

Local Market Update for September 2020

Provided by New Jersey REALTORS®



Camden County

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Single Family

Key Metrics	September			Year to Date		
	2019	2020	Percent Change	Thru 9-2019	Thru 9-2020	Percent Change
New Listings	651	605	- 7.1%	6,695	5,488	- 18.0%
Closed Sales	504	538	+ 6.7%	4,709	4,496	- 4.5%
Days on Market Until Sale	61	30	- 50.8%	64	48	- 25.0%
Median Sales Price*	\$195,000	\$235,000	+ 20.5%	\$188,400	\$217,150	+ 15.3%
Percent of List Price Received*	97.6%	100.7%	+ 3.2%	97.7%	99.0%	+ 1.3%
Inventory of Homes for Sale	1,854	728	- 60.7%	--	--	--
Months Supply of Inventory	3.6	1.4	- 61.1%	--	--	--

Townhouse-Condo

Key Metrics	September			Year to Date		
	2019	2020	Percent Change	Thru 9-2019	Thru 9-2020	Percent Change
New Listings	156	195	+ 25.0%	1,497	1,245	- 16.8%
Closed Sales	122	135	+ 10.7%	951	944	- 0.7%
Days on Market Until Sale	57	42	- 26.3%	61	53	- 13.1%
Median Sales Price*	\$116,770	\$161,655	+ 38.4%	\$120,000	\$132,750	+ 10.6%
Percent of List Price Received*	95.7%	99.2%	+ 3.7%	96.2%	97.9%	+ 1.8%
Inventory of Homes for Sale	477	219	- 54.1%	--	--	--
Months Supply of Inventory	4.5	1.9	- 57.8%	--	--	--

Adult Community

Key Metrics	September			Year to Date		
	2019	2020	Percent Change	Thru 9-2019	Thru 9-2020	Percent Change
New Listings	4	10	+ 150.0%	159	125	- 21.4%
Closed Sales	20	14	- 30.0%	124	107	- 13.7%
Days on Market Until Sale	94	28	- 70.2%	69	50	- 27.5%
Median Sales Price*	\$273,500	\$298,035	+ 9.0%	\$293,500	\$275,000	- 6.3%
Percent of List Price Received*	101.5%	99.0%	- 2.5%	101.5%	98.0%	- 3.4%
Inventory of Homes for Sale	49	17	- 65.3%	--	--	--
Months Supply of Inventory	3.6	1.3	- 63.9%	--	--	--

* 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

