

LOCAL MARKET UPDATE

August 2025

Gloucester County, NJ

	AUG 2025	AUG 2024	Change	JUL 2025	Change	YTD 2025	YTD 2024	Change
Closed Sales	333	362	-8.0%	343	-2.9%	2,377	2,334	1.8%
DOM	16	14	14.3%	14	14.3%	16	14	14.3%
Median Sales Price	380,000	363,000	4.7%	397,500	-4.4%	360,000	340,000	5.9%
Closed Over List Price	56.5%	58.3%	-3.1%	55.1%	2.5%	50.4%	53.5%	-5.8%
Closed At List Price	17.7%	18.2%	-2.8%	20.7%	-14.4%	21.1%	21.3%	-1.2%
New Listings	388	460	-15.7%	398	-2.5%	2,853	3,497	-18.4%
Active for Sale (avg)	672	606	10.8%	658	2.1%	615	544	0.1
Pending Sales (avg)	425	446	-4.7%	437	-2.7%	395	436	-0.1

