

Local Market Update for March 2024

Provided by New Jersey REALTORS®



Camden County

Camden County

Single Family

	March			Year to Date		
Key Metrics	2023	2024	Percent Change	Thru 3-2023	Thru 3-2024	Percent Change
New Listings	430	403	- 6.3%	1,166	1,092	- 6.3%
Closed Sales	345	275	- 20.3%	834	721	- 13.5%
Days on Market Until Sale	33	39	+ 18.2%	35	34	- 2.9%
Median Sales Price*	\$305,000	\$329,900	+ 8.2%	\$297,500	\$330,000	+ 10.9%
Percent of List Price Received*	101.1%	101.6%	+ 0.5%	100.6%	101.0%	+ 0.4%
Inventory of Homes for Sale	541	532	- 1.7%	--	--	--
Months Supply of Inventory	1.4	1.7	+ 21.4%	--	--	--

Townhouse-Condo

	March			Year to Date		
Key Metrics	2023	2024	Percent Change	Thru 3-2023	Thru 3-2024	Percent Change
New Listings	125	132	+ 5.6%	321	391	+ 21.8%
Closed Sales	106	106	0.0%	290	281	- 3.1%
Days on Market Until Sale	39	25	- 35.9%	33	31	- 6.1%
Median Sales Price*	\$170,000	\$192,000	+ 12.9%	\$169,450	\$191,950	+ 13.3%
Percent of List Price Received*	101.2%	102.7%	+ 1.5%	100.5%	102.7%	+ 2.2%
Inventory of Homes for Sale	162	157	- 3.1%	--	--	--
Months Supply of Inventory	1.4	1.6	+ 14.3%	--	--	--

Adult Community

	March			Year to Date		
Key Metrics	2023	2024	Percent Change	Thru 3-2023	Thru 3-2024	Percent Change
New Listings	20	8	- 60.0%	33	22	- 33.3%
Closed Sales	11	6	- 45.5%	22	17	- 22.7%
Days on Market Until Sale	16	45	+ 181.3%	22	36	+ 63.6%
Median Sales Price*	\$160,000	\$412,500	+ 157.8%	\$219,500	\$385,000	+ 75.4%
Percent of List Price Received*	99.3%	101.0%	+ 1.7%	100.0%	100.7%	+ 0.7%
Inventory of Homes for Sale	24	13	- 45.8%	--	--	--
Months Supply of Inventory	3.1	1.4	- 54.8%	--	--	--

* 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

