

Local Market Update for August 2019

Provided by New Jersey REALTORS®



Gloucester County

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Single Family

Key Metrics	August			Year to Date		
	2018	2019	Percent Change	Thru 8-2018	Thru 8-2019	Percent Change
New Listings	478	435	- 9.0%	4,149	3,936	- 5.1%
Closed Sales	389	393	+ 1.0%	2,674	2,703	+ 1.1%
Days on Market Until Sale	62	66	+ 6.5%	69	70	+ 1.4%
Median Sales Price*	\$189,950	\$210,101	+ 10.6%	\$185,000	\$195,000	+ 5.4%
Percent of List Price Received*	97.6%	97.7%	+ 0.1%	97.5%	97.5%	0.0%
Inventory of Homes for Sale	1,715	1,298	- 24.3%	--	--	--
Months Supply of Inventory	5.4	3.9	- 27.8%	--	--	--

Townhouse-Condo

Key Metrics	August			Year to Date		
	2018	2019	Percent Change	Thru 8-2018	Thru 8-2019	Percent Change
New Listings	88	62	- 29.5%	659	482	- 26.9%
Closed Sales	61	49	- 19.7%	400	298	- 25.5%
Days on Market Until Sale	75	74	- 1.3%	72	68	- 5.6%
Median Sales Price*	\$150,000	\$180,000	+ 20.0%	\$148,500	\$169,900	+ 14.4%
Percent of List Price Received*	97.0%	98.3%	+ 1.3%	97.1%	97.9%	+ 0.8%
Inventory of Homes for Sale	242	148	- 38.8%	--	--	--
Months Supply of Inventory	4.8	3.8	- 20.8%	--	--	--

Adult Community

Key Metrics	August			Year to Date		
	2018	2019	Percent Change	Thru 8-2018	Thru 8-2019	Percent Change
New Listings	26	31	+ 19.2%	190	250	+ 31.6%
Closed Sales	25	36	+ 44.0%	143	173	+ 21.0%
Days on Market Until Sale	65	77	+ 18.5%	63	59	- 6.3%
Median Sales Price*	\$240,000	\$257,250	+ 7.2%	\$245,500	\$239,900	- 2.3%
Percent of List Price Received*	100.2%	99.2%	- 1.0%	99.1%	99.9%	+ 0.8%
Inventory of Homes for Sale	72	68	- 5.6%	--	--	--
Months Supply of Inventory	3.8	3.2	- 15.8%	--	--	--

* 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

