

Local Market Update for December 2020

Provided by New Jersey REALTORS®



Gloucester County

Gloucester County

Single Family

Key Metrics	December			Year to Date		
	2019	2020	Percent Change	Thru 12-2019	Thru 12-2020	Percent Change
New Listings	226	229	+ 1.3%	5,321	4,549	- 14.5%
Closed Sales	262	386	+ 47.3%	3,980	4,037	+ 1.4%
Days on Market Until Sale	66	27	- 59.1%	69	48	- 30.4%
Median Sales Price*	\$186,000	\$250,000	+ 34.4%	\$196,000	\$230,000	+ 17.3%
Percent of List Price Received*	98.0%	101.7%	+ 3.8%	97.6%	99.6%	+ 2.0%
Inventory of Homes for Sale	1,065	429	- 59.7%	--	--	--
Months Supply of Inventory	3.2	1.2	- 62.5%	--	--	--

Townhouse-Condo

Key Metrics	December			Year to Date		
	2019	2020	Percent Change	Thru 12-2019	Thru 12-2020	Percent Change
New Listings	34	46	+ 35.3%	888	847	- 4.6%
Closed Sales	53	71	+ 34.0%	644	731	+ 13.5%
Days on Market Until Sale	68	24	- 64.7%	68	46	- 32.4%
Median Sales Price*	\$147,000	\$172,000	+ 17.0%	\$150,000	\$172,000	+ 14.7%
Percent of List Price Received*	97.7%	100.8%	+ 3.2%	97.8%	99.1%	+ 1.3%
Inventory of Homes for Sale	158	56	- 64.6%	--	--	--
Months Supply of Inventory	2.9	0.9	- 69.0%	--	--	--

Adult Community

Key Metrics	December			Year to Date		
	2019	2020	Percent Change	Thru 12-2019	Thru 12-2020	Percent Change
New Listings	27	20	- 25.9%	374	309	- 17.4%
Closed Sales	26	29	+ 11.5%	268	286	+ 6.7%
Days on Market Until Sale	43	37	- 14.0%	59	48	- 18.6%
Median Sales Price*	\$229,500	\$259,900	+ 13.2%	\$235,000	\$255,000	+ 8.5%
Percent of List Price Received*	101.4%	98.8%	- 2.6%	100.0%	99.5%	- 0.5%
Inventory of Homes for Sale	87	50	- 42.5%	--	--	--
Months Supply of Inventory	3.9	2.1	- 46.2%	--	--	--

* 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

