

Local Market Update for April 2022

Provided by New Jersey REALTORS®



Gloucester County

Gloucester County

Single Family

Key Metrics	April			Year to Date		
	2021	2022	Percent Change	Thru 4-2021	Thru 4-2022	Percent Change
New Listings	478	370	- 22.6%	1,501	1,171	- 22.0%
Closed Sales	306	261	- 14.7%	1,112	947	- 14.8%
Days on Market Until Sale	25	19	- 24.0%	32	27	- 15.6%
Median Sales Price*	\$256,500	\$287,500	+ 12.1%	\$250,000	\$280,000	+ 12.0%
Percent of List Price Received*	102.0%	104.2%	+ 2.2%	101.1%	102.5%	+ 1.4%
Inventory of Homes for Sale	525	368	- 29.9%	--	--	--
Months Supply of Inventory	1.5	1.2	- 20.0%	--	--	--

Townhouse-Condo

Key Metrics	April			Year to Date		
	2021	2022	Percent Change	Thru 4-2021	Thru 4-2022	Percent Change
New Listings	83	58	- 30.1%	306	228	- 25.5%
Closed Sales	71	47	- 33.8%	233	185	- 20.6%
Days on Market Until Sale	14	16	+ 14.3%	22	17	- 22.7%
Median Sales Price*	\$190,000	\$219,500	+ 15.5%	\$180,000	\$203,000	+ 12.8%
Percent of List Price Received*	101.0%	105.4%	+ 4.4%	101.0%	104.0%	+ 3.0%
Inventory of Homes for Sale	79	35	- 55.7%	--	--	--
Months Supply of Inventory	1.2	0.6	- 50.0%	--	--	--

Adult Community

Key Metrics	April			Year to Date		
	2021	2022	Percent Change	Thru 4-2021	Thru 4-2022	Percent Change
New Listings	36	39	+ 8.3%	116	107	- 7.8%
Closed Sales	20	23	+ 15.0%	86	77	- 10.5%
Days on Market Until Sale	23	12	- 47.8%	29	14	- 51.7%
Median Sales Price*	\$242,500	\$260,000	+ 7.2%	\$258,700	\$290,000	+ 12.1%
Percent of List Price Received*	100.9%	102.7%	+ 1.8%	100.1%	102.1%	+ 2.0%
Inventory of Homes for Sale	39	29	- 25.6%	--	--	--
Months Supply of Inventory	1.5	1.3	- 13.3%	--	--	--

* 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

