

Local Market Update for December 2025

Provided by New Jersey REALTORS®



Gloucester County

Gloucester County

Single Family

	December			Year to Date		
Key Metrics	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

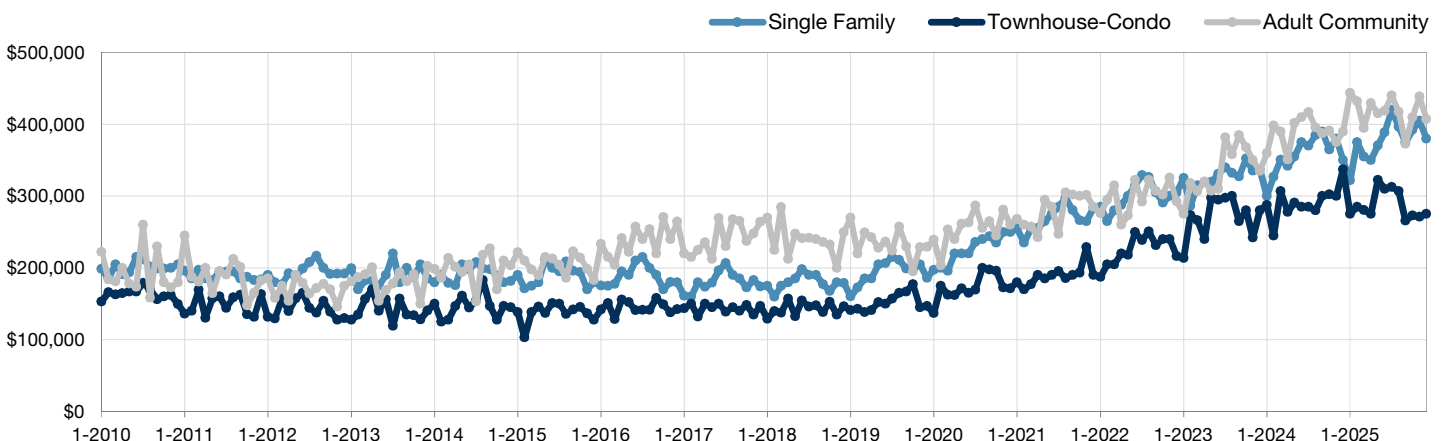
	December			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 12-2024	Thru 12-2025	Percent Change
New Listings	28	28	0.0%	654	627	- 4.1%
Closed Sales	42	50	+ 19.0%	588	545	- 7.3%
Days on Market Until Sale	36	34	- 5.6%	21	29	+ 38.1%
Median Sales Price*	\$337,000	\$275,000	- 18.4%	\$285,000	\$286,000	+ 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

	December			Year to Date		
Key Metrics	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



Current as of January 09, 2026. 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 © 2026 ShowingTime Plus, LLC.