

# Local Market Update for August 2020

Provided by New Jersey REALTORS®



## Gloucester County

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### Single Family

Key Metrics	August			Year to Date		
	2019	2020	Percent Change	Thru 8-2019	Thru 8-2020	Percent Change
New Listings	436	<b>430</b>	- 1.4%	3,938	<b>3,102</b>	- 21.2%
Closed Sales	411	<b>399</b>	- 2.9%	2,733	<b>2,524</b>	- 7.6%
Days on Market Until Sale	67	<b>38</b>	- 43.3%	70	<b>58</b>	- 17.1%
Median Sales Price*	\$210,101	<b>\$239,900</b>	+ 14.2%	\$195,000	<b>\$220,000</b>	+ 12.8%
Percent of List Price Received*	97.6%	<b>100.1%</b>	+ 2.6%	97.5%	<b>98.9%</b>	+ 1.4%
Inventory of Homes for Sale	1,362	<b>544</b>	- 60.1%	--	--	--
Months Supply of Inventory	4.1	<b>1.7</b>	- 58.5%	--	--	--

### Townhouse-Condo

Key Metrics	August			Year to Date		
	2019	2020	Percent Change	Thru 8-2019	Thru 8-2020	Percent Change
New Listings	85	<b>86</b>	+ 1.2%	655	<b>601</b>	- 8.2%
Closed Sales	72	<b>58</b>	- 19.4%	447	<b>421</b>	- 5.8%
Days on Market Until Sale	74	<b>46</b>	- 37.8%	68	<b>57</b>	- 16.2%
Median Sales Price*	\$165,000	<b>\$200,000</b>	+ 21.2%	\$149,900	<b>\$167,000</b>	+ 11.4%
Percent of List Price Received*	98.5%	<b>100.1%</b>	+ 1.6%	97.8%	<b>98.4%</b>	+ 0.6%
Inventory of Homes for Sale	209	<b>108</b>	- 48.3%	--	--	--
Months Supply of Inventory	3.9	<b>1.9</b>	- 51.3%	--	--	--

### Adult Community

Key Metrics	August			Year to Date		
	2019	2020	Percent Change	Thru 8-2019	Thru 8-2020	Percent Change
New Listings	31	<b>26</b>	- 16.1%	250	<b>199</b>	- 20.4%
Closed Sales	36	<b>32</b>	- 11.1%	173	<b>171</b>	- 1.2%
Days on Market Until Sale	77	<b>42</b>	- 45.5%	59	<b>54</b>	- 8.5%
Median Sales Price*	\$257,250	<b>\$261,500</b>	+ 1.7%	\$239,900	<b>\$250,000</b>	+ 4.2%
Percent of List Price Received*	99.2%	<b>100.2%</b>	+ 1.0%	99.9%	<b>99.8%</b>	- 0.1%
Inventory of Homes for Sale	76	<b>49</b>	- 35.5%	--	--	--
Months Supply of Inventory	3.5	<b>2.2</b>	- 37.1%	--	--	--

\* 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

