

# Local Market Update for April 2020

Provided by New Jersey REALTORS®



## Gloucester County

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### Single Family

Key Metrics	April			Year to Date		
	2019	2020	Percent Change	Thru 4-2019	Thru 4-2020	Percent Change
New Listings	556	252	- 54.7%	1,985	1,416	- 28.7%
Closed Sales	319	278	- 12.9%	1,140	1,047	- 8.2%
Days on Market Until Sale	71	62	- 12.7%	76	70	- 7.9%
Median Sales Price*	\$185,000	\$225,000	+ 21.6%	\$177,950	\$205,000	+ 15.2%
Percent of List Price Received*	97.7%	98.8%	+ 1.1%	97.1%	98.4%	+ 1.3%
Inventory of Homes for Sale	1,633	821	- 49.7%	--	--	--
Months Supply of Inventory	5.0	2.6	- 48.0%	--	--	--

### Townhouse-Condo

Key Metrics	April			Year to Date		
	2019	2020	Percent Change	Thru 4-2019	Thru 4-2020	Percent Change
New Listings	83	45	- 45.8%	326	261	- 19.9%
Closed Sales	65	38	- 41.5%	203	175	- 13.8%
Days on Market Until Sale	70	57	- 18.6%	73	65	- 11.0%
Median Sales Price*	\$141,000	\$162,000	+ 14.9%	\$141,000	\$156,000	+ 10.6%
Percent of List Price Received*	97.6%	98.3%	+ 0.7%	97.2%	97.8%	+ 0.6%
Inventory of Homes for Sale	257	145	- 43.6%	--	--	--
Months Supply of Inventory	4.8	2.9	- 39.6%	--	--	--

### Adult Community

Key Metrics	April			Year to Date		
	2019	2020	Percent Change	Thru 4-2019	Thru 4-2020	Percent Change
New Listings	35	8	- 77.1%	122	92	- 24.6%
Closed Sales	27	25	- 7.4%	58	85	+ 46.6%
Days on Market Until Sale	78	33	- 57.7%	69	50	- 27.5%
Median Sales Price*	\$242,500	\$239,900	- 1.1%	\$240,750	\$239,000	- 0.7%
Percent of List Price Received*	97.6%	100.1%	+ 2.6%	99.6%	100.4%	+ 0.8%
Inventory of Homes for Sale	104	62	- 40.4%	--	--	--
Months Supply of Inventory	5.6	2.7	- 51.8%	--	--	--

\* 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

