

Local Market Update for June 2025

Provided by New Jersey REALTORS®



Gloucester County

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Single Family	June			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 6-2024	Thru 6-2025	Percent Change
New Listings	291	289	- 0.7%	1,629	1,640	+ 0.7%
Closed Sales	253	237	- 6.3%	1,169	1,220	+ 4.4%
Days on Market Until Sale	24	29	+ 20.8%	32	36	+ 12.5%
Median Sales Price*	\$375,000	\$394,450	+ 5.2%	\$345,000	\$365,000	+ 5.8%
Percent of List Price Received*	102.5%	101.7%	- 0.8%	101.7%	101.1%	- 0.6%
Inventory of Homes for Sale	457	465	+ 1.8%	--	--	--
Months Supply of Inventory	2.2	2.2	0.0%	--	--	--

Townhouse-Condo	June			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 6-2024	Thru 6-2025	Percent Change
New Listings	75	63	- 16.0%	357	341	- 4.5%
Closed Sales	53	49	- 7.5%	289	274	- 5.2%
Days on Market Until Sale	15	25	+ 66.7%	20	26	+ 30.0%
Median Sales Price*	\$285,000	\$310,000	+ 8.8%	\$281,000	\$290,000	+ 3.2%
Percent of List Price Received*	102.9%	100.6%	- 2.2%	101.3%	100.5%	- 0.8%
Inventory of Homes for Sale	74	78	+ 5.4%	--	--	--
Months Supply of Inventory	1.5	1.7	+ 13.3%	--	--	--

Adult Community	June			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 6-2024	Thru 6-2025	Percent Change
New Listings	35	32	- 8.6%	175	209	+ 19.4%
Closed Sales	27	27	0.0%	158	171	+ 8.2%
Days on Market Until Sale	16	23	+ 43.8%	23	36	+ 56.5%
Median Sales Price*	\$410,000	\$419,000	+ 2.2%	\$389,500	\$425,000	+ 9.1%
Percent of List Price Received*	100.9%	101.9%	+ 1.0%	101.1%	100.9%	- 0.2%
Inventory of Homes for Sale	50	69	+ 38.0%	--	--	--
Months Supply of Inventory	1.8	2.4	+ 33.3%	--	--	--

* 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

