

Local Market Update for August 2020

Provided by New Jersey REALTORS®



Camden County

Camden County

Single Family

Key Metrics	August			Year to Date		
	2019	2020	Percent Change	Thru 8-2019	Thru 8-2020	Percent Change
New Listings	694	659	- 5.0%	6,044	4,879	- 19.3%
Closed Sales	610	588	- 3.6%	4,205	3,942	- 6.3%
Days on Market Until Sale	59	36	- 39.0%	65	50	- 23.1%
Median Sales Price*	\$195,000	\$230,000	+ 17.9%	\$187,500	\$215,000	+ 14.7%
Percent of List Price Received*	98.2%	100.0%	+ 1.8%	97.7%	98.7%	+ 1.0%
Inventory of Homes for Sale	1,947	771	- 60.4%	--	--	--
Months Supply of Inventory	3.8	1.5	- 60.5%	--	--	--

Townhouse-Condo

Key Metrics	August			Year to Date		
	2019	2020	Percent Change	Thru 8-2019	Thru 8-2020	Percent Change
New Listings	191	124	- 35.1%	1,341	1,050	- 21.7%
Closed Sales	107	133	+ 24.3%	829	807	- 2.7%
Days on Market Until Sale	52	55	+ 5.8%	62	55	- 11.3%
Median Sales Price*	\$128,000	\$149,325	+ 16.7%	\$121,000	\$129,900	+ 7.4%
Percent of List Price Received*	96.0%	99.3%	+ 3.4%	96.3%	97.7%	+ 1.5%
Inventory of Homes for Sale	473	188	- 60.3%	--	--	--
Months Supply of Inventory	4.5	1.7	- 62.2%	--	--	--

Adult Community

Key Metrics	August			Year to Date		
	2019	2020	Percent Change	Thru 8-2019	Thru 8-2020	Percent Change
New Listings	15	16	+ 6.7%	155	115	- 25.8%
Closed Sales	15	18	+ 20.0%	104	93	- 10.6%
Days on Market Until Sale	44	67	+ 52.3%	64	53	- 17.2%
Median Sales Price*	\$278,000	\$274,950	- 1.1%	\$296,250	\$269,900	- 8.9%
Percent of List Price Received*	106.8%	98.0%	- 8.2%	101.5%	97.8%	- 3.6%
Inventory of Homes for Sale	59	32	- 45.8%	--	--	--
Months Supply of Inventory	4.4	2.6	- 40.9%	--	--	--

* 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

