

Local Market Update for April 2020

Provided by New Jersey REALTORS®



Camden County

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Single Family

Key Metrics	April			Year to Date		
	2019	2020	Percent Change	Thru 4-2019	Thru 4-2020	Percent Change
New Listings	889	411	- 53.8%	3,031	2,315	- 23.6%
Closed Sales	505	415	- 17.8%	1,765	1,667	- 5.6%
Days on Market Until Sale	63	49	- 22.2%	73	59	- 19.2%
Median Sales Price*	\$190,500	\$223,000	+ 17.1%	\$177,750	\$198,950	+ 11.9%
Percent of List Price Received*	97.9%	98.8%	+ 0.9%	97.3%	98.2%	+ 0.9%
Inventory of Homes for Sale	2,310	1,162	- 49.7%	--	--	--
Months Supply of Inventory	4.5	2.3	- 48.9%	--	--	--

Townhouse-Condo

Key Metrics	April			Year to Date		
	2019	2020	Percent Change	Thru 4-2019	Thru 4-2020	Percent Change
New Listings	170	98	- 42.4%	640	508	- 20.6%
Closed Sales	129	77	- 40.3%	387	335	- 13.4%
Days on Market Until Sale	69	47	- 31.9%	73	56	- 23.3%
Median Sales Price*	\$110,000	\$128,450	+ 16.8%	\$113,000	\$116,139	+ 2.8%
Percent of List Price Received*	97.3%	97.0%	- 0.3%	96.2%	97.1%	+ 0.9%
Inventory of Homes for Sale	454	284	- 37.4%	--	--	--
Months Supply of Inventory	4.1	2.7	- 34.1%	--	--	--

Adult Community

Key Metrics	April			Year to Date		
	2019	2020	Percent Change	Thru 4-2019	Thru 4-2020	Percent Change
New Listings	24	11	- 54.2%	74	56	- 24.3%
Closed Sales	12	10	- 16.7%	46	40	- 13.0%
Days on Market Until Sale	49	45	- 8.2%	43	49	+ 14.0%
Median Sales Price*	\$312,162	\$216,200	- 30.7%	\$312,616	\$259,950	- 16.8%
Percent of List Price Received*	102.1%	96.6%	- 5.4%	102.3%	99.3%	- 2.9%
Inventory of Homes for Sale	64	36	- 43.8%	--	--	--
Months Supply of Inventory	5.8	2.7	- 53.4%	--	--	--

* 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

