

# Local Market Update for February 2025

Provided by New Jersey REALTORS®



## Gloucester County

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### Single Family

Key Metrics	February			Year to Date		
	2024	2025	Percent Change	Thru 2-2024	Thru 2-2025	Percent Change
New Listings	261	216	- 17.2%	441	438	- 0.7%
Closed Sales	162	154	- 4.9%	294	330	+ 12.2%
Days on Market Until Sale	40	44	+ 10.0%	37	45	+ 21.6%
Median Sales Price*	\$327,250	\$369,250	+ 12.8%	\$325,000	\$350,000	+ 7.7%
Percent of List Price Received*	100.3%	101.0%	+ 0.7%	100.4%	100.1%	- 0.3%
Inventory of Homes for Sale	456	414	- 9.2%	--	--	--
Months Supply of Inventory	2.2	1.9	- 13.6%	--	--	--

### Townhouse-Condo

Key Metrics	February			Year to Date		
	2024	2025	Percent Change	Thru 2-2024	Thru 2-2025	Percent Change
New Listings	57	45	- 21.1%	106	96	- 9.4%
Closed Sales	43	44	+ 2.3%	83	79	- 4.8%
Days on Market Until Sale	22	26	+ 18.2%	24	26	+ 8.3%
Median Sales Price*	\$245,000	\$283,450	+ 15.7%	\$265,000	\$281,900	+ 6.4%
Percent of List Price Received*	99.8%	101.1%	+ 1.3%	99.9%	100.2%	+ 0.3%
Inventory of Homes for Sale	63	66	+ 4.8%	--	--	--
Months Supply of Inventory	1.4	1.4	0.0%	--	--	--

### Adult Community

Key Metrics	February			Year to Date		
	2024	2025	Percent Change	Thru 2-2024	Thru 2-2025	Percent Change
New Listings	26	28	+ 7.7%	56	61	+ 8.9%
Closed Sales	21	30	+ 42.9%	41	52	+ 26.8%
Days on Market Until Sale	35	30	- 14.3%	29	32	+ 10.3%
Median Sales Price*	\$398,406	\$432,093	+ 8.5%	\$390,000	\$435,022	+ 11.5%
Percent of List Price Received*	100.8%	100.8%	0.0%	99.7%	100.9%	+ 1.2%
Inventory of Homes for Sale	49	73	+ 49.0%	--	--	--
Months Supply of Inventory	1.7	2.8	+ 64.7%	--	--	--

\* 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

