

Local Market Update for October 2021

Provided by New Jersey REALTORS®



Gloucester County

Gloucester County

Single Family

Key Metrics	October			Year to Date		
	2020	2021	Percent Change	Thru 10-2020	Thru 10-2021	Percent Change
New Listings	434	327	- 24.7%	3,979	4,120	+ 3.5%
Closed Sales	414	336	- 18.8%	3,344	3,414	+ 2.1%
Days on Market Until Sale	38	21	- 44.7%	52	24	- 53.8%
Median Sales Price*	\$235,000	\$266,000	+ 13.2%	\$225,000	\$269,900	+ 20.0%
Percent of List Price Received*	100.1%	102.2%	+ 2.1%	99.2%	102.3%	+ 3.1%
Inventory of Homes for Sale	670	500	- 25.4%	--	--	--
Months Supply of Inventory	2.0	1.5	- 25.0%	--	--	--

Townhouse-Condo

Key Metrics	October			Year to Date		
	2020	2021	Percent Change	Thru 10-2020	Thru 10-2021	Percent Change
New Listings	63	60	- 4.8%	736	787	+ 6.9%
Closed Sales	81	85	+ 4.9%	592	697	+ 17.7%
Days on Market Until Sale	38	25	- 34.2%	51	20	- 60.8%
Median Sales Price*	\$195,000	\$192,500	- 1.3%	\$171,250	\$190,000	+ 10.9%
Percent of List Price Received*	100.0%	101.4%	+ 1.4%	98.8%	101.5%	+ 2.7%
Inventory of Homes for Sale	79	58	- 26.6%	--	--	--
Months Supply of Inventory	1.3	0.9	- 30.8%	--	--	--

Adult Community

Key Metrics	October			Year to Date		
	2020	2021	Percent Change	Thru 10-2020	Thru 10-2021	Percent Change
New Listings	37	22	- 40.5%	269	273	+ 1.5%
Closed Sales	37	37	0.0%	236	265	+ 12.3%
Days on Market Until Sale	56	17	- 69.6%	52	22	- 57.7%
Median Sales Price*	\$245,000	\$300,000	+ 22.4%	\$250,000	\$285,000	+ 14.0%
Percent of List Price Received*	98.5%	102.1%	+ 3.7%	99.6%	101.3%	+ 1.7%
Inventory of Homes for Sale	59	19	- 67.8%	--	--	--
Months Supply of Inventory	2.5	0.7	- 72.0%	--	--	--

* 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

