

# Local Market Update for September 2020

Provided by New Jersey REALTORS®



## Gloucester County

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### Single Family

Key Metrics	September			Year to Date		
	2019	2020	Percent Change	Thru 9-2019	Thru 9-2020	Percent Change
New Listings	411	<b>439</b>	+ 6.8%	4,349	<b>3,541</b>	- 18.6%
Closed Sales	352	<b>378</b>	+ 7.4%	3,085	<b>2,918</b>	- 5.4%
Days on Market Until Sale	61	<b>29</b>	- 52.5%	69	<b>54</b>	- 21.7%
Median Sales Price*	\$198,800	<b>\$244,450</b>	+ 23.0%	\$195,000	<b>\$224,500</b>	+ 15.1%
Percent of List Price Received*	97.7%	<b>100.4%</b>	+ 2.8%	97.5%	<b>99.1%</b>	+ 1.6%
Inventory of Homes for Sale	1,312	<b>531</b>	- 59.5%	--	--	--
Months Supply of Inventory	3.9	<b>1.6</b>	- 59.0%	--	--	--

### Townhouse-Condo

Key Metrics	September			Year to Date		
	2019	2020	Percent Change	Thru 9-2019	Thru 9-2020	Percent Change
New Listings	81	<b>71</b>	- 12.3%	736	<b>674</b>	- 8.4%
Closed Sales	44	<b>86</b>	+ 95.5%	491	<b>508</b>	+ 3.5%
Days on Market Until Sale	101	<b>29</b>	- 71.3%	71	<b>52</b>	- 26.8%
Median Sales Price*	\$166,750	<b>\$198,750</b>	+ 19.2%	\$150,000	<b>\$169,450</b>	+ 13.0%
Percent of List Price Received*	97.6%	<b>99.9%</b>	+ 2.4%	97.8%	<b>98.6%</b>	+ 0.8%
Inventory of Homes for Sale	215	<b>86</b>	- 60.0%	--	--	--
Months Supply of Inventory	4.0	<b>1.4</b>	- 65.0%	--	--	--

### Adult Community

Key Metrics	September			Year to Date		
	2019	2020	Percent Change	Thru 9-2019	Thru 9-2020	Percent Change
New Listings	35	<b>33</b>	- 5.7%	285	<b>232</b>	- 18.6%
Closed Sales	23	<b>26</b>	+ 13.0%	196	<b>198</b>	+ 1.0%
Days on Market Until Sale	65	<b>31</b>	- 52.3%	59	<b>51</b>	- 13.6%
Median Sales Price*	\$229,900	<b>\$266,250</b>	+ 15.8%	\$239,000	<b>\$251,803</b>	+ 5.4%
Percent of List Price Received*	99.1%	<b>100.5%</b>	+ 1.4%	99.8%	<b>99.9%</b>	+ 0.1%
Inventory of Homes for Sale	90	<b>52</b>	- 42.2%	--	--	--
Months Supply of Inventory	4.2	<b>2.2</b>	- 47.6%	--	--	--

\* 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

