

Local Market Update for May 2020

Provided by New Jersey REALTORS®



Camden County

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Single Family

Key Metrics	May			Year to Date		
	2019	2020	Percent Change	Thru 5-2019	Thru 5-2020	Percent Change
New Listings	857	585	- 31.7%	3,888	2,901	- 25.4%
Closed Sales	620	441	- 28.9%	2,385	2,113	- 11.4%
Days on Market Until Sale	62	50	- 19.4%	70	57	- 18.6%
Median Sales Price*	\$186,900	\$211,000	+ 12.9%	\$180,000	\$200,000	+ 11.1%
Percent of List Price Received*	97.8%	98.3%	+ 0.5%	97.4%	98.2%	+ 0.8%
Inventory of Homes for Sale	2,407	1,052	- 56.3%	--	--	--
Months Supply of Inventory	4.7	2.1	- 55.3%	--	--	--

Townhouse-Condo

Key Metrics	May			Year to Date		
	2019	2020	Percent Change	Thru 5-2019	Thru 5-2020	Percent Change
New Listings	172	134	- 22.1%	812	641	- 21.1%
Closed Sales	115	101	- 12.2%	502	441	- 12.2%
Days on Market Until Sale	53	63	+ 18.9%	68	59	- 13.2%
Median Sales Price*	\$120,000	\$130,000	+ 8.3%	\$115,000	\$120,000	+ 4.3%
Percent of List Price Received*	95.6%	96.8%	+ 1.3%	96.1%	97.0%	+ 0.9%
Inventory of Homes for Sale	492	302	- 38.6%	--	--	--
Months Supply of Inventory	4.6	2.8	- 39.1%	--	--	--

Adult Community

Key Metrics	May			Year to Date		
	2019	2020	Percent Change	Thru 5-2019	Thru 5-2020	Percent Change
New Listings	25	7	- 72.0%	99	63	- 36.4%
Closed Sales	15	6	- 60.0%	61	46	- 24.6%
Days on Market Until Sale	68	122	+ 79.4%	49	58	+ 18.4%
Median Sales Price*	\$289,000	\$154,500	- 46.5%	\$311,242	\$254,950	- 18.1%
Percent of List Price Received*	100.4%	95.2%	- 5.2%	101.8%	98.7%	- 3.0%
Inventory of Homes for Sale	63	37	- 41.3%	--	--	--
Months Supply of Inventory	5.1	3.0	- 41.2%	--	--	--

* 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

