

Local Market Update for October 2020

Provided by New Jersey REALTORS®



Gloucester County

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Single Family

Key Metrics	October			Year to Date		
	2019	2020	Percent Change	Thru 10-2019	Thru 10-2020	Percent Change
New Listings	440	433	- 1.6%	4,788	3,974	- 17.0%
Closed Sales	334	411	+ 23.1%	3,419	3,333	- 2.5%
Days on Market Until Sale	71	37	- 47.9%	69	52	- 24.6%
Median Sales Price*	\$199,000	\$235,000	+ 18.1%	\$195,000	\$225,000	+ 15.4%
Percent of List Price Received*	98.1%	100.1%	+ 2.0%	97.6%	99.2%	+ 1.6%
Inventory of Homes for Sale	1,296	558	- 56.9%	--	--	--
Months Supply of Inventory	3.9	1.6	- 59.0%	--	--	--

Townhouse-Condo

Key Metrics	October			Year to Date		
	2019	2020	Percent Change	Thru 10-2019	Thru 10-2020	Percent Change
New Listings	75	63	- 16.0%	811	737	- 9.1%
Closed Sales	51	82	+ 60.8%	542	591	+ 9.0%
Days on Market Until Sale	49	38	- 22.4%	69	51	- 26.1%
Median Sales Price*	\$177,000	\$195,750	+ 10.6%	\$152,000	\$171,796	+ 13.0%
Percent of List Price Received*	97.2%	100.0%	+ 2.9%	97.8%	98.8%	+ 1.0%
Inventory of Homes for Sale	208	67	- 67.8%	--	--	--
Months Supply of Inventory	3.9	1.1	- 71.8%	--	--	--

Adult Community

Key Metrics	October			Year to Date		
	2019	2020	Percent Change	Thru 10-2019	Thru 10-2020	Percent Change
New Listings	39	37	- 5.1%	324	269	- 17.0%
Closed Sales	21	36	+ 71.4%	217	235	+ 8.3%
Days on Market Until Sale	62	51	- 17.7%	60	52	- 13.3%
Median Sales Price*	\$195,000	\$245,000	+ 25.6%	\$235,000	\$250,000	+ 6.4%
Percent of List Price Received*	100.6%	98.5%	- 2.1%	99.9%	99.6%	- 0.3%
Inventory of Homes for Sale	92	57	- 38.0%	--	--	--
Months Supply of Inventory	4.2	2.5	- 40.5%	--	--	--

* 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

