

Local Market Update for January 2020

Provided by New Jersey REALTORS®



Gloucester County

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Single Family

Key Metrics	January			Year to Date		
	2019	2020	Percent Change	Thru 1-2019	Thru 1-2020	Percent Change
New Listings	473	345	- 27.1%	473	345	- 27.1%
Closed Sales	252	223	- 11.5%	252	223	- 11.5%
Days on Market Until Sale	85	75	- 11.8%	85	75	- 11.8%
Median Sales Price*	\$160,000	\$197,500	+ 23.4%	\$160,000	\$197,500	+ 23.4%
Percent of List Price Received*	96.1%	98.6%	+ 2.6%	96.1%	98.6%	+ 2.6%
Inventory of Homes for Sale	1,573	934	- 40.6%	--	--	--
Months Supply of Inventory	4.8	2.8	- 41.7%	--	--	--

Townhouse-Condo

Key Metrics	January			Year to Date		
	2019	2020	Percent Change	Thru 1-2019	Thru 1-2020	Percent Change
New Listings	80	72	- 10.0%	80	72	- 10.0%
Closed Sales	33	44	+ 33.3%	33	44	+ 33.3%
Days on Market Until Sale	80	58	- 27.5%	80	58	- 27.5%
Median Sales Price*	\$141,000	\$143,500	+ 1.8%	\$141,000	\$143,500	+ 1.8%
Percent of List Price Received*	94.9%	97.1%	+ 2.3%	94.9%	97.1%	+ 2.3%
Inventory of Homes for Sale	246	143	- 41.9%	--	--	--
Months Supply of Inventory	4.7	2.6	- 44.7%	--	--	--

Adult Community

Key Metrics	January			Year to Date		
	2019	2020	Percent Change	Thru 1-2019	Thru 1-2020	Percent Change
New Listings	22	39	+ 77.3%	22	39	+ 77.3%
Closed Sales	11	11	0.0%	11	11	0.0%
Days on Market Until Sale	74	69	- 6.8%	74	69	- 6.8%
Median Sales Price*	\$270,000	\$239,000	- 11.5%	\$270,000	\$239,000	- 11.5%
Percent of List Price Received*	100.8%	102.7%	+ 1.9%	100.8%	102.7%	+ 1.9%
Inventory of Homes for Sale	75	83	+ 10.7%	--	--	--
Months Supply of Inventory	4.3	3.5	- 18.6%	--	--	--

* 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

