

# Local Market Update for April 2019

Provided by New Jersey REALTORS®



## Gloucester County

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### Single Family

Key Metrics	April			Year to Date		
	2018	2019	Percent Change	Thru 4-2018	Thru 4-2019	Percent Change
New Listings	605	558	- 7.8%	2,045	1,985	- 2.9%
Closed Sales	318	302	- 5.0%	1,083	1,113	+ 2.8%
Days on Market Until Sale	70	76	+ 8.6%	76	80	+ 5.3%
Median Sales Price*	\$180,000	\$185,000	+ 2.8%	\$175,000	\$179,500	+ 2.6%
Percent of List Price Received*	97.0%	97.4%	+ 0.4%	96.9%	97.1%	+ 0.2%
Inventory of Homes for Sale	1,717	1,418	- 17.4%	--	--	--
Months Supply of Inventory	5.5	4.3	- 21.8%	--	--	--

### Townhouse-Condo

Key Metrics	April			Year to Date		
	2018	2019	Percent Change	Thru 4-2018	Thru 4-2019	Percent Change
New Listings	88	82	- 6.8%	331	325	- 1.8%
Closed Sales	46	62	+ 34.8%	166	198	+ 19.3%
Days on Market Until Sale	77	77	0.0%	75	78	+ 4.0%
Median Sales Price*	\$157,250	\$140,000	- 11.0%	\$141,750	\$140,000	- 1.2%
Percent of List Price Received*	98.9%	97.6%	- 1.3%	97.5%	97.2%	- 0.3%
Inventory of Homes for Sale	251	220	- 12.4%	--	--	--
Months Supply of Inventory	5.0	4.1	- 18.0%	--	--	--

### Adult Community

Key Metrics	April			Year to Date		
	2018	2019	Percent Change	Thru 4-2018	Thru 4-2019	Percent Change
New Listings	24	35	+ 45.8%	84	122	+ 45.2%
Closed Sales	22	27	+ 22.7%	65	58	- 10.8%
Days on Market Until Sale	61	82	+ 34.4%	62	72	+ 16.1%
Median Sales Price*	\$212,500	\$242,500	+ 14.1%	\$257,500	\$240,750	- 6.5%
Percent of List Price Received*	100.4%	97.6%	- 2.8%	99.1%	99.6%	+ 0.5%
Inventory of Homes for Sale	64	95	+ 48.4%	--	--	--
Months Supply of Inventory	3.5	5.1	+ 45.7%	--	--	--

\* 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

