

Local Market Update for October 2024

Provided by New Jersey REALTORS®



Gloucester County

Gloucester County

Single Family

Key Metrics	October			Year to Date		
	2023	2024	Percent Change	Thru 10-2023	Thru 10-2024	Percent Change
New Listings	245	276	+ 12.7%	2,620	2,804	+ 7.0%
Closed Sales	223	205	- 8.1%	2,124	2,068	- 2.6%
Days on Market Until Sale	32	39	+ 21.9%	28	31	+ 10.7%
Median Sales Price*	\$350,000	\$365,000	+ 4.3%	\$325,000	\$360,000	+ 10.8%
Percent of List Price Received*	101.4%	101.1%	- 0.3%	102.1%	101.8%	- 0.3%
Inventory of Homes for Sale	490	548	+ 11.8%	--	--	--
Months Supply of Inventory	2.3	2.6	+ 13.0%	--	--	--

Townhouse-Condo

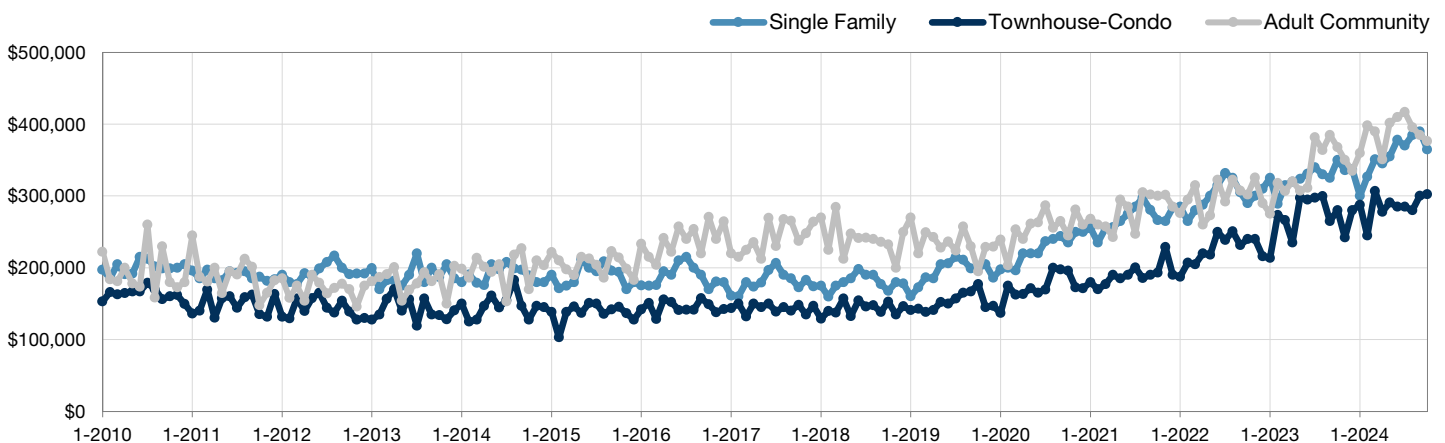
Key Metrics	October			Year to Date		
	2023	2024	Percent Change	Thru 10-2023	Thru 10-2024	Percent Change
New Listings	63	44	- 30.2%	564	573	+ 1.6%
Closed Sales	48	60	+ 25.0%	443	498	+ 12.4%
Days on Market Until Sale	15	21	+ 40.0%	16	19	+ 18.8%
Median Sales Price*	\$280,000	\$302,500	+ 8.0%	\$274,227	\$285,000	+ 3.9%
Percent of List Price Received*	103.6%	101.1%	- 2.4%	102.3%	101.5%	- 0.8%
Inventory of Homes for Sale	68	66	- 2.9%	--	--	--
Months Supply of Inventory	1.5	1.4	- 6.7%	--	--	--

Adult Community

Key Metrics	October			Year to Date		
	2023	2024	Percent Change	Thru 10-2023	Thru 10-2024	Percent Change
New Listings	36	30	- 16.7%	326	282	- 13.5%
Closed Sales	25	22	- 12.0%	232	277	+ 19.4%
Days on Market Until Sale	36	31	- 13.9%	35	26	- 25.7%
Median Sales Price*	\$368,140	\$376,500	+ 2.3%	\$328,000	\$393,160	+ 19.9%
Percent of List Price Received*	103.6%	100.6%	- 2.9%	100.9%	101.5%	+ 0.6%
Inventory of Homes for Sale	51	52	+ 2.0%	--	--	--
Months Supply of Inventory	1.9	2.2	+ 15.8%	--	--	--

* 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 November 20, 2024. 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 © 2024 ShowingTime Plus, LLC.