

# Local Market Update for October 2024

Provided by New Jersey REALTORS®



## Sussex County

Sussex County

### Single Family

Key Metrics	October			Year to Date		
	2023	2024	Percent Change	Thru 10-2023	Thru 10-2024	Percent Change
New Listings	202	179	- 11.4%	1,917	1,920	+ 0.2%
Closed Sales	147	157	+ 6.8%	1,364	1,369	+ 0.4%
Days on Market Until Sale	38	48	+ 26.3%	44	40	- 9.1%
Median Sales Price*	\$395,000	\$435,000	+ 10.1%	\$380,250	\$425,000	+ 11.8%
Percent of List Price Received*	103.0%	102.7%	- 0.3%	102.4%	103.3%	+ 0.9%
Inventory of Homes for Sale	431	356	- 17.4%	--	--	--
Months Supply of Inventory	3.0	2.6	- 13.3%	--	--	--

### Townhouse-Condo

Key Metrics	October			Year to Date		
	2023	2024	Percent Change	Thru 10-2023	Thru 10-2024	Percent Change
New Listings	37	35	- 5.4%	426	451	+ 5.9%
Closed Sales	35	35	0.0%	344	324	- 5.8%
Days on Market Until Sale	27	29	+ 7.4%	34	37	+ 8.8%
Median Sales Price*	\$269,000	\$300,000	+ 11.5%	\$245,000	\$279,250	+ 14.0%
Percent of List Price Received*	103.1%	102.7%	- 0.4%	101.2%	101.4%	+ 0.2%
Inventory of Homes for Sale	70	87	+ 24.3%	--	--	--
Months Supply of Inventory	2.0	2.7	+ 35.0%	--	--	--

### Adult Community

Key Metrics	October			Year to Date		
	2023	2024	Percent Change	Thru 10-2023	Thru 10-2024	Percent Change
New Listings	0	0	--	10	7	- 30.0%
Closed Sales	0	2	--	8	8	0.0%
Days on Market Until Sale	0	63	--	23	56	+ 143.5%
Median Sales Price*	\$0	\$262,500	--	\$362,500	\$375,000	+ 3.4%
Percent of List Price Received*	0.0%	94.3%	--	104.9%	98.3%	- 6.3%
Inventory of Homes for Sale	2	0	- 100.0%	--	--	--
Months Supply of Inventory	1.6	0.0	- 100.0%	--	--	--

\* 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

