

# Local Market Update for March 2021

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## Gloucester County

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### Single Family

Key Metrics	March			Year to Date		
	2020	2021	Percent Change	Thru 3-2020	Thru 3-2021	Percent Change
New Listings	414	<b>434</b>	+ 4.8%	1,164	<b>1,020</b>	- 12.4%
Closed Sales	302	<b>287</b>	- 5.0%	773	<b>802</b>	+ 3.8%
Days on Market Until Sale	78	<b>33</b>	- 57.7%	73	<b>35</b>	- 52.1%
Median Sales Price*	\$196,500	<b>\$255,000</b>	+ 29.8%	\$199,000	<b>\$250,000</b>	+ 25.6%
Percent of List Price Received*	98.3%	<b>100.9%</b>	+ 2.6%	98.3%	<b>100.7%</b>	+ 2.4%
Inventory of Homes for Sale	946	<b>428</b>	- 54.8%	--	--	--
Months Supply of Inventory	2.8	<b>1.3</b>	- 53.6%	--	--	--

### Townhouse-Condo

Key Metrics	March			Year to Date		
	2020	2021	Percent Change	Thru 3-2020	Thru 3-2021	Percent Change
New Listings	79	<b>95</b>	+ 20.3%	216	<b>222</b>	+ 2.8%
Closed Sales	54	<b>70</b>	+ 29.6%	137	<b>162</b>	+ 18.2%
Days on Market Until Sale	73	<b>18</b>	- 75.3%	67	<b>25</b>	- 62.7%
Median Sales Price*	\$162,500	<b>\$176,950</b>	+ 8.9%	\$154,500	<b>\$175,900</b>	+ 13.9%
Percent of List Price Received*	98.2%	<b>102.3%</b>	+ 4.2%	97.7%	<b>101.1%</b>	+ 3.5%
Inventory of Homes for Sale	157	<b>62</b>	- 60.5%	--	--	--
Months Supply of Inventory	3.0	<b>0.9</b>	- 70.0%	--	--	--

### Adult Community

Key Metrics	March			Year to Date		
	2020	2021	Percent Change	Thru 3-2020	Thru 3-2021	Percent Change
New Listings	23	<b>30</b>	+ 30.4%	84	<b>80</b>	- 4.8%
Closed Sales	28	<b>23</b>	- 17.9%	61	<b>66</b>	+ 8.2%
Days on Market Until Sale	49	<b>35</b>	- 28.6%	57	<b>31</b>	- 45.6%
Median Sales Price*	\$253,272	<b>\$257,500</b>	+ 1.7%	\$239,000	<b>\$262,450</b>	+ 9.8%
Percent of List Price Received*	99.9%	<b>99.7%</b>	- 0.2%	100.6%	<b>99.8%</b>	- 0.8%
Inventory of Homes for Sale	74	<b>29</b>	- 60.8%	--	--	--
Months Supply of Inventory	3.0	<b>1.2</b>	- 60.0%	--	--	--

\* 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

