

Local Market Update for December 2024

Provided by New Jersey REALTORS®



Sussex County

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Single Family

Key Metrics	December			Year to Date		
	2023	2024	Percent Change	Thru 12-2023	Thru 12-2024	Percent Change
New Listings	88	97	+ 10.2%	2,176	2,171	- 0.2%
Closed Sales	164	156	- 4.9%	1,686	1,653	- 2.0%
Days on Market Until Sale	45	42	- 6.7%	44	41	- 6.8%
Median Sales Price*	\$407,500	\$422,500	+ 3.7%	\$382,250	\$425,000	+ 11.2%
Percent of List Price Received*	101.4%	101.5%	+ 0.1%	102.2%	103.1%	+ 0.9%
Inventory of Homes for Sale	357	268	- 24.9%	--	--	--
Months Supply of Inventory	2.5	1.9	- 24.0%	--	--	--

Townhouse-Condo

Key Metrics	December			Year to Date		
	2023	2024	Percent Change	Thru 12-2023	Thru 12-2024	Percent Change
New Listings	20	33	+ 65.0%	478	516	+ 7.9%
Closed Sales	34	32	- 5.9%	410	374	- 8.8%
Days on Market Until Sale	32	35	+ 9.4%	34	36	+ 5.9%
Median Sales Price*	\$252,500	\$305,000	+ 20.8%	\$245,000	\$282,500	+ 15.3%
Percent of List Price Received*	102.6%	101.9%	- 0.7%	101.2%	101.4%	+ 0.2%
Inventory of Homes for Sale	67	82	+ 22.4%	--	--	--
Months Supply of Inventory	2.0	2.5	+ 25.0%	--	--	--

Adult Community

Key Metrics	December			Year to Date		
	2023	2024	Percent Change	Thru 12-2023	Thru 12-2024	Percent Change
New Listings	1	1	0.0%	12	9	- 25.0%
Closed Sales	1	2	+ 100.0%	10	10	0.0%
Days on Market Until Sale	369	36	- 90.2%	70	52	- 25.7%
Median Sales Price*	\$320,000	\$394,500	+ 23.3%	\$349,500	\$375,000	+ 7.3%
Percent of List Price Received*	97.0%	99.0%	+ 2.1%	103.6%	98.5%	- 4.9%
Inventory of Homes for Sale	2	2	0.0%	--	--	--
Months Supply of Inventory	1.5	1.5	0.0%	--	--	--

* 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

