

Local Market Update for November 2020

Provided by New Jersey REALTORS®



Gloucester County

Gloucester County

Single Family

Key Metrics	November			Year to Date		
	2019	2020	Percent Change	Thru 11-2019	Thru 11-2020	Percent Change
New Listings	308	343	+ 11.4%	5,096	4,317	- 15.3%
Closed Sales	299	310	+ 3.7%	3,718	3,648	- 1.9%
Days on Market Until Sale	69	29	- 58.0%	69	50	- 27.5%
Median Sales Price*	\$205,000	\$250,000	+ 22.0%	\$197,000	\$227,000	+ 15.2%
Percent of List Price Received*	97.9%	101.1%	+ 3.3%	97.6%	99.4%	+ 1.8%
Inventory of Homes for Sale	1,185	509	- 57.0%	--	--	--
Months Supply of Inventory	3.5	1.5	- 57.1%	--	--	--

Townhouse-Condo

Key Metrics	November			Year to Date		
	2019	2020	Percent Change	Thru 11-2019	Thru 11-2020	Percent Change
New Listings	43	65	+ 51.2%	854	802	- 6.1%
Closed Sales	49	70	+ 42.9%	591	661	+ 11.8%
Days on Market Until Sale	53	31	- 41.5%	68	49	- 27.9%
Median Sales Price*	\$145,000	\$173,700	+ 19.8%	\$152,000	\$172,000	+ 13.2%
Percent of List Price Received*	98.0%	99.4%	+ 1.4%	97.8%	98.9%	+ 1.1%
Inventory of Homes for Sale	188	64	- 66.0%	--	--	--
Months Supply of Inventory	3.4	1.0	- 70.6%	--	--	--

Adult Community

Key Metrics	November			Year to Date		
	2019	2020	Percent Change	Thru 11-2019	Thru 11-2020	Percent Change
New Listings	23	20	- 13.0%	347	289	- 16.7%
Closed Sales	25	21	- 16.0%	242	257	+ 6.2%
Days on Market Until Sale	69	19	- 72.5%	61	50	- 18.0%
Median Sales Price*	\$229,000	\$281,000	+ 22.7%	\$235,000	\$250,902	+ 6.8%
Percent of List Price Received*	99.5%	99.5%	0.0%	99.9%	99.6%	- 0.3%
Inventory of Homes for Sale	93	55	- 40.9%	--	--	--
Months Supply of Inventory	4.2	2.4	- 42.9%	--	--	--

* 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

