

Local Market Update for July 2020

Provided by New Jersey REALTORS®



Gloucester County

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Single Family

Key Metrics	July			Year to Date		
	2019	2020	Percent Change	Thru 7-2019	Thru 7-2020	Percent Change
New Listings	480	483	+ 0.6%	3,502	2,672	- 23.7%
Closed Sales	384	425	+ 10.7%	2,322	2,119	- 8.7%
Days on Market Until Sale	59	52	- 11.9%	70	62	- 11.4%
Median Sales Price*	\$215,000	\$237,755	+ 10.6%	\$191,000	\$217,500	+ 13.9%
Percent of List Price Received*	97.4%	99.6%	+ 2.3%	97.4%	98.7%	+ 1.3%
Inventory of Homes for Sale	1,616	604	- 62.6%	--	--	--
Months Supply of Inventory	4.9	1.9	- 61.2%	--	--	--

Townhouse-Condo

Key Metrics	July			Year to Date		
	2019	2020	Percent Change	Thru 7-2019	Thru 7-2020	Percent Change
New Listings	86	94	+ 9.3%	570	516	- 9.5%
Closed Sales	67	80	+ 19.4%	375	361	- 3.7%
Days on Market Until Sale	59	44	- 25.4%	67	59	- 11.9%
Median Sales Price*	\$157,000	\$169,900	+ 8.2%	\$145,000	\$164,950	+ 13.8%
Percent of List Price Received*	99.1%	99.2%	+ 0.1%	97.7%	98.1%	+ 0.4%
Inventory of Homes for Sale	237	115	- 51.5%	--	--	--
Months Supply of Inventory	4.5	2.1	- 53.3%	--	--	--

Adult Community

Key Metrics	July			Year to Date		
	2019	2020	Percent Change	Thru 7-2019	Thru 7-2020	Percent Change
New Listings	18	39	+ 116.7%	219	173	- 21.0%
Closed Sales	20	22	+ 10.0%	137	139	+ 1.5%
Days on Market Until Sale	39	29	- 25.6%	54	56	+ 3.7%
Median Sales Price*	\$223,750	\$287,000	+ 28.3%	\$238,000	\$249,900	+ 5.0%
Percent of List Price Received*	100.1%	100.2%	+ 0.1%	100.1%	99.7%	- 0.4%
Inventory of Homes for Sale	87	69	- 20.7%	--	--	--
Months Supply of Inventory	4.1	3.2	- 22.0%	--	--	--

* 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

