

Local Market Update for October 2019

Provided by New Jersey REALTORS®



Gloucester County

Gloucester County

Single Family

Key Metrics	October			Year to Date		
	2018	2019	Percent Change	Thru 10-2018	Thru 10-2019	Percent Change
New Listings	479	439	- 8.4%	5,103	4,786	- 6.2%
Closed Sales	352	322	- 8.5%	3,331	3,401	+ 2.1%
Days on Market Until Sale	73	71	- 2.7%	69	69	0.0%
Median Sales Price*	\$167,000	\$197,000	+ 18.0%	\$182,315	\$195,000	+ 7.0%
Percent of List Price Received*	97.1%	98.1%	+ 1.0%	97.4%	97.6%	+ 0.2%
Inventory of Homes for Sale	1,762	1,231	- 30.1%	--	--	--
Months Supply of Inventory	5.5	3.7	- 32.7%	--	--	--

Townhouse-Condo

Key Metrics	October			Year to Date		
	2018	2019	Percent Change	Thru 10-2018	Thru 10-2019	Percent Change
New Listings	70	51	- 27.1%	674	598	- 11.3%
Closed Sales	45	35	- 22.2%	384	369	- 3.9%
Days on Market Until Sale	62	46	- 25.8%	72	69	- 4.2%
Median Sales Price*	\$177,000	\$206,033	+ 16.4%	\$166,000	\$177,000	+ 6.6%
Percent of List Price Received*	97.7%	98.0%	+ 0.3%	97.7%	97.9%	+ 0.2%
Inventory of Homes for Sale	217	145	- 33.2%	--	--	--
Months Supply of Inventory	5.8	3.9	- 32.8%	--	--	--

Adult Community

Key Metrics	October			Year to Date		
	2018	2019	Percent Change	Thru 10-2018	Thru 10-2019	Percent Change
New Listings	26	39	+ 50.0%	238	324	+ 36.1%
Closed Sales	16	21	+ 31.3%	182	217	+ 19.2%
Days on Market Until Sale	40	62	+ 55.0%	61	60	- 1.6%
Median Sales Price*	\$232,500	\$195,000	- 16.1%	\$242,470	\$235,000	- 3.1%
Percent of List Price Received*	101.6%	100.6%	- 1.0%	99.3%	99.9%	+ 0.6%
Inventory of Homes for Sale	69	78	+ 13.0%	--	--	--
Months Supply of Inventory	3.6	3.6	0.0%	--	--	--

* 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

