

Local Market Update for February 2020

Provided by New Jersey REALTORS®



Gloucester County

Gloucester County

Single Family

Key Metrics	February			Year to Date		
	2019	2020	Percent Change	Thru 2-2019	Thru 2-2020	Percent Change
New Listings	394	404	+ 2.5%	867	750	- 13.5%
Closed Sales	254	236	- 7.1%	506	463	- 8.5%
Days on Market Until Sale	78	67	- 14.1%	81	70	- 13.6%
Median Sales Price*	\$172,750	\$201,500	+ 16.6%	\$165,000	\$200,000	+ 21.2%
Percent of List Price Received*	96.6%	98.1%	+ 1.6%	96.4%	98.4%	+ 2.1%
Inventory of Homes for Sale	1,555	909	- 41.5%	--	--	--
Months Supply of Inventory	4.8	2.7	- 43.8%	--	--	--

Townhouse-Condo

Key Metrics	February			Year to Date		
	2019	2020	Percent Change	Thru 2-2019	Thru 2-2020	Percent Change
New Listings	67	65	- 3.0%	147	137	- 6.8%
Closed Sales	43	38	- 11.6%	76	82	+ 7.9%
Days on Market Until Sale	88	57	- 35.2%	85	57	- 32.9%
Median Sales Price*	\$143,000	\$175,000	+ 22.4%	\$142,000	\$153,250	+ 7.9%
Percent of List Price Received*	98.2%	97.7%	- 0.5%	96.8%	97.4%	+ 0.6%
Inventory of Homes for Sale	244	147	- 39.8%	--	--	--
Months Supply of Inventory	4.6	2.7	- 41.3%	--	--	--

Adult Community

Key Metrics	February			Year to Date		
	2019	2020	Percent Change	Thru 2-2019	Thru 2-2020	Percent Change
New Listings	23	22	- 4.3%	45	61	+ 35.6%
Closed Sales	11	22	+ 100.0%	22	33	+ 50.0%
Days on Market Until Sale	49	62	+ 26.5%	62	64	+ 3.2%
Median Sales Price*	\$219,900	\$203,250	- 7.6%	\$232,500	\$215,700	- 7.2%
Percent of List Price Received*	98.9%	100.3%	+ 1.4%	99.8%	101.1%	+ 1.3%
Inventory of Homes for Sale	87	72	- 17.2%	--	--	--
Months Supply of Inventory	5.0	2.9	- 42.0%	--	--	--

* 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

