

Local Market Update for April 2025

Provided by New Jersey REALTORS®



Gloucester County

Gloucester County

Single Family

	April			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 4-2024	Thru 4-2025	Percent Change
New Listings	298	291	- 2.3%	1,022	1,023	+ 0.1%
Closed Sales	195	211	+ 8.2%	677	751	+ 10.9%
Days on Market Until Sale	32	33	+ 3.1%	36	40	+ 11.1%
Median Sales Price*	\$345,000	\$350,000	+ 1.4%	\$330,000	\$350,000	+ 6.1%
Percent of List Price Received*	102.4%	101.3%	- 1.1%	101.1%	100.7%	- 0.4%
Inventory of Homes for Sale	499	470	- 5.8%	--	--	--
Months Supply of Inventory	2.5	2.2	- 12.0%	--	--	--

Townhouse-Condo

	April			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 4-2024	Thru 4-2025	Percent Change
New Listings	79	57	- 27.8%	241	220	- 8.7%
Closed Sales	54	45	- 16.7%	174	173	- 0.6%
Days on Market Until Sale	23	26	+ 13.0%	23	25	+ 8.7%
Median Sales Price*	\$278,000	\$275,000	- 1.1%	\$275,000	\$275,000	0.0%
Percent of List Price Received*	102.3%	101.2%	- 1.1%	100.7%	100.3%	- 0.4%
Inventory of Homes for Sale	70	76	+ 8.6%	--	--	--
Months Supply of Inventory	1.4	1.6	+ 14.3%	--	--	--

Adult Community

	April			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 4-2024	Thru 4-2025	Percent Change
New Listings	37	33	- 10.8%	120	131	+ 9.2%
Closed Sales	34	22	- 35.3%	103	104	+ 1.0%
Days on Market Until Sale	30	42	+ 40.0%	27	38	+ 40.7%
Median Sales Price*	\$351,200	\$429,643	+ 22.3%	\$375,000	\$428,435	+ 14.2%
Percent of List Price Received*	102.0%	98.7%	- 3.2%	100.7%	100.6%	- 0.1%
Inventory of Homes for Sale	56	61	+ 8.9%	--	--	--
Months Supply of Inventory	2.0	2.2	+ 10.0%	--	--	--

* 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

