

## Local Market Update for March 2025

Provided by New Jersey REALTORS®



# Gloucester County

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## Single Family

	March			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 3-2024	Thru 3-2025	Percent Change
New Listings	283	269	- 4.9%	724	718	- 0.8%
Closed Sales	188	201	+ 6.9%	482	539	+ 11.8%
Days on Market Until Sale	39	38	- 2.6%	38	43	+ 13.2%
Median Sales Price*	\$350,450	\$355,000	+ 1.3%	\$329,900	\$354,000	+ 7.3%
Percent of List Price Received*	100.9%	101.2%	+ 0.3%	100.6%	100.5%	- 0.1%
Inventory of Homes for Sale	490	434	- 11.4%	--	--	--
Months Supply of Inventory	2.4	2.0	- 16.7%	--	--	--

## Townhouse-Condo

	March			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 3-2024	Thru 3-2025	Percent Change
New Listings	56	62	+ 10.7%	162	161	- 0.6%
Closed Sales	37	48	+ 29.7%	120	128	+ 6.7%
Days on Market Until Sale	20	23	+ 15.0%	23	25	+ 8.7%
Median Sales Price*	\$307,000	\$280,500	- 8.6%	\$272,500	\$283,450	+ 4.0%
Percent of List Price Received*	100.3%	99.6%	- 0.7%	100.0%	100.0%	0.0%
Inventory of Homes for Sale	53	79	+ 49.1%	--	--	--
Months Supply of Inventory	1.1	1.7	+ 54.5%	--	--	--

## Adult Community

	March			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 3-2024	Thru 3-2025	Percent Change
New Listings	27	33	+ 22.2%	83	97	+ 16.9%
Closed Sales	28	30	+ 7.1%	69	82	+ 18.8%
Days on Market Until Sale	22	45	+ 104.5%	26	37	+ 42.3%
Median Sales Price*	\$390,000	\$394,500	+ 1.2%	\$390,000	\$428,435	+ 9.9%
Percent of List Price Received*	100.6%	101.6%	+ 1.0%	100.1%	101.2%	+ 1.1%
Inventory of Homes for Sale	39	65	+ 66.7%	--	--	--
Months Supply of Inventory	1.4	2.5	+ 78.6%	--	--	--

\* 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

