

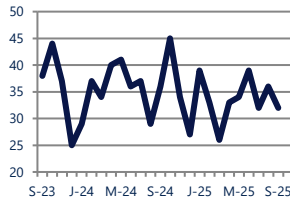
# THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **GLOUCESTER CITY AND MOUNT EPHRAIM HOUSING MARKET** SEPTEMBER 2025

Zip Code(s): 08104, 08030 and 08059

## Units Sold

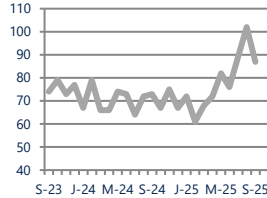
32



**Down -11%**  
Vs. Year Ago

## Active Inventory

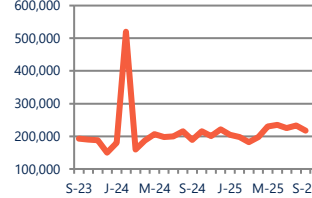
87



**Up 19%**  
Vs. Year Ago

## Median Sale Price

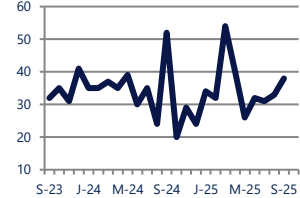
\$217,450



**Up 15%**  
Vs. Year Ago

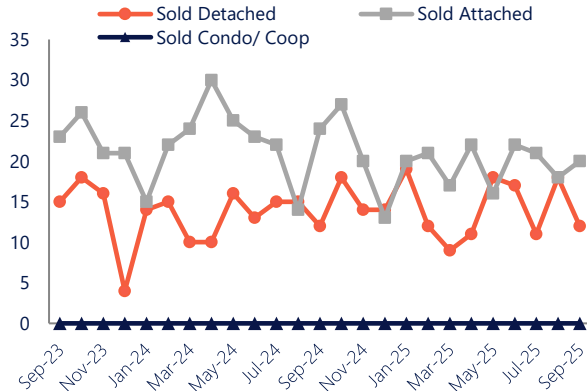
## Days On Market

38



**Down -27%**  
Vs. Year Ago

### Units Sold\*



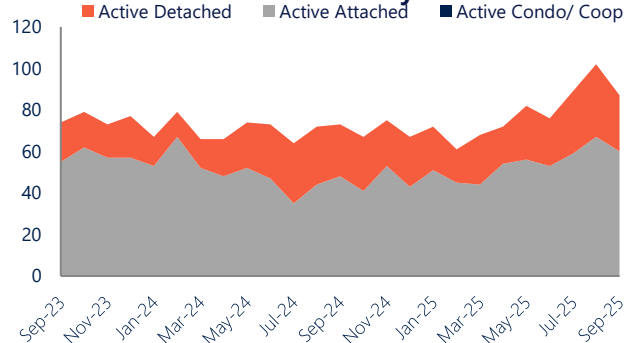
## Units Sold

There was a decrease in total units sold in September, with 32 sold this month in Gloucester City and Mount Ephraim versus 36 last month, a decrease of 11%. This month's total units sold was lower than at this time last year, a decrease of 11% versus September 2024.

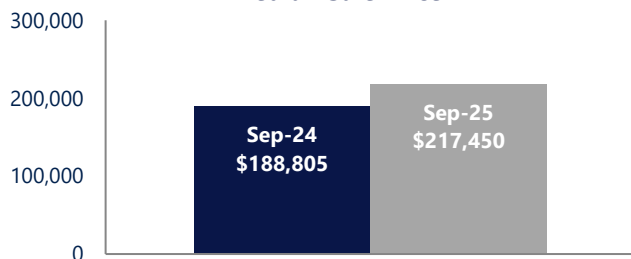
## Active Inventory

Versus last year, the total number of homes available this month is higher by 14 units or 19%. The total number of active inventory this September was 87 compared to 73 in September 2024. This month's total of 87 is lower than the previous month's total supply of available inventory of 102, a decrease of 15%.

### Active Inventory\*



## Median Sale Price



## Median Sale Price

Last September, the median sale price for Gloucester City and Mount Ephraim Homes was \$188,805. This September, the median sale price was \$217,450, an increase of 15% or \$28,645 compared to last year. The current median sold price is 7% lower than in August.

Median sale price is the middle sale price in a given month. The same number of properties are above & below the median.

Gloucester City and Mount Ephraim are defined as properties listed in zip code/s 08104, 08030 and 08059.

\*Detached, Attached, and Condo varies by local area Multiple Listing Service (MLS) definition. For more information regarding your specific market, contact one of Long & Foster's knowledgeable and experienced sales associates.

Information included in this report is based on data supplied by BRIGHTMLS and its member Association(s) of REALTORS, who are not responsible for its accuracy. Does not reflect all activity in the marketplace. Information contained in this report is deemed reliable but not guaranteed, should be independently verified, and does not constitute an opinion of BRIGHTMLS or Long & Foster Real Estate, Inc.

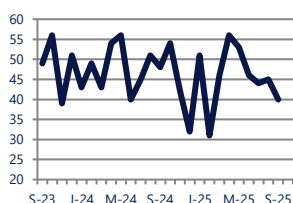
# THE LONG & FOSTER MARKET MINUTE™

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Zip Code(s): 08104, 08030 and 08059

## New Listings

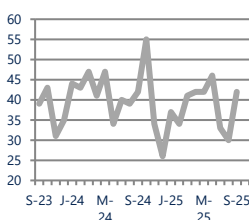
40



**Down -17%**  
Vs. Year Ago

## Current Contracts

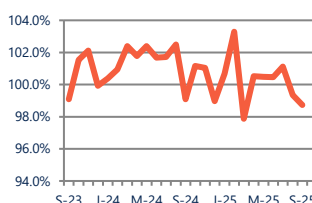
42



**No Change**  
Vs. Year Ago

## Sold Vs. List Price

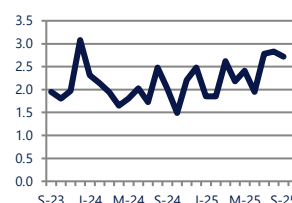
98.7%



**No Change**  
Vs. Year Ago

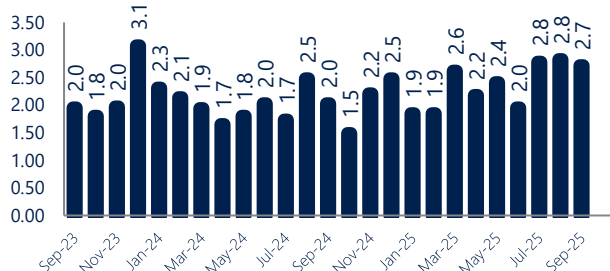
## Months of Supply

2.7



**Up 34%**  
Vs. Year Ago

## Months Of Supply



## Months of Supply

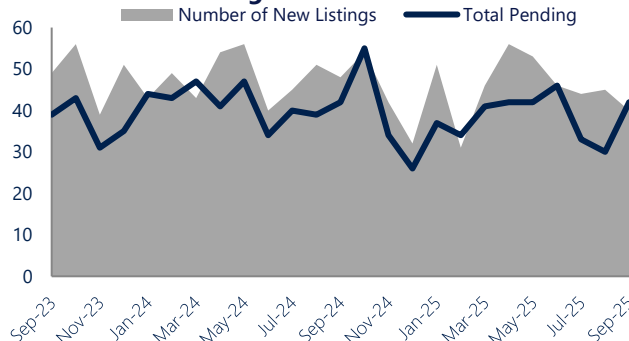
In September, there was 2.7 months of supply available in Gloucester City and Mount Ephraim, compared to 2.0 in September 2024. That is an increase of 34% versus a year ago.

Months of supply is calculated by dividing current inventory by current sales. It indicates how many months would be needed to sell all of the inventory available at the current rate of demand.

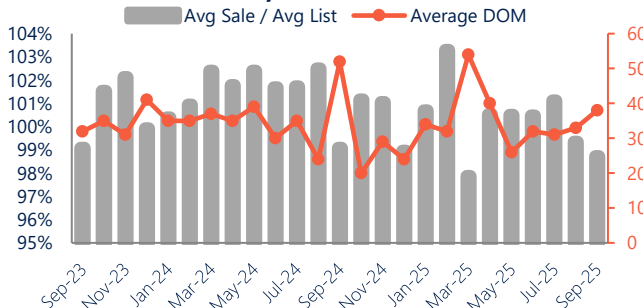
## New Listings & Current Contracts

This month there were 40 homes newly listed for sale in Gloucester City and Mount Ephraim compared to 48 in September 2024, a decrease of 17%. There were 42 current contracts pending sale this September, consistent with the volume a year ago. The number of current contracts is 40% higher than last month.

## New Listings & Current Contracts



## Sale Price/ List Price & DOM



## Sale Price to List Price Ratio

In September, the average sale price in Gloucester City and Mount Ephraim was 98.7% of the average list price, which is similar compared to a year ago.

## Days On Market

This month, the average number of days on market was 38, lower than the average last year, which was 52, a decrease of 27%.

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