

Local Market Update for October 2020

Provided by New Jersey REALTORS®



Camden County

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Single Family

Key Metrics	October			Year to Date		
	2019	2020	Percent Change	Thru 10-2019	Thru 10-2020	Percent Change
New Listings	649	715	+ 10.2%	7,344	6,203	- 15.5%
Closed Sales	520	601	+ 15.6%	5,229	5,109	- 2.3%
Days on Market Until Sale	58	29	- 50.0%	64	46	- 28.1%
Median Sales Price*	\$190,000	\$230,525	+ 21.3%	\$189,000	\$219,900	+ 16.3%
Percent of List Price Received*	97.5%	100.5%	+ 3.1%	97.7%	99.1%	+ 1.4%
Inventory of Homes for Sale	1,768	755	- 57.3%	--	--	--
Months Supply of Inventory	3.4	1.4	- 58.8%	--	--	--

Townhouse-Condo

Key Metrics	October			Year to Date		
	2019	2020	Percent Change	Thru 10-2019	Thru 10-2020	Percent Change
New Listings	153	164	+ 7.2%	1,650	1,412	- 14.4%
Closed Sales	113	149	+ 31.9%	1,064	1,094	+ 2.8%
Days on Market Until Sale	55	46	- 16.4%	60	52	- 13.3%
Median Sales Price*	\$105,000	\$150,000	+ 42.9%	\$119,000	\$136,000	+ 14.3%
Percent of List Price Received*	95.0%	99.0%	+ 4.2%	96.1%	98.0%	+ 2.0%
Inventory of Homes for Sale	455	216	- 52.5%	--	--	--
Months Supply of Inventory	4.2	1.8	- 57.1%	--	--	--

Adult Community

Key Metrics	October			Year to Date		
	2019	2020	Percent Change	Thru 10-2019	Thru 10-2020	Percent Change
New Listings	14	16	+ 14.3%	173	141	- 18.5%
Closed Sales	20	20	0.0%	144	127	- 11.8%
Days on Market Until Sale	137	78	- 43.1%	78	54	- 30.8%
Median Sales Price*	\$352,420	\$277,000	- 21.4%	\$297,500	\$275,000	- 7.6%
Percent of List Price Received*	105.1%	99.2%	- 5.6%	102.0%	98.1%	- 3.8%
Inventory of Homes for Sale	39	17	- 56.4%	--	--	--
Months Supply of Inventory	2.9	1.4	- 51.7%	--	--	--

* 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

