

# Local Market Update for April 2023

Provided by New Jersey REALTORS®



## Gloucester County

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### Single Family

Key Metrics	April			Year to Date		
	2022	2023	Percent Change	Thru 4-2022	Thru 4-2023	Percent Change
New Listings	371	265	- 28.6%	1,174	992	- 15.5%
Closed Sales	265	212	- 20.0%	952	770	- 19.1%
Days on Market Until Sale	19	32	+ 68.4%	27	35	+ 29.6%
Median Sales Price*	\$287,500	<b>\$319,950</b>	+ 11.3%	\$280,000	<b>\$314,950</b>	+ 12.5%
Percent of List Price Received*	104.1%	<b>102.1%</b>	- 1.9%	102.5%	<b>100.7%</b>	- 1.8%
Inventory of Homes for Sale	424	365	- 13.9%	--	--	--
Months Supply of Inventory	1.4	1.6	+ 14.3%	--	--	--

### Townhouse-Condo

Key Metrics	April			Year to Date		
	2022	2023	Percent Change	Thru 4-2022	Thru 4-2023	Percent Change
New Listings	57	56	- 1.8%	228	214	- 6.1%
Closed Sales	49	49	0.0%	189	152	- 19.6%
Days on Market Until Sale	15	23	+ 53.3%	17	19	+ 11.8%
Median Sales Price*	\$220,000	<b>\$238,000</b>	+ 8.2%	\$203,000	<b>\$244,000</b>	+ 20.2%
Percent of List Price Received*	105.1%	<b>101.7%</b>	- 3.2%	104.0%	<b>101.7%</b>	- 2.2%
Inventory of Homes for Sale	42	61	+ 45.2%	--	--	--
Months Supply of Inventory	0.7	1.2	+ 71.4%	--	--	--

### Adult Community

Key Metrics	April			Year to Date		
	2022	2023	Percent Change	Thru 4-2022	Thru 4-2023	Percent Change
New Listings	39	28	- 28.2%	107	110	+ 2.8%
Closed Sales	23	36	+ 56.5%	78	87	+ 11.5%
Days on Market Until Sale	12	36	+ 200.0%	14	35	+ 150.0%
Median Sales Price*	\$260,000	<b>\$320,450</b>	+ 23.3%	\$290,000	<b>\$310,000</b>	+ 6.9%
Percent of List Price Received*	102.7%	<b>100.5%</b>	- 2.1%	102.1%	<b>100.2%</b>	- 1.9%
Inventory of Homes for Sale	31	41	+ 32.3%	--	--	--
Months Supply of Inventory	1.3	1.8	+ 38.5%	--	--	--

\* 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

