

# Local Market Update for March 2026

Provided by New Jersey REALTORS®



## Gloucester County

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### Single Family

Key Metrics	March			Year to Date		
	2025	2026	Percent Change	Thru 3-2025	Thru 3-2026	Percent Change
New Listings	283	227	- 19.8%	744	598	- 19.6%
Closed Sales	205	173	- 15.6%	543	468	- 13.8%
Days on Market Until Sale	38	48	+ 26.3%	42	46	+ 9.5%
Median Sales Price*	\$350,000	<b>\$399,000</b>	+ 14.0%	\$350,000	<b>\$382,551</b>	+ 9.3%
Percent of List Price Received*	100.8%	<b>101.0%</b>	+ 0.2%	100.3%	<b>100.5%</b>	+ 0.2%
Inventory of Homes for Sale	412	371	- 10.0%	--	--	--
Months Supply of Inventory	1.9	1.8	- 5.3%	--	--	--

### Townhouse-Condo

Key Metrics	March			Year to Date		
	2025	2026	Percent Change	Thru 3-2025	Thru 3-2026	Percent Change
New Listings	63	48	- 23.8%	163	143	- 12.3%
Closed Sales	49	42	- 14.3%	129	100	- 22.5%
Days on Market Until Sale	25	41	+ 64.0%	25	40	+ 60.0%
Median Sales Price*	\$286,000	<b>\$264,000</b>	- 7.7%	\$285,000	<b>\$280,000</b>	- 1.8%
Percent of List Price Received*	99.6%	<b>100.0%</b>	+ 0.4%	100.0%	<b>99.8%</b>	- 0.2%
Inventory of Homes for Sale	75	76	+ 1.3%	--	--	--
Months Supply of Inventory	1.6	1.8	+ 12.5%	--	--	--

### Adult Community

Key Metrics	March			Year to Date		
	2025	2026	Percent Change	Thru 3-2025	Thru 3-2026	Percent Change
New Listings	36	22	- 38.9%	100	66	- 34.0%
Closed Sales	30	20	- 33.3%	82	60	- 26.8%
Days on Market Until Sale	45	43	- 4.4%	37	56	+ 51.4%
Median Sales Price*	\$394,500	<b>\$370,000</b>	- 6.2%	\$428,435	<b>\$410,000</b>	- 4.3%
Percent of List Price Received*	101.6%	<b>98.3%</b>	- 3.2%	101.2%	<b>98.3%</b>	- 2.9%
Inventory of Homes for Sale	66	47	- 28.8%	--	--	--
Months Supply of Inventory	2.4	1.7	- 29.2%	--	--	--

\* 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

