

Local Market Update for April 2021

Provided by New Jersey REALTORS®



Gloucester County

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Single Family

Key Metrics	April			Year to Date		
	2020	2021	Percent Change	Thru 4-2020	Thru 4-2021	Percent Change
New Listings	254	456	+ 79.5%	1,418	1,476	+ 4.1%
Closed Sales	286	304	+ 6.3%	1,059	1,106	+ 4.4%
Days on Market Until Sale	61	25	- 59.0%	70	32	- 54.3%
Median Sales Price*	\$220,000	\$255,500	+ 16.1%	\$205,000	\$250,000	+ 22.0%
Percent of List Price Received*	98.9%	102.0%	+ 3.1%	98.5%	101.1%	+ 2.6%
Inventory of Homes for Sale	891	427	- 52.1%	--	--	--
Months Supply of Inventory	2.8	1.2	- 57.1%	--	--	--

Townhouse-Condo

Key Metrics	April			Year to Date		
	2020	2021	Percent Change	Thru 4-2020	Thru 4-2021	Percent Change
New Listings	45	83	+ 84.4%	261	305	+ 16.9%
Closed Sales	39	71	+ 82.1%	176	233	+ 32.4%
Days on Market Until Sale	55	14	- 74.5%	65	22	- 66.2%
Median Sales Price*	\$162,000	\$190,000	+ 17.3%	\$156,500	\$179,500	+ 14.7%
Percent of List Price Received*	98.4%	101.0%	+ 2.6%	97.9%	101.1%	+ 3.3%
Inventory of Homes for Sale	158	63	- 60.1%	--	--	--
Months Supply of Inventory	3.1	0.9	- 71.0%	--	--	--

Adult Community

Key Metrics	April			Year to Date		
	2020	2021	Percent Change	Thru 4-2020	Thru 4-2021	Percent Change
New Listings	8	36	+ 350.0%	92	116	+ 26.1%
Closed Sales	25	20	- 20.0%	86	86	0.0%
Days on Market Until Sale	33	23	- 30.3%	50	29	- 42.0%
Median Sales Price*	\$239,900	\$242,500	+ 1.1%	\$239,450	\$258,700	+ 8.0%
Percent of List Price Received*	100.1%	100.9%	+ 0.8%	100.4%	100.1%	- 0.3%
Inventory of Homes for Sale	71	35	- 50.7%	--	--	--
Months Supply of Inventory	3.1	1.3	- 58.1%	--	--	--

* 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

