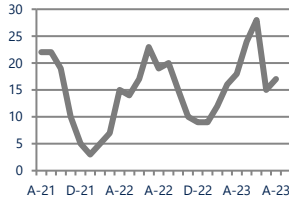
13



Down
Vs. Year Ago

Active Inventory

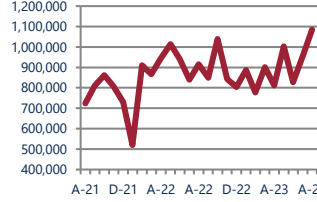
17



Down -11%
Vs. Year Ago

Median Sale Price

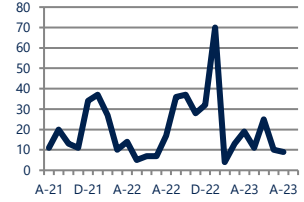
\$1,085,000



Up 19%
Vs. Year Ago

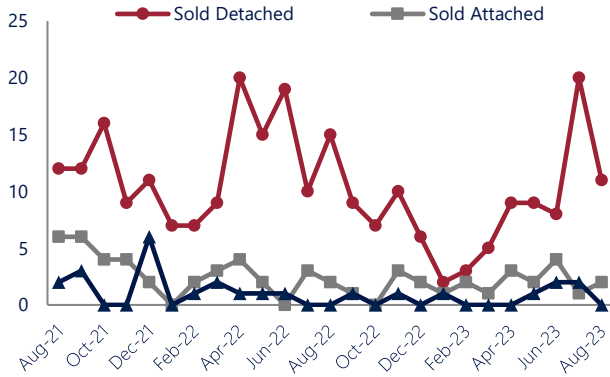
Days On Market

9



Down -47%
Vs. Year Ago

Units Sold*



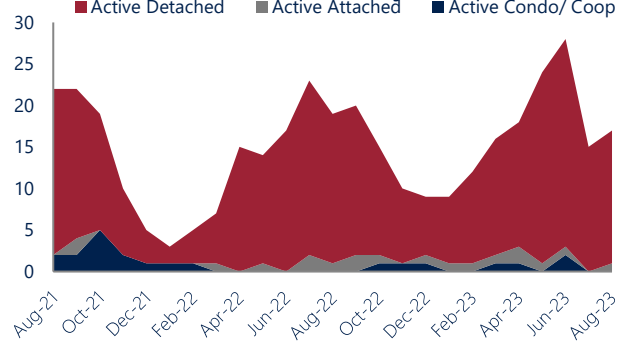
Units Sold

With relatively few transactions, there was a decrease in total units sold in August, with 13 sold this month in Clifton. This month's total units sold was lower than at this time last year, a decrease from August 2022.

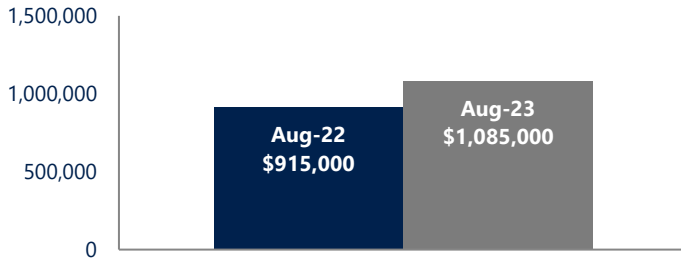
Active Inventory

Versus last year, the total number of homes available this month is lower by 2 units or 11%. The total number of active inventory this August was 17 compared to 19 in August 2022. This month's total of 17 is higher than the previous month's total supply of available inventory of 15, an increase of 13%.

Active Inventory*



Median Sale Price



Median Sale Price

Last August, the median sale price for Clifton Homes was \$915,000. This August, the median sale price was \$1,085,000, an increase of 19% or \$170,000 compared to last year. The current median sold price is 14% 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 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.





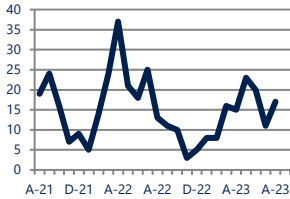
Focus On: Clifton Housing Market

August 2023

Zip Code(s): 20124

New Listings

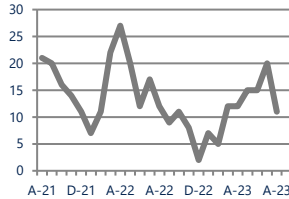
17



Up 31%
Vs. Year Ago

Current Contracts

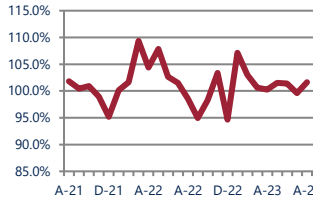
11



Down -8%
Vs. Year Ago

Sold Vs. List Price

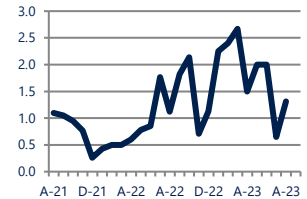
101.6%



Up 3.1%
Vs. Year Ago

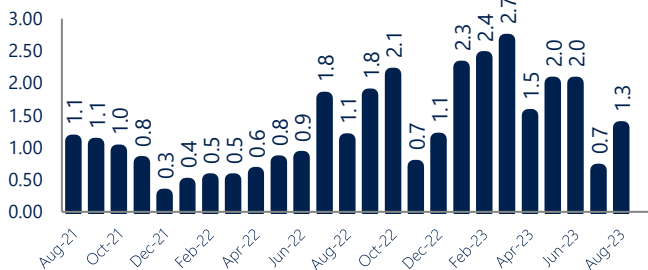
Months of Supply

1.3



Up 17%
Vs. Year Ago

Months of Supply



Months of Supply

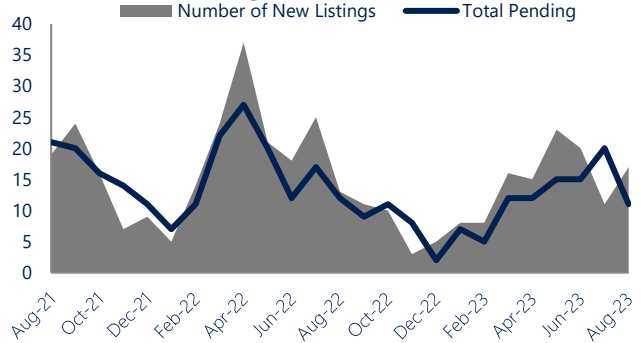
In August, there was 1.3 months of supply available in Clifton, compared to 1.1 in August 2022. That is an increase of 17% versus a year ago.

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.

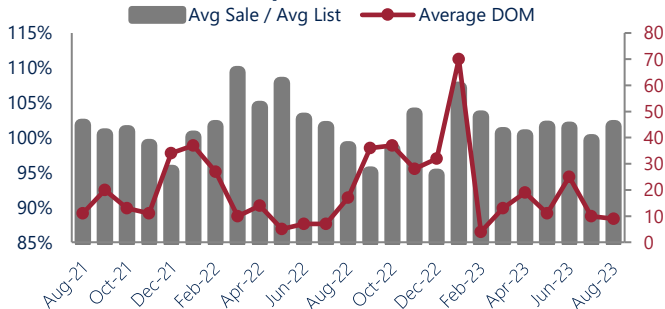
New Listings & Current Contracts

This month there were 17 homes newly listed for sale in Clifton compared to 13 in August 2022, an increase of 31%. There were 11 current contracts pending sale this August compared to 12 a year ago. The number of current contracts is 8% lower than 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 was 101.6% of the average list price, which is 3.0% 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 17, a decrease of 47%.



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