

Local Market Update for March 2024

Provided by New Jersey REALTORS®



Sussex County

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Single Family

	March			Year to Date		
Key Metrics	2023	2024	Percent Change	Thru 3-2023	Thru 3-2024	Percent Change
New Listings	184	183	- 0.5%	459	496	+ 8.1%
Closed Sales	122	119	- 2.5%	314	313	- 0.3%
Days on Market Until Sale	52	44	- 15.4%	59	46	- 22.0%
Median Sales Price*	\$350,000	\$400,000	+ 14.3%	\$350,000	\$395,000	+ 12.9%
Percent of List Price Received*	100.4%	102.6%	+ 2.2%	99.5%	102.3%	+ 2.8%
Inventory of Homes for Sale	374	301	- 19.5%	--	--	--
Months Supply of Inventory	2.3	2.1	- 8.7%	--	--	--

Townhouse-Condo

	March			Year to Date		
Key Metrics	2023	2024	Percent Change	Thru 3-2023	Thru 3-2024	Percent Change
New Listings	51	53	+ 3.9%	120	131	+ 9.2%
Closed Sales	33	31	- 6.1%	97	78	- 19.6%
Days on Market Until Sale	41	46	+ 12.2%	45	42	- 6.7%
Median Sales Price*	\$209,500	\$240,000	+ 14.6%	\$215,000	\$260,280	+ 21.1%
Percent of List Price Received*	100.1%	99.7%	- 0.4%	99.7%	100.1%	+ 0.4%
Inventory of Homes for Sale	73	86	+ 17.8%	--	--	--
Months Supply of Inventory	1.9	2.7	+ 42.1%	--	--	--

Adult Community

	March			Year to Date		
Key Metrics	2023	2024	Percent Change	Thru 3-2023	Thru 3-2024	Percent Change
New Listings	1	0	- 100.0%	2	1	- 50.0%
Closed Sales	1	2	+ 100.0%	2	2	0.0%
Days on Market Until Sale	67	35	- 47.8%	37	35	- 5.4%
Median Sales Price*	\$349,999	\$337,500	- 3.6%	\$337,500	\$337,500	0.0%
Percent of List Price Received*	100.0%	97.0%	- 3.0%	100.0%	97.0%	- 3.0%
Inventory of Homes for Sale	5	2	- 60.0%	--	--	--
Months Supply of Inventory	2.0	1.6	- 20.0%	--	--	--

* 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

