Local Market Update for April 2021

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Gloucester County

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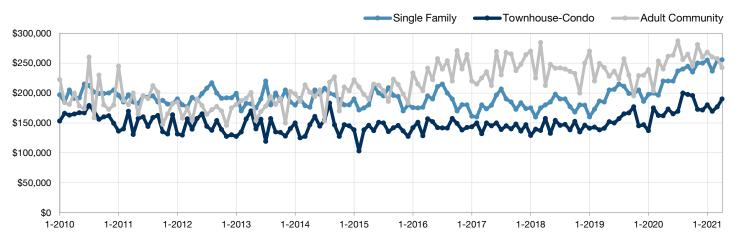
Single Family		April			Year to Date		
Key Metrics	2020	2021	Percent Change	Thru 4-2020	Thru 4-2021	Percent Change	
New Listings	254	456	+ 79.5%	1,418	1,476	+ 4.1%	
Closed Sales	286	304	+ 6.3%	1,059	1,106	+ 4.4%	
Days on Market Until Sale	61	25	- 59.0%	70	32	- 54.3%	
Median Sales Price*	\$220,000	\$255,500	+ 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	April			Year to Date		
Key Metrics	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



Current as of May 20, 2021. All data from the multiple listing services in the state of New Jersey. Margin of error for reported statewide numbers is +/- 4% at a 95% confidence level. Report © 2021 ShowingTime.