

Local Market Update for December 2019

Provided by New Jersey REALTORS®



Gloucester County

Gloucester County

Single Family

Key Metrics	December			Year to Date		
	2018	2019	Percent Change	Thru 12-2018	Thru 12-2019	Percent Change
New Listings	271	224	- 17.3%	5,745	5,318	- 7.4%
Closed Sales	278	257	- 7.6%	3,888	3,968	+ 2.1%
Days on Market Until Sale	80	66	- 17.5%	70	69	- 1.4%
Median Sales Price*	\$179,500	\$187,000	+ 4.2%	\$181,100	\$195,500	+ 8.0%
Percent of List Price Received*	97.4%	98.0%	+ 0.6%	97.4%	97.6%	+ 0.2%
Inventory of Homes for Sale	1,525	995	- 34.8%	--	--	--
Months Supply of Inventory	4.7	2.9	- 38.3%	--	--	--

Townhouse-Condo

Key Metrics	December			Year to Date		
	2018	2019	Percent Change	Thru 12-2018	Thru 12-2019	Percent Change
New Listings	42	34	- 19.0%	996	888	- 10.8%
Closed Sales	52	53	+ 1.9%	636	643	+ 1.1%
Days on Market Until Sale	74	68	- 8.1%	70	67	- 4.3%
Median Sales Price*	\$146,250	\$148,000	+ 1.2%	\$145,000	\$150,000	+ 3.4%
Percent of List Price Received*	97.1%	97.8%	+ 0.7%	97.3%	97.8%	+ 0.5%
Inventory of Homes for Sale	252	146	- 42.1%	--	--	--
Months Supply of Inventory	4.9	2.6	- 46.9%	--	--	--

Adult Community

Key Metrics	December			Year to Date		
	2018	2019	Percent Change	Thru 12-2018	Thru 12-2019	Percent Change
New Listings	10	26	+ 160.0%	262	373	+ 42.4%
Closed Sales	15	24	+ 60.0%	222	266	+ 19.8%
Days on Market Until Sale	80	35	- 56.3%	60	58	- 3.3%
Median Sales Price*	\$250,000	\$229,500	- 8.2%	\$240,000	\$235,000	- 2.1%
Percent of List Price Received*	98.5%	101.6%	+ 3.1%	99.2%	100.0%	+ 0.8%
Inventory of Homes for Sale	67	77	+ 14.9%	--	--	--
Months Supply of Inventory	3.6	3.4	- 5.6%	--	--	--

* 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

