

Local Market Update for February 2021

Provided by New Jersey REALTORS®



Gloucester County

Gloucester County

Single Family

Key Metrics	February			Year to Date		
	2020	2021	Percent Change	Thru 2-2020	Thru 2-2021	Percent Change
New Listings	403	291	- 27.8%	750	586	- 21.9%
Closed Sales	242	242	0.0%	471	515	+ 9.3%
Days on Market Until Sale	68	39	- 42.6%	71	36	- 49.3%
Median Sales Price*	\$199,950	\$238,950	+ 19.5%	\$199,900	\$245,450	+ 22.8%
Percent of List Price Received*	97.9%	100.2%	+ 2.3%	98.3%	100.6%	+ 2.3%
Inventory of Homes for Sale	975	371	- 61.9%	--	--	--
Months Supply of Inventory	2.9	1.1	- 62.1%	--	--	--

Townhouse-Condo

Key Metrics	February			Year to Date		
	2020	2021	Percent Change	Thru 2-2020	Thru 2-2021	Percent Change
New Listings	65	56	- 13.8%	137	127	- 7.3%
Closed Sales	38	47	+ 23.7%	83	92	+ 10.8%
Days on Market Until Sale	57	29	- 49.1%	64	31	- 51.6%
Median Sales Price*	\$175,000	\$169,500	- 3.1%	\$152,000	\$175,000	+ 15.1%
Percent of List Price Received*	97.7%	100.2%	+ 2.6%	97.4%	100.2%	+ 2.9%
Inventory of Homes for Sale	154	49	- 68.2%	--	--	--
Months Supply of Inventory	2.9	0.8	- 72.4%	--	--	--

Adult Community

Key Metrics	February			Year to Date		
	2020	2021	Percent Change	Thru 2-2020	Thru 2-2021	Percent Change
New Listings	22	26	+ 18.2%	61	50	- 18.0%
Closed Sales	22	25	+ 13.6%	33	43	+ 30.3%
Days on Market Until Sale	62	28	- 54.8%	64	29	- 54.7%
Median Sales Price*	\$203,250	\$260,000	+ 27.9%	\$215,700	\$265,000	+ 22.9%
Percent of List Price Received*	100.3%	100.0%	- 0.3%	101.1%	99.9%	- 1.2%
Inventory of Homes for Sale	74	48	- 35.1%	--	--	--
Months Supply of Inventory	2.9	2.0	- 31.0%	--	--	--

* 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

