

# Local Market Update for September 2024

Provided by New Jersey REALTORS®



## Gloucester County

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### Single Family

Key Metrics	September			Year to Date		
	2023	2024	Percent Change	Thru 9-2023	Thru 9-2024	Percent Change
New Listings	268	267	- 0.4%	2,373	2,520	+ 6.2%
Closed Sales	239	201	- 15.9%	1,900	1,858	- 2.2%
Days on Market Until Sale	24	24	0.0%	28	30	+ 7.1%
Median Sales Price*	\$325,000	\$390,000	+ 20.0%	\$321,000	\$358,250	+ 11.6%
Percent of List Price Received*	102.8%	102.3%	- 0.5%	102.2%	101.9%	- 0.3%
Inventory of Homes for Sale	486	524	+ 7.8%	--	--	--
Months Supply of Inventory	2.3	2.5	+ 8.7%	--	--	--

### Townhouse-Condo

Key Metrics	September			Year to Date		
	2023	2024	Percent Change	Thru 9-2023	Thru 9-2024	Percent Change
New Listings	55	64	+ 16.4%	502	527	+ 5.0%
Closed Sales	43	39	- 9.3%	396	438	+ 10.6%
Days on Market Until Sale	14	15	+ 7.1%	17	19	+ 11.8%
Median Sales Price*	\$265,000	\$300,000	+ 13.2%	\$272,114	\$284,950	+ 4.7%
Percent of List Price Received*	102.4%	101.9%	- 0.5%	102.1%	101.5%	- 0.6%
Inventory of Homes for Sale	65	80	+ 23.1%	--	--	--
Months Supply of Inventory	1.4	1.7	+ 21.4%	--	--	--

### Adult Community

Key Metrics	September			Year to Date		
	2023	2024	Percent Change	Thru 9-2023	Thru 9-2024	Percent Change
New Listings	30	29	- 3.3%	290	251	- 13.4%
Closed Sales	13	26	+ 100.0%	207	254	+ 22.7%
Days on Market Until Sale	22	34	+ 54.5%	35	26	- 25.7%
Median Sales Price*	\$385,000	\$382,500	- 0.6%	\$324,990	\$393,255	+ 21.0%
Percent of List Price Received*	99.6%	101.3%	+ 1.7%	100.6%	101.6%	+ 1.0%
Inventory of Homes for Sale	48	41	- 14.6%	--	--	--
Months Supply of Inventory	1.8	1.6	- 11.1%	--	--	--

\* 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

