

# Local Market Update for November 2025

Provided by New Jersey REALTORS®



## Gloucester County

Gloucester County

### Single Family

	November			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 11-2024	Thru 11-2025	Percent Change
New Listings	218	175	- 19.7%	3,018	2,985	- 1.1%
Closed Sales	217	187	- 13.8%	2,299	2,379	+ 3.5%
Days on Market Until Sale	30	35	+ 16.7%	31	32	+ 3.2%
Median Sales Price*	\$380,000	\$409,900	+ 7.9%	\$360,000	\$375,000	+ 4.2%
Percent of List Price Received*	102.1%	100.5%	- 1.6%	101.8%	101.3%	- 0.5%
Inventory of Homes for Sale	501	432	- 13.8%	--	--	--
Months Supply of Inventory	2.4	2.0	- 16.7%	--	--	--

### Townhouse-Condo

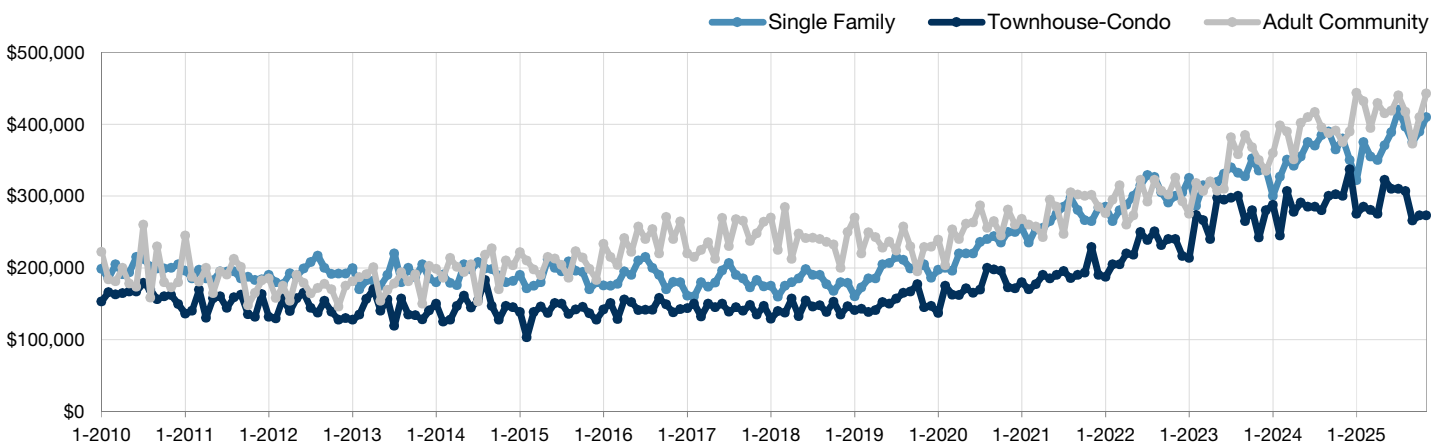
	November			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 11-2024	Thru 11-2025	Percent Change
New Listings	51	37	- 27.5%	626	599	- 4.3%
Closed Sales	48	36	- 25.0%	546	491	- 10.1%
Days on Market Until Sale	32	41	+ 28.1%	20	28	+ 40.0%
Median Sales Price*	\$300,000	\$273,000	- 9.0%	\$285,000	\$287,950	+ 1.0%
Percent of List Price Received*	100.4%	100.1%	- 0.3%	101.4%	100.7%	- 0.7%
Inventory of Homes for Sale	76	75	- 1.3%	--	--	--
Months Supply of Inventory	1.6	1.7	+ 6.3%	--	--	--

### Adult Community

	November			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 11-2024	Thru 11-2025	Percent Change
New Listings	47	29	- 38.3%	331	381	+ 15.1%
Closed Sales	19	25	+ 31.6%	298	332	+ 11.4%
Days on Market Until Sale	16	48	+ 200.0%	25	41	+ 64.0%
Median Sales Price*	\$375,000	\$442,800	+ 18.1%	\$392,080	\$419,626	+ 7.0%
Percent of List Price Received*	100.4%	99.4%	- 1.0%	101.5%	100.4%	- 1.1%
Inventory of Homes for Sale	77	59	- 23.4%	--	--	--
Months Supply of Inventory	3.2	1.8	- 43.8%	--	--	--

\* 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



Current as of December 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.