

# Local Market Update for July 2019

Provided by New Jersey REALTORS®



## Gloucester County

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### Single Family

Key Metrics	July			Year to Date		
	2018	2019	Percent Change	Thru 7-2018	Thru 7-2019	Percent Change
New Listings	519	477	- 8.1%	3,671	3,499	- 4.7%
Closed Sales	391	369	- 5.6%	2,285	2,294	+ 0.4%
Days on Market Until Sale	67	63	- 6.0%	70	75	+ 7.1%
Median Sales Price*	\$189,900	\$215,000	+ 13.2%	\$184,100	\$191,000	+ 3.7%
Percent of List Price Received*	97.9%	97.6%	- 0.3%	97.4%	97.5%	+ 0.1%
Inventory of Homes for Sale	1,740	1,352	- 22.3%	--	--	--
Months Supply of Inventory	5.4	4.1	- 24.1%	--	--	--

### Townhouse-Condo

Key Metrics	July			Year to Date		
	2018	2019	Percent Change	Thru 7-2018	Thru 7-2019	Percent Change
New Listings	84	63	- 25.0%	577	434	- 24.8%
Closed Sales	41	40	- 2.4%	342	259	- 24.3%
Days on Market Until Sale	65	54	- 16.9%	71	68	- 4.2%
Median Sales Price*	\$147,000	\$190,500	+ 29.6%	\$147,250	\$162,250	+ 10.2%
Percent of List Price Received*	96.8%	99.1%	+ 2.4%	97.1%	97.8%	+ 0.7%
Inventory of Homes for Sale	237	151	- 36.3%	--	--	--
Months Supply of Inventory	4.7	3.7	- 21.3%	--	--	--

### Adult Community

Key Metrics	July			Year to Date		
	2018	2019	Percent Change	Thru 7-2018	Thru 7-2019	Percent Change
New Listings	24	18	- 25.0%	164	219	+ 33.5%
Closed Sales	15	19	+ 26.7%	118	136	+ 15.3%
Days on Market Until Sale	39	41	+ 5.1%	63	58	- 7.9%
Median Sales Price*	\$242,000	\$239,500	- 1.0%	\$247,250	\$238,500	- 3.5%
Percent of List Price Received*	101.5%	100.1%	- 1.4%	98.9%	100.1%	+ 1.2%
Inventory of Homes for Sale	74	75	+ 1.4%	--	--	--
Months Supply of Inventory	4.1	3.5	- 14.6%	--	--	--

\* 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

