

# Local Market Update for August 2025

Provided by New Jersey REALTORS®



## Gloucester County

Gloucester County

### Single Family

	August			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 8-2024	Thru 8-2025	Percent Change
New Listings	279	270	- 3.2%	2,246	2,228	- 0.8%
Closed Sales	254	249	- 2.0%	1,665	1,734	+ 4.1%
Days on Market Until Sale	25	28	+ 12.0%	31	33	+ 6.5%
Median Sales Price*	\$385,000	\$399,000	+ 3.6%	\$355,000	\$375,000	+ 5.6%
Percent of List Price Received*	102.0%	101.4%	- 0.6%	101.9%	101.3%	- 0.6%
Inventory of Homes for Sale	515	444	- 13.8%	--	--	--
Months Supply of Inventory	2.5	2.0	- 20.0%	--	--	--

### Townhouse-Condo

	August			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 8-2024	Thru 8-2025	Percent Change
New Listings	46	44	- 4.3%	463	437	- 5.6%
Closed Sales	65	52	- 20.0%	399	371	- 7.0%
Days on Market Until Sale	16	27	+ 68.8%	19	25	+ 31.6%
Median Sales Price*	\$280,000	\$306,000	+ 9.3%	\$280,000	\$295,000	+ 5.4%
Percent of List Price Received*	101.9%	101.2%	- 0.7%	101.5%	100.8%	- 0.7%
Inventory of Homes for Sale	61	71	+ 16.4%	--	--	--
Months Supply of Inventory	1.2	1.6	+ 33.3%	--	--	--

### Adult Community

	August			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 8-2024	Thru 8-2025	Percent Change
New Listings	19	40	+ 110.5%	221	282	+ 27.6%
Closed Sales	37	30	- 18.9%	228	237	+ 3.9%
Days on Market Until Sale	21	49	+ 133.3%	25	37	+ 48.0%
Median Sales Price*	\$395,617	\$417,401	+ 5.5%	\$395,309	\$420,000	+ 6.2%
Percent of List Price Received*	103.1%	100.4%	- 2.6%	101.6%	100.8%	- 0.8%
Inventory of Homes for Sale	36	67	+ 86.1%	--	--	--
Months Supply of Inventory	1.4	2.2	+ 57.1%	--	--	--

\* 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

