

# Local Market Update for April 2026

Provided by New Jersey REALTORS®



## Gloucester County

Gloucester County

### Single Family

| Key Metrics                     | April     |           |                | Year to Date |             |                |
|---------------------------------|-----------|-----------|----------------|--------------|-------------|----------------|
|                                 | 2025      | 2026      | Percent Change | Thru 4-2025  | Thru 4-2026 | Percent Change |
| New Listings                    | 311       | 327       | + 5.1%         | 1,056        | 948         | - 10.2%        |
| Closed Sales                    | 215       | 147       | - 31.6%        | 758          | 621         | - 18.1%        |
| Days on Market Until Sale       | 34        | 40        | + 17.6%        | 40           | 45          | + 12.5%        |
| Median Sales Price*             | \$350,000 | \$390,000 | + 11.4%        | \$350,000    | \$385,000   | + 10.0%        |
| Percent of List Price Received* | 101.4%    | 101.1%    | - 0.3%         | 100.6%       | 100.7%      | + 0.1%         |
| Inventory of Homes for Sale     | 442       | 436       | - 1.4%         | --           | --          | --             |
| Months Supply of Inventory      | 2.0       | 2.1       | + 5.0%         | --           | --          | --             |

### Townhouse-Condo

| Key Metrics                     | April     |           |                | Year to Date |             |                |
|---------------------------------|-----------|-----------|----------------|--------------|-------------|----------------|
|                                 | 2025      | 2026      | Percent Change | Thru 4-2025  | Thru 4-2026 | Percent Change |
| New Listings                    | 60        | 55        | - 8.3%         | 223          | 202         | - 9.4%         |
| Closed Sales                    | 45        | 42        | - 6.7%         | 174          | 142         | - 18.4%        |
| Days on Market Until Sale       | 26        | 36        | + 38.5%        | 25           | 39          | + 56.0%        |
| Median Sales Price*             | \$275,000 | \$297,500 | + 8.2%         | \$278,450    | \$286,450   | + 2.9%         |
| Percent of List Price Received* | 101.2%    | 100.0%    | - 1.2%         | 100.3%       | 99.9%       | - 0.4%         |
| Inventory of Homes for Sale     | 74        | 83        | + 12.2%        | --           | --          | --             |
| Months Supply of Inventory      | 1.6       | 2.0       | + 25.0%        | --           | --          | --             |

### Adult Community

| Key Metrics                     | April     |           |                | Year to Date |             |                |
|---------------------------------|-----------|-----------|----------------|--------------|-------------|----------------|
|                                 | 2025      | 2026      | Percent Change | Thru 4-2025  | Thru 4-2026 | Percent Change |
| New Listings                    | 34        | 46        | + 35.3%        | 134          | 113         | - 15.7%        |
| Closed Sales                    | 22        | 29        | + 31.8%        | 104          | 88          | - 15.4%        |
| Days on Market Until Sale       | 42        | 64        | + 52.4%        | 38           | 59          | + 55.3%        |
| Median Sales Price*             | \$429,643 | \$360,000 | - 16.2%        | \$428,435    | \$385,000   | - 10.1%        |
| Percent of List Price Received* | 98.7%     | 98.7%     | 0.0%           | 100.6%       | 98.5%       | - 2.1%         |
| Inventory of Homes for Sale     | 63        | 60        | - 4.8%         | --           | --          | --             |
| Months Supply of Inventory      | 2.2       | 2.2       | 0.0%           | --           | --          | --             |

\* 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

