

Local Market Update for February 2021

Provided by New Jersey REALTORS®



Camden County

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Single Family

Key Metrics	February			Year to Date		
	2020	2021	Percent Change	Thru 2-2020	Thru 2-2021	Percent Change
New Listings	639	443	- 30.7%	1,217	905	- 25.6%
Closed Sales	381	407	+ 6.8%	778	816	+ 4.9%
Days on Market Until Sale	60	34	- 43.3%	62	32	- 48.4%
Median Sales Price*	\$187,000	\$235,000	+ 25.7%	\$185,000	\$238,500	+ 28.9%
Percent of List Price Received*	97.6%	100.9%	+ 3.4%	97.7%	101.1%	+ 3.5%
Inventory of Homes for Sale	1,405	510	- 63.7%	--	--	--
Months Supply of Inventory	2.7	1.0	- 63.0%	--	--	--

Townhouse-Condo

Key Metrics	February			Year to Date		
	2020	2021	Percent Change	Thru 2-2020	Thru 2-2021	Percent Change
New Listings	139	116	- 16.5%	279	254	- 9.0%
Closed Sales	84	81	- 3.6%	159	202	+ 27.0%
Days on Market Until Sale	67	23	- 65.7%	61	27	- 55.7%
Median Sales Price*	\$102,250	\$130,000	+ 27.1%	\$107,000	\$115,000	+ 7.5%
Percent of List Price Received*	98.7%	99.7%	+ 1.0%	97.2%	98.6%	+ 1.4%
Inventory of Homes for Sale	357	169	- 52.7%	--	--	--
Months Supply of Inventory	3.2	1.4	- 56.3%	--	--	--

Adult Community

Key Metrics	February			Year to Date		
	2020	2021	Percent Change	Thru 2-2020	Thru 2-2021	Percent Change
New Listings	20	11	- 45.0%	31	21	- 32.3%
Closed Sales	9	8	- 11.1%	21	19	- 9.5%
Days on Market Until Sale	30	18	- 40.0%	45	17	- 62.2%
Median Sales Price*	\$237,000	\$276,000	+ 16.5%	\$277,000	\$285,000	+ 2.9%
Percent of List Price Received*	101.5%	98.7%	- 2.8%	102.1%	98.9%	- 3.1%
Inventory of Homes for Sale	36	9	- 75.0%	--	--	--
Months Supply of Inventory	2.7	0.7	- 74.1%	--	--	--

* 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

