Local Market Update for February 2026

Provided by New Jersey REALTORS®

Gloucester County

Gloucester County

Single Family

Key Metrics	February 2025	February 2026	Percent Change	Year to Date Thru 2-2025	Year to Date Thru 2-2026	Percent Change
New Listings	229	**179**	- 21.8%	461	**351**	- 23.9%
Closed Sales	161	**142**	- 11.8%	338	**288**	- 14.8%
Days on Market Until Sale	46	**48**	+ 4.3%	45	**45**	0.0%
Median Sales Price*	$374,900	**$360,000**	- 4.0%	$350,000	**$376,000**	+ 7.4%
Percent of List Price Received*	100.9%	**100.0%**	- 0.9%	100.1%	**100.3%**	+ 0.2%
Inventory of Homes for Sale	402	**346**	- 13.9%	--	**--**	--
Months Supply of Inventory	1.9	**1.7**	- 10.5%	--	**--**	--

Townhouse-Condo

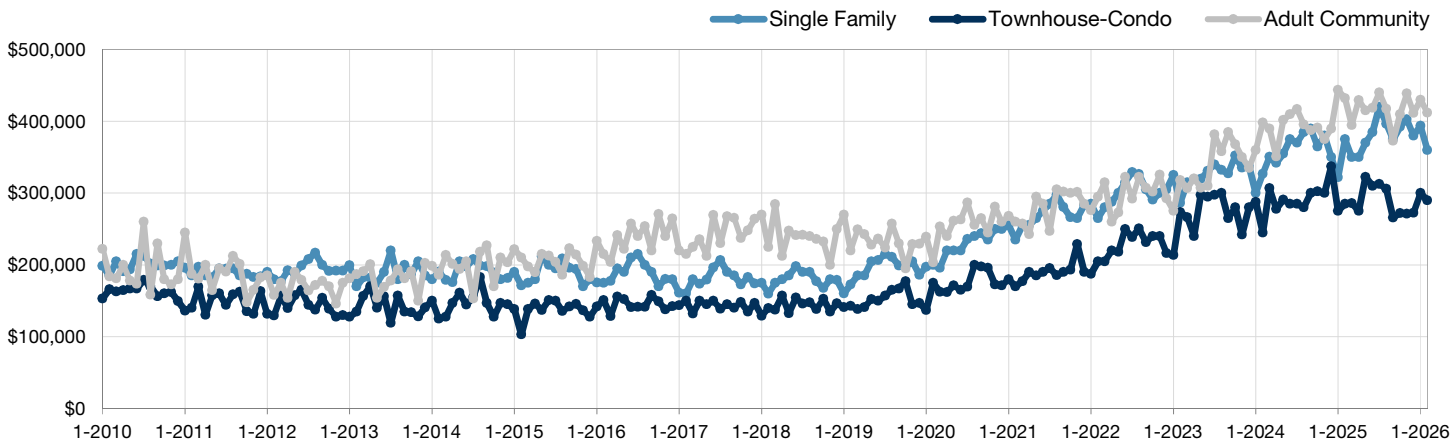
Key Metrics	February 2025	February 2026	Percent Change	Year to Date Thru 2-2025	Year to Date Thru 2-2026	Percent Change
New Listings	48	**42**	- 12.5%	100	**87**	- 13.0%
Closed Sales	45	**31**	- 31.1%	80	**58**	- 27.5%
Days on Market Until Sale	25	**37**	+ 48.0%	25	**38**	+ 52.0%
Median Sales Price*	$285,000	**$289,900**	+ 1.7%	$283,450	**$293,500**	+ 3.5%
Percent of List Price Received*	101.1%	**100.8%**	- 0.3%	100.2%	**99.7%**	- 0.5%
Inventory of Homes for Sale	67	**74**	+ 10.4%	--	**--**	--
Months Supply of Inventory	1.4	**1.7**	+ 21.4%	--	**--**	--

Adult Community

Key Metrics	February 2025	February 2026	Percent Change	Year to Date Thru 2-2025	Year to Date Thru 2-2026	Percent Change
New Listings	31	**19**	- 38.7%	64	**40**	- 37.5%
Closed Sales	30	**20**	- 33.3%	52	**40**	- 23.1%
Days on Market Until Sale	30	**89**	+ 196.7%	32	**63**	+ 96.9%
Median Sales Price*	$432,093	**$412,000**	- 4.7%	$435,022	**$417,915**	- 3.9%
Percent of List Price Received*	100.8%	**97.5%**	- 3.3%	100.9%	**98.3%**	- 2.6%
Inventory of Homes for Sale	71	**48**	- 32.4%	--	**--**	--
Months Supply of Inventory	2.7	**1.6**	- 40.7%	--	**--**	--

* 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



Current as of March 09, 2026. All data from the multiple listing services in the state of New Jersey. Margin of error for reported statewide numbers is +/– 4% at a 95% confidence level. Report © 2026 ShowingTime Plus, LLC.