

Local Market Update for May 2026

Provided by New Jersey REALTORS®



Gloucester County

Gloucester County

Single Family

Key Metrics	May			Year to Date		
	2025	2026	Percent Change	Thru 5-2025	Thru 5-2026	Percent Change
New Listings	308	305	- 1.0%	1,364	1,282	- 6.0%
Closed Sales	233	208	- 10.7%	991	833	- 15.9%
Days on Market Until Sale	28	24	- 14.3%	37	40	+ 8.1%
Median Sales Price*	\$370,000	\$419,950	+ 13.5%	\$360,000	\$390,000	+ 8.3%
Percent of List Price Received*	101.8%	102.3%	+ 0.5%	100.9%	101.1%	+ 0.2%
Inventory of Homes for Sale	483	477	- 1.2%	--	--	--
Months Supply of Inventory	2.2	2.3	+ 4.5%	--	--	--

Townhouse-Condo

Key Metrics	May			Year to Date		
	2025	2026	Percent Change	Thru 5-2025	Thru 5-2026	Percent Change
New Listings	53	57	+ 7.5%	276	264	- 4.3%
Closed Sales	50	41	- 18.0%	224	183	- 18.3%
Days on Market Until Sale	31	32	+ 3.2%	27	37	+ 37.0%
Median Sales Price*	\$322,450	\$290,000	- 10.1%	\$287,950	\$287,900	- 0.0%
Percent of List Price Received*	100.8%	100.3%	- 0.5%	100.4%	100.0%	- 0.4%
Inventory of Homes for Sale	74	92	+ 24.3%	--	--	--
Months Supply of Inventory	1.6	2.2	+ 37.5%	--	--	--

Adult Community

Key Metrics	May			Year to Date		
	2025	2026	Percent Change	Thru 5-2025	Thru 5-2026	Percent Change
New Listings	44	25	- 43.2%	178	141	- 20.8%
Closed Sales	40	27	- 32.5%	144	118	- 18.1%
Days on Market Until Sale	39	45	+ 15.4%	38	55	+ 44.7%
Median Sales Price*	\$415,000	\$400,000	- 3.6%	\$426,000	\$395,000	- 7.3%
Percent of List Price Received*	100.9%	100.5%	- 0.4%	100.7%	98.8%	- 1.9%
Inventory of Homes for Sale	78	50	- 35.9%	--	--	--
Months Supply of Inventory	2.8	1.8	- 35.7%	--	--	--

* 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

