# Local Market Update for October 2026

Provided by New Jersey REALTORS®

# Gloucester County

Gloucester County

## Single Family

| Key Metrics | October 2025 | October 2026 | Percent Change | Year to Date Thru 10-2025 | Year to Date Thru 10-2026 | Percent Change |
|---|---|---|---|---|---|---|
| New Listings | 266 | **281** | + 5.6% | 2,823 | **2,845** | + 0.8% |
| Closed Sales | 212 | **206** | - 2.8% | 2,203 | **2,062** | - 6.4% |
| Days on Market Until Sale | 28 | **33** | + 17.9% | 32 | **34** | + 6.3% |
| Median Sales Price* | $390,000 | **$395,000** | + 1.3% | $375,000 | **$400,000** | + 6.7% |
| Percent of List Price Received* | 102.0% | **100.4%** | - 1.6% | 101.3% | **101.3%** | 0.0% |
| Inventory of Homes for Sale | 524 | **595** | + 13.5% | -- | **--** | -- |
| Months Supply of Inventory | 2.4 | **2.9** | + 20.8% | -- | **--** | -- |

## Townhouse-Condo

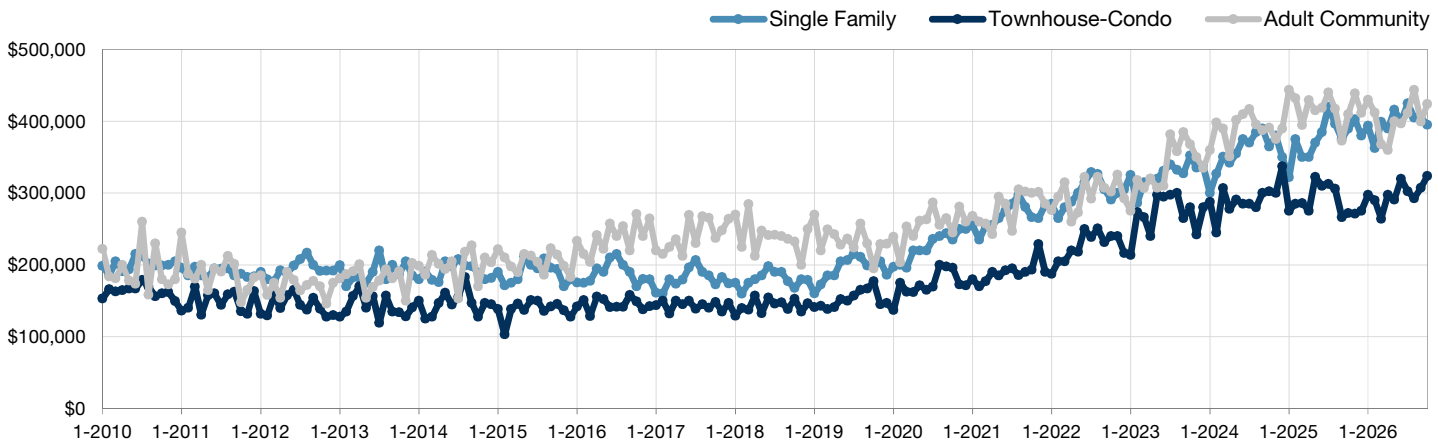
| Key Metrics | October 2025 | October 2026 | Percent Change | Year to Date Thru 10-2025 | Year to Date Thru 10-2026 | Percent Change |
|---|---|---|---|---|---|---|
| New Listings | 56 | **62** | + 10.7% | 563 | **552** | - 2.0% |
| Closed Sales | 42 | **34** | - 19.0% | 459 | **403** | - 12.2% |
| Days on Market Until Sale | 28 | **42** | + 50.0% | 27 | **36** | + 33.3% |
| Median Sales Price* | $272,000 | **$323,950** | + 19.1% | $293,000 | **$295,000** | + 0.7% |
| Percent of List Price Received* | 100.0% | **99.8%** | - 0.2% | 100.7% | **100.4%** | - 0.3% |
| Inventory of Homes for Sale | 94 | **102** | + 8.5% | -- | **--** | -- |
| Months Supply of Inventory | 2.1 | **2.5** | + 19.0% | -- | **--** | -- |

## Adult Community

| Key Metrics | October 2025 | October 2026 | Percent Change | Year to Date Thru 10-2025 | Year to Date Thru 10-2026 | Percent Change |
|---|---|---|---|---|---|---|
| New Listings | 37 | **37** | 0.0% | 354 | **313** | - 11.6% |
| Closed Sales | 29 | **33** | + 13.8% | 307 | **274** | - 10.7% |
| Days on Market Until Sale | 61 | **36** | - 41.0% | 40 | **43** | + 7.5% |
| Median Sales Price* | $410,000 | **$424,000** | + 3.4% | $419,000 | **$403,500** | - 3.7% |
| Percent of List Price Received* | 99.7% | **99.5%** | - 0.2% | 100.5% | **99.5%** | - 1.0% |
| Inventory of Homes for Sale | 63 | **60** | - 4.8% | -- | **--** | -- |
| Months Supply of Inventory | 2.0 | **2.3** | + 15.0% | -- | **--** | -- |

* 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




Current as of November 09, 2026. 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 © 2026 ShowingTime Plus, LLC.