

Local Market Update for April 2021

Provided by New Jersey REALTORS®



Camden County

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Single Family

Key Metrics	April			Year to Date		
	2020	2021	Percent Change	Thru 4-2020	Thru 4-2021	Percent Change
New Listings	410	663	+ 61.7%	2,315	2,220	- 4.1%
Closed Sales	421	484	+ 15.0%	1,675	1,803	+ 7.6%
Days on Market Until Sale	48	29	- 39.6%	59	30	- 49.2%
Median Sales Price*	\$223,000	\$255,000	+ 14.3%	\$199,000	\$242,000	+ 21.6%
Percent of List Price Received*	98.8%	102.2%	+ 3.4%	98.1%	101.4%	+ 3.4%
Inventory of Homes for Sale	1,323	534	- 59.6%	--	--	--
Months Supply of Inventory	2.7	1.0	- 63.0%	--	--	--

Townhouse-Condo

Key Metrics	April			Year to Date		
	2020	2021	Percent Change	Thru 4-2020	Thru 4-2021	Percent Change
New Listings	98	205	+ 109.2%	509	621	+ 22.0%
Closed Sales	82	112	+ 36.6%	345	439	+ 27.2%
Days on Market Until Sale	53	29	- 45.3%	58	29	- 50.0%
Median Sales Price*	\$127,000	\$155,500	+ 22.4%	\$116,750	\$132,900	+ 13.8%
Percent of List Price Received*	97.3%	100.9%	+ 3.7%	97.2%	100.1%	+ 3.0%
Inventory of Homes for Sale	333	192	- 42.3%	--	--	--
Months Supply of Inventory	3.2	1.5	- 53.1%	--	--	--

Adult Community

Key Metrics	April			Year to Date		
	2020	2021	Percent Change	Thru 4-2020	Thru 4-2021	Percent Change
New Listings	11	9	- 18.2%	56	38	- 32.1%
Closed Sales	10	8	- 20.0%	40	40	0.0%
Days on Market Until Sale	45	113	+ 151.1%	49	57	+ 16.3%
Median Sales Price*	\$216,200	\$257,250	+ 19.0%	\$259,950	\$283,500	+ 9.1%
Percent of List Price Received*	96.6%	98.2%	+ 1.7%	99.3%	98.4%	- 0.9%
Inventory of Homes for Sale	38	10	- 73.7%	--	--	--
Months Supply of Inventory	2.8	0.9	- 67.9%	--	--	--

* 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

