

Local Market Update for July 2025

Provided by New Jersey REALTORS®



Gloucester County

Gloucester County

Single Family

	July			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 7-2024	Thru 7-2025	Percent Change
New Listings	338	290	- 14.2%	1,967	1,944	- 1.2%
Closed Sales	242	250	+ 3.3%	1,411	1,476	+ 4.6%
Days on Market Until Sale	28	26	- 7.1%	32	34	+ 6.3%
Median Sales Price*	\$370,000	\$425,000	+ 14.9%	\$350,000	\$370,000	+ 5.7%
Percent of List Price Received*	102.3%	101.8%	- 0.5%	101.8%	101.2%	- 0.6%
Inventory of Homes for Sale	494	459	- 7.1%	--	--	--
Months Supply of Inventory	2.3	2.1	- 8.7%	--	--	--

Townhouse-Condo

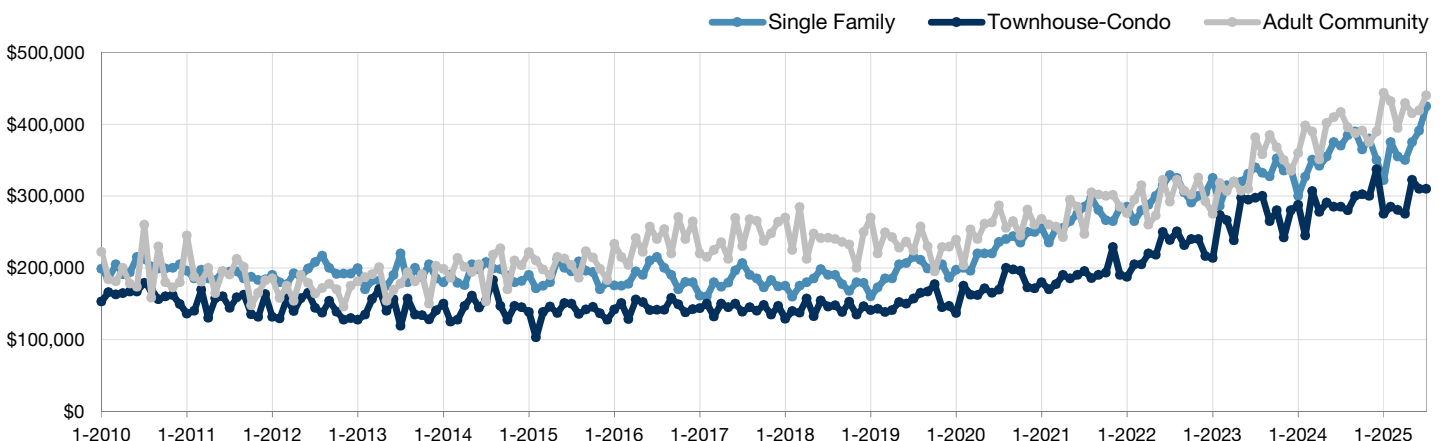
	July			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 7-2024	Thru 7-2025	Percent Change
New Listings	60	50	- 16.7%	417	389	- 6.7%
Closed Sales	45	47	+ 4.4%	334	319	- 4.5%
Days on Market Until Sale	16	19	+ 18.8%	20	25	+ 25.0%
Median Sales Price*	\$284,900	\$310,000	+ 8.8%	\$281,750	\$293,000	+ 4.0%
Percent of List Price Received*	101.9%	102.1%	+ 0.2%	101.4%	100.7%	- 0.7%
Inventory of Homes for Sale	71	72	+ 1.4%	--	--	--
Months Supply of Inventory	1.4	1.6	+ 14.3%	--	--	--

Adult Community

	July			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 7-2024	Thru 7-2025	Percent Change
New Listings	27	31	+ 14.8%	202	241	+ 19.3%
Closed Sales	33	35	+ 6.1%	191	206	+ 7.9%
Days on Market Until Sale	35	32	- 8.6%	25	35	+ 40.0%
Median Sales Price*	\$417,016	\$440,000	+ 5.5%	\$395,000	\$427,500	+ 8.2%
Percent of List Price Received*	102.5%	100.5%	- 2.0%	101.3%	100.8%	- 0.5%
Inventory of Homes for Sale	46	61	+ 32.6%	--	--	--
Months Supply of Inventory	1.8	2.1	+ 16.7%	--	--	--

* 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 20, 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.