Local Market Update for October 2025

Provided by New Jersey REALTORS®

Gloucester County

Gloucester County

Single Family

Key Metrics	October 2024	October 2025	Percent Change	Year to Date Thru 10-2024	Year to Date Thru 10-2025	Percent Change
New Listings	278	**243**	- 12.6%	2,800	**2,789**	- 0.4%
Closed Sales	209	**202**	- 3.3%	2,082	**2,185**	+ 4.9%
Days on Market Until Sale	39	**27**	- 30.8%	31	**32**	+ 3.2%
Median Sales Price*	$365,000	**$390,000**	+ 6.8%	$360,000	**$375,000**	+ 4.2%
Percent of List Price Received*	101.0%	**102.0%**	+ 1.0%	101.8%	**101.3%**	- 0.5%
Inventory of Homes for Sale	525	**479**	- 8.8%	--	**--**	--
Months Supply of Inventory	2.5	**2.2**	- 12.0%	--	**--**	--

Townhouse-Condo

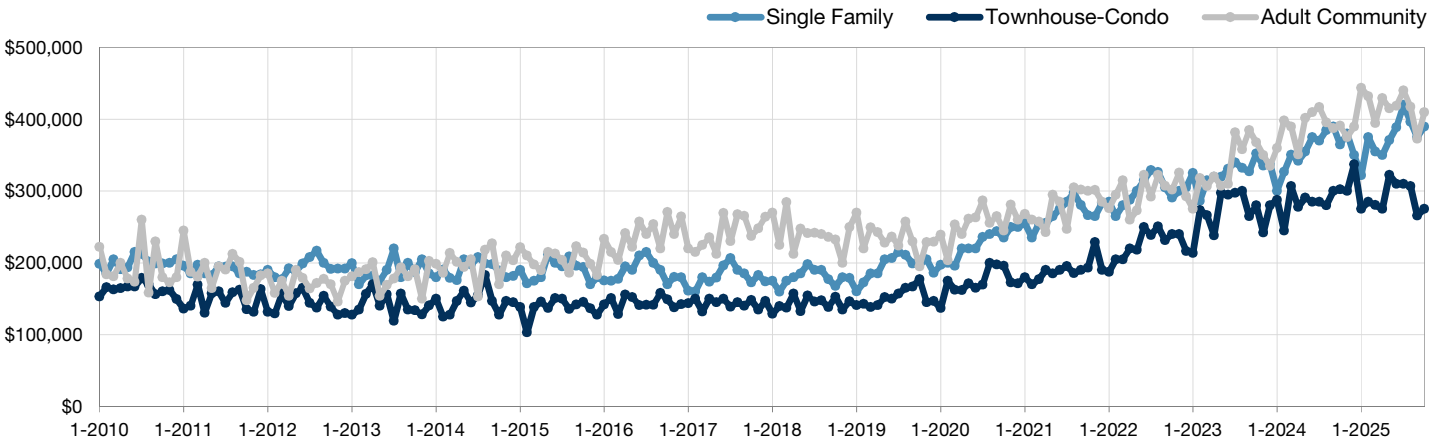
Key Metrics	October 2024	October 2025	Percent Change	Year to Date Thru 10-2024	Year to Date Thru 10-2025	Percent Change
New Listings	46	**54**	+ 17.4%	575	**559**	- 2.8%
Closed Sales	60	**39**	- 35.0%	498	**453**	- 9.0%
Days on Market Until Sale	21	**27**	+ 28.6%	19	**27**	+ 42.1%
Median Sales Price*	$302,500	**$275,000**	- 9.1%	$285,000	**$293,000**	+ 2.8%
Percent of List Price Received*	101.1%	**100.7%**	- 0.4%	101.5%	**100.8%**	- 0.7%
Inventory of Homes for Sale	72	**96**	+ 33.3%	--	**--**	--
Months Supply of Inventory	1.5	**2.2**	+ 46.7%	--	**--**	--

Adult Community

Key Metrics	October 2024	October 2025	Percent Change	Year to Date Thru 10-2024	Year to Date Thru 10-2025	Percent Change
New Listings	33	**34**	+ 3.0%	284	**349**	+ 22.9%
Closed Sales	23	**29**	+ 26.1%	279	**306**	+ 9.7%
Days on Market Until Sale	29	**61**	+ 110.3%	26	**40**	+ 53.8%
Median Sales Price*	$391,000	**$410,000**	+ 4.9%	$393,350	**$418,550**	+ 6.4%
Percent of List Price Received*	100.9%	**99.7%**	- 1.2%	101.5%	**100.5%**	- 1.0%
Inventory of Homes for Sale	52	**57**	+ 9.6%	--	**--**	--
Months Supply of Inventory	2.2	**1.8**	- 18.2%	--	**--**	--

* 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 November 09, 2025. 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 © 2025 ShowingTime Plus, LLC.