

Local Market Update for September 2021

Provided by New Jersey REALTORS®



Gloucester County

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Single Family

Key Metrics	September			Year to Date		
	2020	2021	Percent Change	Thru 9-2020	Thru 9-2021	Percent Change
New Listings	441	367	- 16.8%	3,545	3,795	+ 7.1%
Closed Sales	381	377	- 1.0%	2,930	3,070	+ 4.8%
Days on Market Until Sale	29	23	- 20.7%	54	25	- 53.7%
Median Sales Price*	\$244,000	\$285,000	+ 16.8%	\$223,945	\$269,900	+ 20.5%
Percent of List Price Received*	100.3%	102.5%	+ 2.2%	99.1%	102.4%	+ 3.3%
Inventory of Homes for Sale	632	533	- 15.7%	--	--	--
Months Supply of Inventory	1.9	1.6	- 15.8%	--	--	--

Townhouse-Condo

Key Metrics	September			Year to Date		
	2020	2021	Percent Change	Thru 9-2020	Thru 9-2021	Percent Change
New Listings	71	70	- 1.4%	674	725	+ 7.6%
Closed Sales	88	72	- 18.2%	511	611	+ 19.6%
Days on Market Until Sale	32	21	- 34.4%	53	19	- 64.2%
Median Sales Price*	\$197,500	\$184,125	- 6.8%	\$169,000	\$185,750	+ 9.9%
Percent of List Price Received*	99.8%	101.2%	+ 1.4%	98.6%	101.5%	+ 2.9%
Inventory of Homes for Sale	101	64	- 36.6%	--	--	--
Months Supply of Inventory	1.7	0.9	- 47.1%	--	--	--

Adult Community

Key Metrics	September			Year to Date		
	2020	2021	Percent Change	Thru 9-2020	Thru 9-2021	Percent Change
New Listings	33	23	- 30.3%	232	251	+ 8.2%
Closed Sales	27	26	- 3.7%	199	228	+ 14.6%
Days on Market Until Sale	39	20	- 48.7%	52	22	- 57.7%
Median Sales Price*	\$265,000	\$301,947	+ 13.9%	\$250,902	\$280,500	+ 11.8%
Percent of List Price Received*	99.9%	101.9%	+ 2.0%	99.8%	101.2%	+ 1.4%
Inventory of Homes for Sale	57	19	- 66.7%	--	--	--
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

