

Local Market Update for June 2021

Provided by New Jersey REALTORS®



Gloucester County

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Single Family

Key Metrics	June			Year to Date		
	2020	2021	Percent Change	Thru 6-2020	Thru 6-2021	Percent Change
New Listings	407	489	+ 20.1%	2,191	2,460	+ 12.3%
Closed Sales	357	440	+ 23.2%	1,702	1,862	+ 9.4%
Days on Market Until Sale	52	19	- 63.5%	64	27	- 57.8%
Median Sales Price*	\$220,000	\$275,500	+ 25.2%	\$211,500	\$260,000	+ 22.9%
Percent of List Price Received*	98.5%	103.8%	+ 5.4%	98.5%	102.1%	+ 3.7%
Inventory of Homes for Sale	713	510	- 28.5%	--	--	--
Months Supply of Inventory	2.2	1.5	- 31.8%	--	--	--

Townhouse-Condo

Key Metrics	June			Year to Date		
	2020	2021	Percent Change	Thru 6-2020	Thru 6-2021	Percent Change
New Listings	89	87	- 2.2%	422	491	+ 16.4%
Closed Sales	65	87	+ 33.8%	282	379	+ 34.4%
Days on Market Until Sale	63	14	- 77.8%	63	19	- 69.8%
Median Sales Price*	\$165,000	\$190,000	+ 15.2%	\$163,000	\$181,000	+ 11.0%
Percent of List Price Received*	98.0%	102.6%	+ 4.7%	97.7%	101.5%	+ 3.9%
Inventory of Homes for Sale	147	70	- 52.4%	--	--	--
Months Supply of Inventory	2.8	1.0	- 64.3%	--	--	--

Adult Community

Key Metrics	June			Year to Date		
	2020	2021	Percent Change	Thru 6-2020	Thru 6-2021	Percent Change
New Listings	26	24	- 7.7%	134	178	+ 32.8%
Closed Sales	14	35	+ 150.0%	117	153	+ 30.8%
Days on Market Until Sale	145	14	- 90.3%	62	24	- 61.3%
Median Sales Price*	\$263,250	\$285,000	+ 8.3%	\$246,000	\$268,550	+ 9.2%
Percent of List Price Received*	93.8%	102.6%	+ 9.4%	99.6%	101.1%	+ 1.5%
Inventory of Homes for Sale	71	31	- 56.3%	--	--	--
Months Supply of Inventory	3.4	1.1	- 67.6%	--	--	--

* 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

