

Local Market Update for August 2026

Provided by New Jersey REALTORS®



Gloucester County

Gloucester County

Single Family

	August			Year to Date		
Key Metrics	2025	2026	Percent Change	Thru 8-2025	Thru 8-2026	Percent Change
New Listings	281	287	+ 2.1%	2,245	2,242	- 0.1%
Closed Sales	252	260	+ 3.2%	1,749	1,631	- 6.7%
Days on Market Until Sale	28	31	+ 10.7%	33	34	+ 3.0%
Median Sales Price*	\$396,250	\$407,000	+ 2.7%	\$373,345	\$400,000	+ 7.1%
Percent of List Price Received*	101.6%	101.2%	- 0.4%	101.2%	101.3%	+ 0.1%
Inventory of Homes for Sale	486	529	+ 8.8%	--	--	--
Months Supply of Inventory	2.2	2.6	+ 18.2%	--	--	--

Townhouse-Condo

	August			Year to Date		
Key Metrics	2025	2026	Percent Change	Thru 8-2025	Thru 8-2026	Percent Change
New Listings	45	45	0.0%	439	424	- 3.4%
Closed Sales	53	42	- 20.8%	374	322	- 13.9%
Days on Market Until Sale	29	31	+ 6.9%	26	34	+ 30.8%
Median Sales Price*	\$306,000	\$292,500	- 4.4%	\$298,961	\$290,500	- 2.8%
Percent of List Price Received*	101.1%	101.4%	+ 0.3%	100.7%	100.5%	- 0.2%
Inventory of Homes for Sale	76	94	+ 23.7%	--	--	--
Months Supply of Inventory	1.7	2.3	+ 35.3%	--	--	--

Adult Community

	August			Year to Date		
Key Metrics	2025	2026	Percent Change	Thru 8-2025	Thru 8-2026	Percent Change
New Listings	40	27	- 32.5%	284	232	- 18.3%
Closed Sales	31	26	- 16.1%	238	205	- 13.9%
Days on Market Until Sale	48	33	- 31.3%	37	47	+ 27.0%
Median Sales Price*	\$417,506	\$444,325	+ 6.4%	\$422,500	\$401,000	- 5.1%
Percent of List Price Received*	100.3%	100.1%	- 0.2%	100.8%	99.3%	- 1.5%
Inventory of Homes for Sale	71	58	- 18.3%	--	--	--
Months Supply of Inventory	2.4	2.2	- 8.3%	--	--	--

* 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

