

LOCAL MARKET UPDATE

February 2026

Gloucester County, NJ

	FEB 2026	FEB 2025	Change	JAN 2026	Change	YTD 2026	YTD 2025	Change
Closed Sales	196	243	-19.3%	199	-1.5%	395	482	-18.0%
DOM	25	22	13.6%	29	-13.8%	28	26	7.7%
Median Sales Price	360,000	360,000	0.0%	375,000	-4.0%	362,000	345,000	4.9%
Closed Over List Price	40.8%	44.9%	-9.0%	40.2%	1.5%	40.5%	41.9%	-3.3%
Closed At List Price	25.5%	24.7%	3.3%	25.6%	-0.5%	25.6%	24.9%	2.7%
New Listings	319	331	-3.6%	334	-4.5%	653	600	8.8%
Active for Sale (avg)	569	485	17.4%	556	2.4%	563	484	16.2%
Pending Sales (avg)	336	378	-11.0%	310	8.5%	323	361	-10.5%

