

Local Market Update for July 2026

Provided by New Jersey REALTORS®



Gloucester County

Gloucester County

Single Family

	July			Year to Date		
Key Metrics	2025	2026	Percent Change	Thru 7-2025	Thru 7-2026	Percent Change
New Listings	296	283	- 4.4%	1,964	1,933	- 1.6%
Closed Sales	260	241	- 7.3%	1,497	1,354	- 9.6%
Days on Market Until Sale	26	31	+ 19.2%	34	35	+ 2.9%
Median Sales Price*	\$420,000	\$428,000	+ 1.9%	\$368,750	\$400,000	+ 8.5%
Percent of List Price Received*	101.8%	101.5%	- 0.3%	101.2%	101.4%	+ 0.2%
Inventory of Homes for Sale	507	516	+ 1.8%	--	--	--
Months Supply of Inventory	2.3	2.5	+ 8.7%	--	--	--

Townhouse-Condo

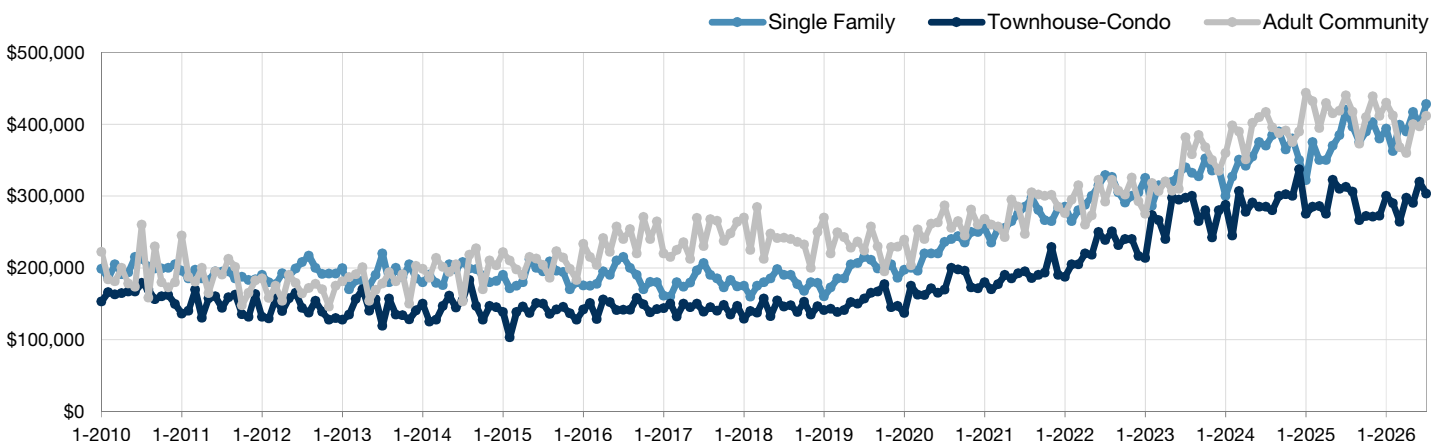
	July			Year to Date		
Key Metrics	2025	2026	Percent Change	Thru 7-2025	Thru 7-2026	Percent Change
New Listings	55	52	- 5.5%	394	374	- 5.1%
Closed Sales	48	42	- 12.5%	321	275	- 14.3%
Days on Market Until Sale	19	28	+ 47.4%	25	35	+ 40.0%
Median Sales Price*	\$312,500	\$303,500	- 2.9%	\$294,900	\$291,000	- 1.3%
Percent of List Price Received*	102.1%	101.0%	- 1.1%	100.7%	100.3%	- 0.4%
Inventory of Homes for Sale	77	95	+ 23.4%	--	--	--
Months Supply of Inventory	1.7	2.3	+ 35.3%	--	--	--

Adult Community

	July			Year to Date		
Key Metrics	2025	2026	Percent Change	Thru 7-2025	Thru 7-2026	Percent Change
New Listings	33	34	+ 3.0%	244	204	- 16.4%
Closed Sales	35	29	- 17.1%	207	179	- 13.5%
Days on Market Until Sale	32	39	+ 21.9%	35	49	+ 40.0%
Median Sales Price*	\$440,000	\$411,500	- 6.5%	\$427,000	\$399,000	- 6.6%
Percent of List Price Received*	100.5%	100.5%	0.0%	100.8%	99.2%	- 1.6%
Inventory of Homes for Sale	63	64	+ 1.6%	--	--	--
Months Supply of Inventory	2.1	2.4	+ 14.3%	--	--	--

* 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



Current as of August 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.