

Local Market Update for April 2023

Provided by New Jersey REALTORS®



Camden County

Camden County

Single Family

Key Metrics	April			Year to Date		
	2022	2023	Percent Change	Thru 4-2022	Thru 4-2023	Percent Change
New Listings	599	399	- 33.4%	2,010	1,563	- 22.2%
Closed Sales	429	344	- 19.8%	1,581	1,177	- 25.6%
Days on Market Until Sale	21	33	+ 57.1%	27	34	+ 25.9%
Median Sales Price*	\$298,000	\$310,000	+ 4.0%	\$277,750	\$300,000	+ 8.0%
Percent of List Price Received*	104.4%	102.2%	- 2.1%	102.6%	101.1%	- 1.5%
Inventory of Homes for Sale	603	497	- 17.6%	--	--	--
Months Supply of Inventory	1.2	1.3	+ 8.3%	--	--	--

Townhouse-Condo

Key Metrics	April			Year to Date		
	2022	2023	Percent Change	Thru 4-2022	Thru 4-2023	Percent Change
New Listings	164	123	- 25.0%	576	444	- 22.9%
Closed Sales	119	95	- 20.2%	448	385	- 14.1%
Days on Market Until Sale	21	28	+ 33.3%	28	32	+ 14.3%
Median Sales Price*	\$156,000	\$175,000	+ 12.2%	\$154,500	\$170,000	+ 10.0%
Percent of List Price Received*	104.7%	101.5%	- 3.1%	102.2%	100.7%	- 1.5%
Inventory of Homes for Sale	198	141	- 28.8%	--	--	--
Months Supply of Inventory	1.4	1.2	- 14.3%	--	--	--

Adult Community

Key Metrics	April			Year to Date		
	2022	2023	Percent Change	Thru 4-2022	Thru 4-2023	Percent Change
New Listings	15	18	+ 20.0%	45	51	+ 13.3%
Closed Sales	10	5	- 50.0%	41	26	- 36.6%
Days on Market Until Sale	42	20	- 52.4%	28	22	- 21.4%
Median Sales Price*	\$275,250	\$393,500	+ 43.0%	\$335,000	\$219,500	- 34.5%
Percent of List Price Received*	102.2%	98.0%	- 4.1%	104.2%	99.6%	- 4.4%
Inventory of Homes for Sale	15	20	+ 33.3%	--	--	--
Months Supply of Inventory	1.5	2.3	+ 53.3%	--	--	--

* 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

