

Local Market Update for September 2025

Provided by New Jersey REALTORS®



Gloucester County

Gloucester County

Single Family

	September			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 9-2024	Thru 9-2025	Percent Change
New Listings	273	294	+ 7.7%	2,519	2,531	+ 0.5%
Closed Sales	206	240	+ 16.5%	1,871	1,979	+ 5.8%
Days on Market Until Sale	24	30	+ 25.0%	30	33	+ 10.0%
Median Sales Price*	\$390,000	\$375,000	- 3.8%	\$358,000	\$375,000	+ 4.7%
Percent of List Price Received*	102.3%	101.2%	- 1.1%	101.9%	101.2%	- 0.7%
Inventory of Homes for Sale	513	491	- 4.3%	--	--	--
Months Supply of Inventory	2.5	2.3	- 8.0%	--	--	--

Townhouse-Condo

	September			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 9-2024	Thru 9-2025	Percent Change
New Listings	66	66	0.0%	529	502	- 5.1%
Closed Sales	39	42	+ 7.7%	438	414	- 5.5%
Days on Market Until Sale	15	40	+ 166.7%	19	27	+ 42.1%
Median Sales Price*	\$300,000	\$265,750	- 11.4%	\$284,950	\$294,900	+ 3.5%
Percent of List Price Received*	101.9%	100.7%	- 1.2%	101.5%	100.8%	- 0.7%
Inventory of Homes for Sale	81	80	- 1.2%	--	--	--
Months Supply of Inventory	1.7	1.8	+ 5.9%	--	--	--

Adult Community

	September			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 9-2024	Thru 9-2025	Percent Change
New Listings	30	33	+ 10.0%	251	315	+ 25.5%
Closed Sales	28	40	+ 42.9%	256	277	+ 8.2%
Days on Market Until Sale	31	47	+ 51.6%	25	38	+ 52.0%
Median Sales Price*	\$387,500	\$373,000	- 3.7%	\$394,175	\$419,000	+ 6.3%
Percent of List Price Received*	101.3%	99.6%	- 1.7%	101.6%	100.6%	- 1.0%
Inventory of Homes for Sale	40	65	+ 62.5%	--	--	--
Months Supply of Inventory	1.6	2.1	+ 31.3%	--	--	--

* 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

