

Local Market Update for July 2020

Provided by New Jersey REALTORS®



Camden County

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Single Family

Key Metrics	July			Year to Date		
	2019	2020	Percent Change	Thru 7-2019	Thru 7-2020	Percent Change
New Listings	717	671	- 6.4%	5,350	4,218	- 21.2%
Closed Sales	620	660	+ 6.5%	3,595	3,342	- 7.0%
Days on Market Until Sale	58	42	- 27.6%	66	53	- 19.7%
Median Sales Price*	\$200,000	\$230,000	+ 15.0%	\$185,000	\$210,000	+ 13.5%
Percent of List Price Received*	97.7%	99.6%	+ 1.9%	97.6%	98.5%	+ 0.9%
Inventory of Homes for Sale	2,302	817	- 64.5%	--	--	--
Months Supply of Inventory	4.5	1.6	- 64.4%	--	--	--

Townhouse-Condo

Key Metrics	July			Year to Date		
	2019	2020	Percent Change	Thru 7-2019	Thru 7-2020	Percent Change
New Listings	173	162	- 6.4%	1,150	926	- 19.5%
Closed Sales	112	133	+ 18.8%	722	671	- 7.1%
Days on Market Until Sale	51	41	- 19.6%	63	55	- 12.7%
Median Sales Price*	\$125,500	\$142,000	+ 13.1%	\$118,000	\$125,000	+ 5.9%
Percent of List Price Received*	96.6%	98.5%	+ 2.0%	96.4%	97.3%	+ 0.9%
Inventory of Homes for Sale	527	234	- 55.6%	--	--	--
Months Supply of Inventory	5.1	2.1	- 58.8%	--	--	--

Adult Community

Key Metrics	July			Year to Date		
	2019	2020	Percent Change	Thru 7-2019	Thru 7-2020	Percent Change
New Listings	13	21	+ 61.5%	140	99	- 29.3%
Closed Sales	13	16	+ 23.1%	89	75	- 15.7%
Days on Market Until Sale	108	43	- 60.2%	67	50	- 25.4%
Median Sales Price*	\$275,000	\$270,000	- 1.8%	\$297,500	\$268,000	- 9.9%
Percent of List Price Received*	97.5%	97.5%	0.0%	100.6%	97.8%	- 2.8%
Inventory of Homes for Sale	65	33	- 49.2%	--	--	--
Months Supply of Inventory	4.9	2.7	- 44.9%	--	--	--

* 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

