

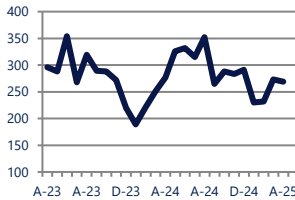
THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **GLOUCESTER COUNTY HOUSING MARKET**

APRIL 2025

Units Sold

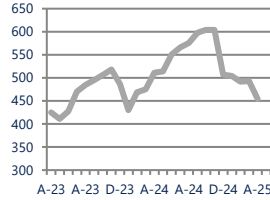
269



Down -3%
Vs. Year Ago

Active Inventory

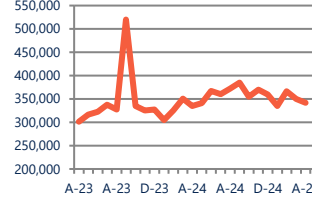
454



Down -11%
Vs. Year Ago

Median Sale Price

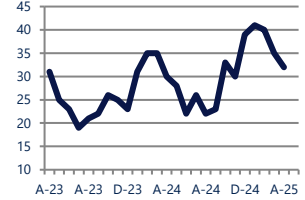
\$342,000



Up 2%
Vs. Year Ago

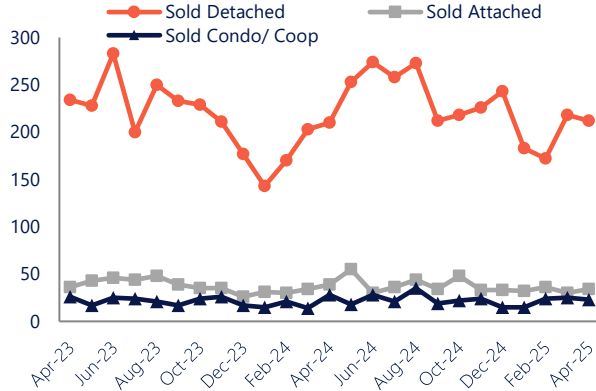
Days On Market

32



Up 7%
Vs. Year Ago

Units Sold*



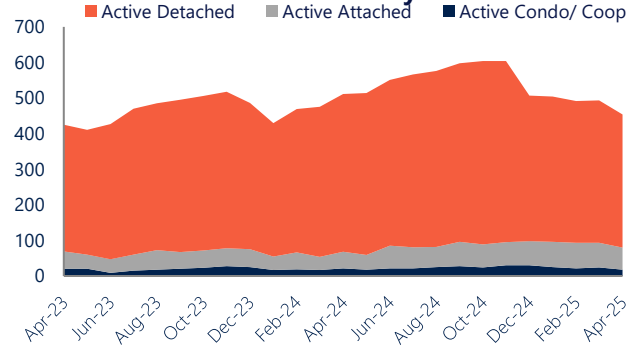
Units Sold

There was a decrease in total units sold in April, with 269 sold this month in Gloucester County versus 273 last month, a decrease of 1%. This month's total units sold was lower than at this time last year, a decrease of 3% versus April 2024.

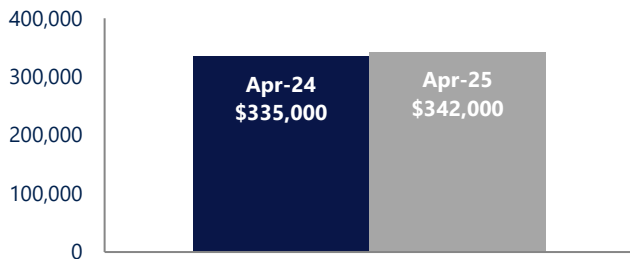
Active Inventory

Versus last year, the total number of homes available this month is lower by 57 units or 11%. The total number of active inventory this April was 454 compared to 511 in April 2024. This month's total of 454 is lower than the previous month's total supply of available inventory of 493, a decrease of 8%.

Active Inventory*



Median Sale Price



Median Sale Price

Last April, the median sale price for Gloucester County Homes was \$335,000. This April, the median sale price was \$342,000, an increase of 2% or \$7,000 compared to last year. The current median sold price is 2% lower than in March.

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

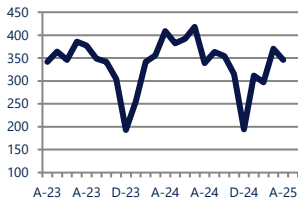
THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **GLOUCESTER COUNTY HOUSING MARKET**

APRIL 2025

New Listings

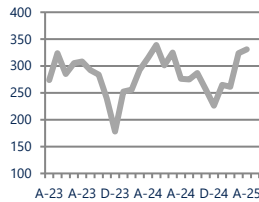
346



Down -15%
Vs. Year Ago

Current Contracts

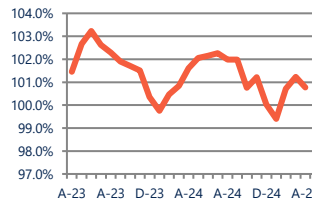
331



Up 5%
Vs. Year Ago

Sold Vs. List Price

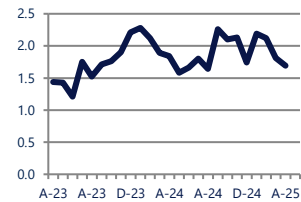
100.8%



Down -0.8%
Vs. Year Ago

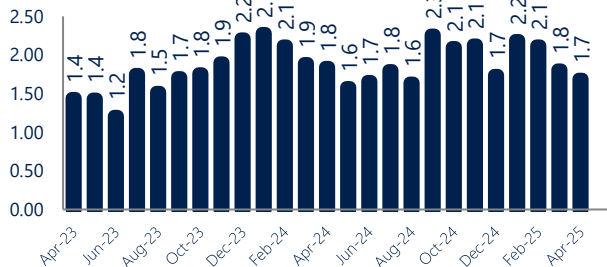
Months of Supply

1.7



Down -8%
Vs. Year Ago

Months Of Supply



Months of Supply

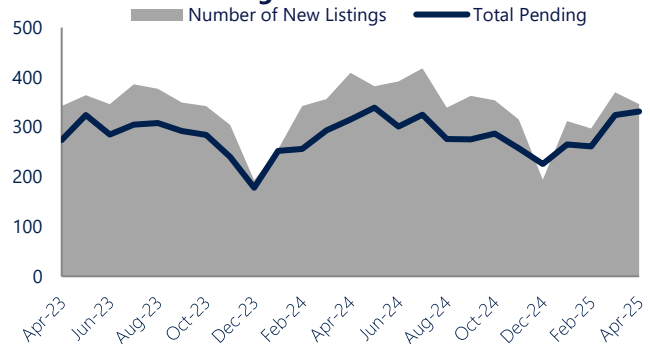
In April, there was 1.7 months of supply available in Gloucester County, compared to 1.8 in April 2024. That is a decrease of 9% versus a year ago.

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.

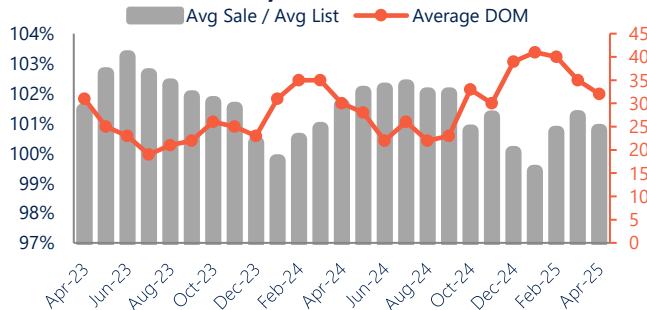
New Listings & Current Contracts

This month there were 346 homes newly listed for sale in Gloucester County compared to 409 in April 2024, a decrease of 15%. There were 331 current contracts pending sale this April compared to 315 a year ago. The number of current contracts is 5% higher than last April.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In April, the average sale price in Gloucester County was 100.8% of the average list price, which is 0.8% lower than at this time last year.

Days On Market

This month, the average number of days on market was 32, higher than the average last year, which was 30, an increase of 7%.