

Local Market Update for December 2025

Provided by New Jersey REALTORS®



Gloucester County

Gloucester County

Single Family

Key Metrics	December			Year to Date		
	2024	2025	Percent Change	Thru 12-2024	Thru 12-2025	Percent Change
New Listings	137	137	0.0%	3,155	3,137	- 0.6%
Closed Sales	226	212	- 6.2%	2,525	2,598	+ 2.9%
Days on Market Until Sale	42	41	- 2.4%	32	33	+ 3.1%
Median Sales Price*	\$350,000	\$380,000	+ 8.6%	\$360,000	\$375,700	+ 4.4%
Percent of List Price Received*	100.2%	100.6%	+ 0.4%	101.7%	101.2%	- 0.5%
Inventory of Homes for Sale	420	373	- 11.2%	--	--	--
Months Supply of Inventory	2.0	1.7	- 15.0%	--	--	--

Townhouse-Condo

Key Metrics	December			Year to Date		
	2024	2025	Percent Change	Thru 12-2024	Thru 12-2025	Percent Change
New Listings	28	28	0.0%	654	627	- 4.1%
Closed Sales	42	50	+ 19.0%	588	545	- 7.3%
Days on Market Until Sale	36	34	- 5.6%	21	29	+ 38.1%
Median Sales Price*	\$337,000	\$275,000	- 18.4%	\$285,000	\$286,000	+ 0.4%
Percent of List Price Received*	100.5%	100.4%	- 0.1%	101.3%	100.7%	- 0.6%
Inventory of Homes for Sale	61	63	+ 3.3%	--	--	--
Months Supply of Inventory	1.3	1.4	+ 7.7%	--	--	--

Adult Community

Key Metrics	December			Year to Date		
	2024	2025	Percent Change	Thru 12-2024	Thru 12-2025	Percent Change
New Listings	39	22	- 43.6%	370	404	+ 9.2%
Closed Sales	28	29	+ 3.6%	326	362	+ 11.0%
Days on Market Until Sale	22	52	+ 136.4%	25	42	+ 68.0%
Median Sales Price*	\$390,000	\$407,000	+ 4.4%	\$392,080	\$418,550	+ 6.8%
Percent of List Price Received*	99.9%	99.6%	- 0.3%	101.3%	100.4%	- 0.9%
Inventory of Homes for Sale	69	54	- 21.7%	--	--	--
Months Supply of Inventory	2.6	1.8	- 30.8%	--	--	--

* 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

