

# Local Market Update for May 2026

Provided by New Jersey REALTORS®



## Camden County

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### Single Family

Key Metrics	May			Year to Date		
	2025	2026	Percent Change	Thru 5-2025	Thru 5-2026	Percent Change
New Listings	474	506	+ 6.8%	2,095	2,147	+ 2.5%
Closed Sales	382	332	- 13.1%	1,465	1,402	- 4.3%
Days on Market Until Sale	28	26	- 7.1%	31	36	+ 16.1%
Median Sales Price*	\$378,000	\$421,500	+ 11.5%	\$375,000	\$399,900	+ 6.6%
Percent of List Price Received*	102.5%	103.0%	+ 0.5%	102.2%	101.4%	- 0.8%
Inventory of Homes for Sale	703	774	+ 10.1%	--	--	--
Months Supply of Inventory	2.2	2.4	+ 9.1%	--	--	--

### Townhouse-Condo

Key Metrics	May			Year to Date		
	2025	2026	Percent Change	Thru 5-2025	Thru 5-2026	Percent Change
New Listings	160	181	+ 13.1%	707	810	+ 14.6%
Closed Sales	101	136	+ 34.7%	430	514	+ 19.5%
Days on Market Until Sale	26	39	+ 50.0%	31	47	+ 51.6%
Median Sales Price*	\$228,000	\$265,000	+ 16.2%	\$225,000	\$255,000	+ 13.3%
Percent of List Price Received*	100.4%	97.5%	- 2.9%	100.3%	98.7%	- 1.6%
Inventory of Homes for Sale	267	313	+ 17.2%	--	--	--
Months Supply of Inventory	2.9	2.8	- 3.4%	--	--	--

### Adult Community

Key Metrics	May			Year to Date		
	2025	2026	Percent Change	Thru 5-2025	Thru 5-2026	Percent Change
New Listings	19	8	- 57.9%	70	54	- 22.9%
Closed Sales	17	13	- 23.5%	44	45	+ 2.3%
Days on Market Until Sale	48	28	- 41.7%	43	35	- 18.6%
Median Sales Price*	\$445,000	\$456,000	+ 2.5%	\$418,750	\$445,000	+ 6.3%
Percent of List Price Received*	99.2%	103.1%	+ 3.9%	99.7%	100.6%	+ 0.9%
Inventory of Homes for Sale	25	12	- 52.0%	--	--	--
Months Supply of Inventory	2.8	1.1	- 60.7%	--	--	--

\* 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

