

Local Market Update for May 2025

Provided by New Jersey REALTORS®



Camden County

Camden County

Single Family

	May			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 5-2024	Thru 5-2025	Percent Change
New Listings	513	453	- 11.7%	2,059	2,056	- 0.1%
Closed Sales	367	380	+ 3.5%	1,425	1,459	+ 2.4%
Days on Market Until Sale	24	28	+ 16.7%	30	31	+ 3.3%
Median Sales Price*	\$355,000	\$378,000	+ 6.5%	\$349,000	\$375,000	+ 7.4%
Percent of List Price Received*	103.9%	102.5%	- 1.3%	102.1%	102.2%	+ 0.1%
Inventory of Homes for Sale	647	629	- 2.8%	--	--	--
Months Supply of Inventory	2.0	1.9	- 5.0%	--	--	--

Townhouse-Condo

	May			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 5-2024	Thru 5-2025	Percent Change
New Listings	135	148	+ 9.6%	671	695	+ 3.6%
Closed Sales	113	98	- 13.3%	514	426	- 17.1%
Days on Market Until Sale	25	26	+ 4.0%	28	31	+ 10.7%
Median Sales Price*	\$210,000	\$227,000	+ 8.1%	\$200,000	\$225,000	+ 12.5%
Percent of List Price Received*	102.8%	100.4%	- 2.3%	102.8%	100.4%	- 2.3%
Inventory of Homes for Sale	178	233	+ 30.9%	--	--	--
Months Supply of Inventory	1.7	2.5	+ 47.1%	--	--	--

Adult Community

	May			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 5-2024	Thru 5-2025	Percent Change
New Listings	7	19	+ 171.4%	38	70	+ 84.2%
Closed Sales	8	17	+ 112.5%	33	44	+ 33.3%
Days on Market Until Sale	14	48	+ 242.9%	26	43	+ 65.4%
Median Sales Price*	\$415,000	\$445,000	+ 7.2%	\$385,000	\$418,750	+ 8.8%
Percent of List Price Received*	102.8%	99.2%	- 3.5%	101.1%	99.7%	- 1.4%
Inventory of Homes for Sale	11	25	+ 127.3%	--	--	--
Months Supply of Inventory	1.3	2.8	+ 115.4%	--	--	--

* 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

