

Local Market Update for April 2019

Provided by New Jersey REALTORS®



Camden County

Camden County

Single Family

| Key Metrics | April | | | Year to Date | | |
|---------------------------------|-----------|-----------|----------------|--------------|-------------|----------------|
| | 2018 | 2019 | Percent Change | Thru 4-2018 | Thru 4-2019 | Percent Change |
| New Listings | 976 | 889 | - 8.9% | 3,204 | 3,032 | - 5.4% |
| Closed Sales | 528 | 474 | - 10.2% | 1,714 | 1,713 | - 0.1% |
| Days on Market Until Sale | 60 | 66 | + 10.0% | 65 | 77 | + 18.5% |
| Median Sales Price* | \$170,000 | \$193,000 | + 13.5% | \$160,100 | \$178,000 | + 11.2% |
| Percent of List Price Received* | 98.0% | 98.1% | + 0.1% | 97.7% | 97.3% | - 0.4% |
| Inventory of Homes for Sale | 2,378 | 2,015 | - 15.3% | -- | -- | -- |
| Months Supply of Inventory | 4.7 | 3.9 | - 17.0% | -- | -- | -- |

Townhouse-Condo

| Key Metrics | April | | | Year to Date | | |
|---------------------------------|----------|-----------|----------------|--------------|-------------|----------------|
| | 2018 | 2019 | Percent Change | Thru 4-2018 | Thru 4-2019 | Percent Change |
| New Listings | 189 | 170 | - 10.1% | 684 | 638 | - 6.7% |
| Closed Sales | 130 | 123 | - 5.4% | 393 | 378 | - 3.8% |
| Days on Market Until Sale | 71 | 73 | + 2.8% | 68 | 76 | + 11.8% |
| Median Sales Price* | \$79,500 | \$110,000 | + 38.4% | \$81,000 | \$114,500 | + 41.4% |
| Percent of List Price Received* | 96.5% | 97.3% | + 0.8% | 96.2% | 96.1% | - 0.1% |
| Inventory of Homes for Sale | 545 | 362 | - 33.6% | -- | -- | -- |
| Months Supply of Inventory | 4.6 | 3.3 | - 28.3% | -- | -- | -- |

Adult Community

| Key Metrics | April | | | Year to Date | | |
|---------------------------------|-----------|-----------|----------------|--------------|-------------|----------------|
| | 2018 | 2019 | Percent Change | Thru 4-2018 | Thru 4-2019 | Percent Change |
| New Listings | 12 | 23 | + 91.7% | 49 | 73 | + 49.0% |
| Closed Sales | 10 | 12 | + 20.0% | 35 | 45 | + 28.6% |
| Days on Market Until Sale | 81 | 48 | - 40.7% | 72 | 45 | - 37.5% |
| Median Sales Price* | \$285,000 | \$312,162 | + 9.5% | \$275,000 | \$313,989 | + 14.2% |
| Percent of List Price Received* | 112.0% | 102.1% | - 8.8% | 106.7% | 102.4% | - 4.0% |
| Inventory of Homes for Sale | 37 | 57 | + 54.1% | -- | -- | -- |
| Months Supply of Inventory | 3.6 | 5.1 | + 41.7% | -- | -- | -- |

* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Historical Median Sales Price by Property Type By Month

