

# Local Market Update for June 2020

Provided by New Jersey REALTORS®



## Gloucester County

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### Single Family

Key Metrics	June			Year to Date		
	2019	2020	Percent Change	Thru 6-2019	Thru 6-2020	Percent Change
New Listings	449	406	- 9.6%	3,022	2,189	- 27.6%
Closed Sales	423	350	- 17.3%	1,938	1,688	- 12.9%
Days on Market Until Sale	65	52	- 20.0%	73	64	- 12.3%
Median Sales Price*	\$206,000	\$220,000	+ 6.8%	\$185,000	\$211,000	+ 14.1%
Percent of List Price Received*	97.9%	98.6%	+ 0.7%	97.5%	98.5%	+ 1.0%
Inventory of Homes for Sale	1,652	640	- 61.3%	--	--	--
Months Supply of Inventory	5.1	2.0	- 60.8%	--	--	--

### Townhouse-Condo

Key Metrics	June			Year to Date		
	2019	2020	Percent Change	Thru 6-2019	Thru 6-2020	Percent Change
New Listings	75	89	+ 18.7%	484	422	- 12.8%
Closed Sales	52	65	+ 25.0%	308	281	- 8.8%
Days on Market Until Sale	57	63	+ 10.5%	69	63	- 8.7%
Median Sales Price*	\$150,000	\$165,000	+ 10.0%	\$144,000	\$163,000	+ 13.2%
Percent of List Price Received*	97.8%	98.0%	+ 0.2%	97.4%	97.8%	+ 0.4%
Inventory of Homes for Sale	227	131	- 42.3%	--	--	--
Months Supply of Inventory	4.2	2.5	- 40.5%	--	--	--

### Adult Community

Key Metrics	June			Year to Date		
	2019	2020	Percent Change	Thru 6-2019	Thru 6-2020	Percent Change
New Listings	38	26	- 31.6%	201	134	- 33.3%
Closed Sales	34	14	- 58.8%	117	117	0.0%
Days on Market Until Sale	44	145	+ 229.5%	57	62	+ 8.8%
Median Sales Price*	\$236,500	\$263,250	+ 11.3%	\$238,000	\$246,000	+ 3.4%
Percent of List Price Received*	100.9%	93.8%	- 7.0%	100.1%	99.6%	- 0.5%
Inventory of Homes for Sale	102	63	- 38.2%	--	--	--
Months Supply of Inventory	4.9	3.0	- 38.8%	--	--	--

\* 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

