

Local Market Update for January 2026

Provided by New Jersey REALTORS®



Gloucester County

Gloucester County

Single Family

Key Metrics	January			Year to Date		
	2025	2026	Percent Change	Thru 1-2025	Thru 1-2026	Percent Change
New Listings	232	161	- 30.6%	232	161	- 30.6%
Closed Sales	177	136	- 23.2%	177	136	- 23.2%
Days on Market Until Sale	45	42	- 6.7%	45	42	- 6.7%
Median Sales Price*	\$322,000	\$386,250	+ 20.0%	\$322,000	\$386,250	+ 20.0%
Percent of List Price Received*	99.3%	100.6%	+ 1.3%	99.3%	100.6%	+ 1.3%
Inventory of Homes for Sale	417	338	- 18.9%	--	--	--
Months Supply of Inventory	2.0	1.6	- 20.0%	--	--	--

Townhouse-Condo

Key Metrics	January			Year to Date		
	2025	2026	Percent Change	Thru 1-2025	Thru 1-2026	Percent Change
New Listings	52	43	- 17.3%	52	43	- 17.3%
Closed Sales	35	27	- 22.9%	35	27	- 22.9%
Days on Market Until Sale	25	40	+ 60.0%	25	40	+ 60.0%
Median Sales Price*	\$275,000	\$300,000	+ 9.1%	\$275,000	\$300,000	+ 9.1%
Percent of List Price Received*	99.0%	98.5%	- 0.5%	99.0%	98.5%	- 0.5%
Inventory of Homes for Sale	64	74	+ 15.6%	--	--	--
Months Supply of Inventory	1.4	1.7	+ 21.4%	--	--	--

Adult Community

Key Metrics	January			Year to Date		
	2025	2026	Percent Change	Thru 1-2025	Thru 1-2026	Percent Change
New Listings	33	20	- 39.4%	33	20	- 39.4%
Closed Sales	22	19	- 13.6%	22	19	- 13.6%
Days on Market Until Sale	35	38	+ 8.6%	35	38	+ 8.6%
Median Sales Price*	\$443,629	\$430,000	- 3.1%	\$443,629	\$430,000	- 3.1%
Percent of List Price Received*	101.0%	99.1%	- 1.9%	101.0%	99.1%	- 1.9%
Inventory of Homes for Sale	66	55	- 16.7%	--	--	--
Months Supply of Inventory	2.4	1.9	- 20.8%	--	--	--

* 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

