

Local Market Update for October 2024

Provided by New Jersey REALTORS®



Camden County

Camden County

Single Family

Key Metrics	October			Year to Date		
	2023	2024	Percent Change	Thru 10-2023	Thru 10-2024	Percent Change
New Listings	413	415	+ 0.5%	4,156	4,198	+ 1.0%
Closed Sales	344	327	- 4.9%	3,307	3,235	- 2.2%
Days on Market Until Sale	23	26	+ 13.0%	27	27	0.0%
Median Sales Price*	\$327,450	\$360,000	+ 9.9%	\$320,000	\$360,000	+ 12.5%
Percent of List Price Received*	102.6%	101.6%	- 1.0%	102.8%	102.4%	- 0.4%
Inventory of Homes for Sale	669	673	+ 0.6%	--	--	--
Months Supply of Inventory	2.0	2.1	+ 5.0%	--	--	--

Townhouse-Condo

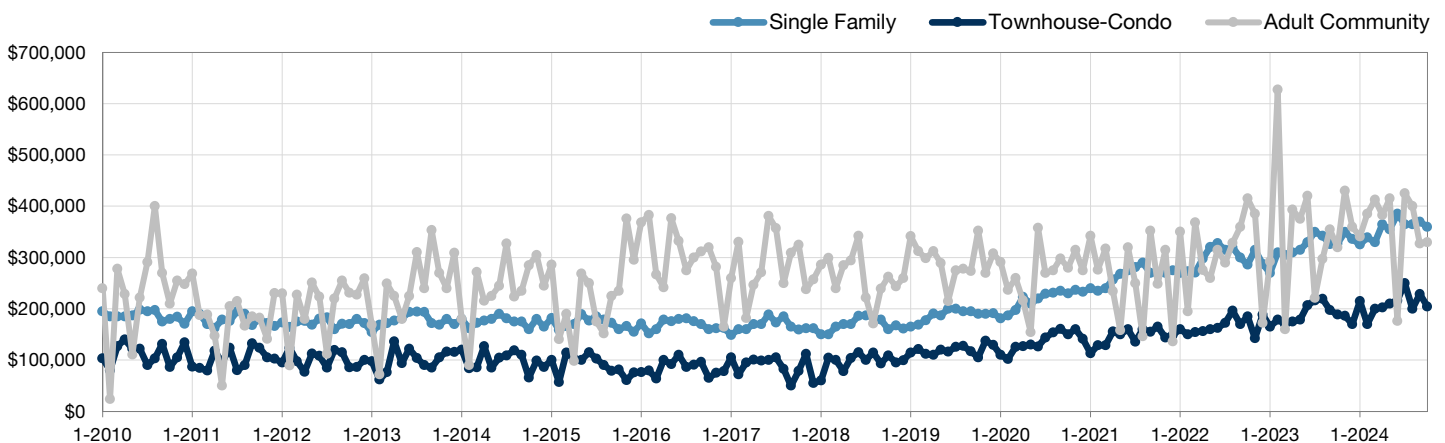
Key Metrics	October			Year to Date		
	2023	2024	Percent Change	Thru 10-2023	Thru 10-2024	Percent Change
New Listings	119	118	- 0.8%	1,198	1,265	+ 5.6%
Closed Sales	98	86	- 12.2%	983	1,007	+ 2.4%
Days on Market Until Sale	26	31	+ 19.2%	26	27	+ 3.8%
Median Sales Price*	\$188,500	\$204,000	+ 8.2%	\$190,000	\$206,500	+ 8.7%
Percent of List Price Received*	101.9%	100.6%	- 1.3%	102.0%	102.4%	+ 0.4%
Inventory of Homes for Sale	206	170	- 17.5%	--	--	--
Months Supply of Inventory	2.1	1.7	- 19.0%	--	--	--

Adult Community

Key Metrics	October			Year to Date		
	2023	2024	Percent Change	Thru 10-2023	Thru 10-2024	Percent Change
New Listings	6	12	+ 100.0%	113	94	- 16.8%
Closed Sales	7	11	+ 57.1%	97	77	- 20.6%
Days on Market Until Sale	47	11	- 76.6%	25	26	+ 4.0%
Median Sales Price*	\$320,000	\$330,000	+ 3.1%	\$350,000	\$382,900	+ 9.4%
Percent of List Price Received*	102.3%	102.3%	0.0%	101.2%	100.5%	- 0.7%
Inventory of Homes for Sale	10	21	+ 110.0%	--	--	--
Months Supply of Inventory	1.0	2.9	+ 190.0%	--	--	--

* 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



Current as of November 20, 2024. All data from the multiple listing services in the state of New Jersey. Margin of error for reported statewide numbers is +/- 4% at a 95% confidence level. Report © 2024 ShowingTime Plus, LLC.