

## Local Market Update for May 2025

Provided by New Jersey REALTORS®



# Gloucester County

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## Single Family

	May			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 5-2024	Thru 5-2025	Percent Change
New Listings	321	294	- 8.4%	1,338	1,338	0.0%
Closed Sales	239	227	- 5.0%	916	981	+ 7.1%
Days on Market Until Sale	31	28	- 9.7%	35	37	+ 5.7%
Median Sales Price*	\$355,000	\$375,000	+ 5.6%	\$335,000	\$360,000	+ 7.5%
Percent of List Price Received*	102.6%	101.9%	- 0.7%	101.5%	101.0%	- 0.5%
Inventory of Homes for Sale	446	440	- 1.3%	--	--	--
Months Supply of Inventory	2.2	2.1	- 4.5%	--	--	--

## Townhouse-Condo

	May			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 5-2024	Thru 5-2025	Percent Change
New Listings	41	52	+ 26.8%	282	277	- 1.8%
Closed Sales	62	52	- 16.1%	236	225	- 4.7%
Days on Market Until Sale	18	32	+ 77.8%	21	27	+ 28.6%
Median Sales Price*	\$291,000	\$307,500	+ 5.7%	\$280,500	\$285,000	+ 1.6%
Percent of List Price Received*	101.8%	100.9%	- 0.9%	101.0%	100.4%	- 0.6%
Inventory of Homes for Sale	50	71	+ 42.0%	--	--	--
Months Supply of Inventory	1.0	1.5	+ 50.0%	--	--	--

## Adult Community

	May			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 5-2024	Thru 5-2025	Percent Change
New Listings	20	42	+ 110.0%	140	175	+ 25.0%
Closed Sales	28	37	+ 32.1%	131	141	+ 7.6%
Days on Market Until Sale	15	39	+ 160.0%	25	38	+ 52.0%
Median Sales Price*	\$401,615	\$407,800	+ 1.5%	\$383,272	\$420,000	+ 9.6%
Percent of List Price Received*	102.6%	100.8%	- 1.8%	101.1%	100.7%	- 0.4%
Inventory of Homes for Sale	48	70	+ 45.8%	--	--	--
Months Supply of Inventory	1.7	2.5	+ 47.1%	--	--	--

\* 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

