

Local Market Update for January 2021

Provided by New Jersey REALTORS®



Gloucester County

Gloucester County

Single Family

Key Metrics	January			Year to Date		
	2020	2021	Percent Change	Thru 1-2020	Thru 1-2021	Percent Change
New Listings	348	295	- 15.2%	348	295	- 15.2%
Closed Sales	229	272	+ 18.8%	229	272	+ 18.8%
Days on Market Until Sale	74	34	- 54.1%	74	34	- 54.1%
Median Sales Price*	\$197,500	\$255,000	+ 29.1%	\$197,500	\$255,000	+ 29.1%
Percent of List Price Received*	98.7%	100.9%	+ 2.2%	98.7%	100.9%	+ 2.2%
Inventory of Homes for Sale	1,009	385	- 61.8%	--	--	--
Months Supply of Inventory	3.0	1.1	- 63.3%	--	--	--

Townhouse-Condo

Key Metrics	January			Year to Date		
	2020	2021	Percent Change	Thru 1-2020	Thru 1-2021	Percent Change
New Listings	72	71	- 1.4%	72	71	- 1.4%
Closed Sales	45	45	0.0%	45	45	0.0%
Days on Market Until Sale	70	32	- 54.3%	70	32	- 54.3%
Median Sales Price*	\$137,000	\$180,000	+ 31.4%	\$137,000	\$180,000	+ 31.4%
Percent of List Price Received*	97.2%	100.3%	+ 3.2%	97.2%	100.3%	+ 3.2%
Inventory of Homes for Sale	151	55	- 63.6%	--	--	--
Months Supply of Inventory	2.8	0.9	- 67.9%	--	--	--

Adult Community

Key Metrics	January			Year to Date		
	2020	2021	Percent Change	Thru 1-2020	Thru 1-2021	Percent Change
New Listings	39	24	- 38.5%	39	24	- 38.5%
Closed Sales	11	18	+ 63.6%	11	18	+ 63.6%
Days on Market Until Sale	69	30	- 56.5%	69	30	- 56.5%
Median Sales Price*	\$239,000	\$268,000	+ 12.1%	\$239,000	\$268,000	+ 12.1%
Percent of List Price Received*	102.7%	99.7%	- 2.9%	102.7%	99.7%	- 2.9%
Inventory of Homes for Sale	88	46	- 47.7%	--	--	--
Months Supply of Inventory	3.8	1.9	- 50.0%	--	--	--

* 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

