

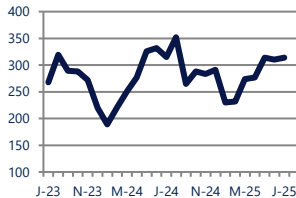
THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **GLOUCESTER COUNTY HOUSING MARKET**

JULY 2025

Units Sold

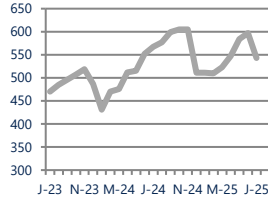
314



No Change
Vs. Year Ago

Active Inventory

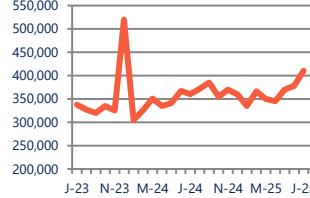
543



Down -4%
Vs. Year Ago

Median Sale Price

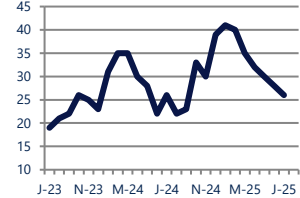
\$410,000



Up 14%
Vs. Year Ago

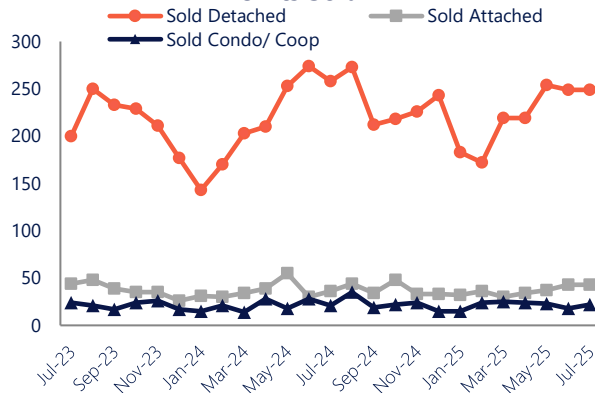
Days On Market

26



No Change
Vs. Year Ago

Units Sold*



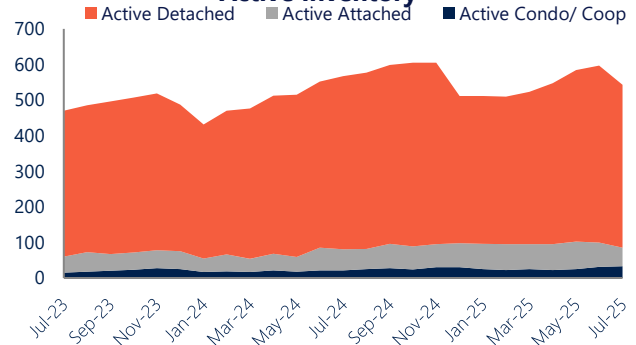
Units Sold

There was an increase in total units sold in July, with 314 sold this month in Gloucester County, an increase of 1%. This month's total units sold is similar compared to a year ago.

Active Inventory

Versus last year, the total number of homes available this month is lower by 24 units or 4%. The total number of active inventory this July was 543 compared to 567 in July 2024. This month's total of 543 is lower than the previous month's total supply of available inventory of 597, a decrease of 9%.

Active Inventory*



Median Sale Price



Median Sale Price

Last July, the median sale price for Gloucester County Homes was \$360,000. This July, the median sale price was \$410,000, an increase of 14% or \$50,000 compared to last year. The current median sold price is 8% higher than in June.

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

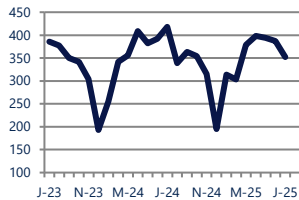
THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **GLOUCESTER COUNTY HOUSING MARKET**

JULY 2025

New Listings

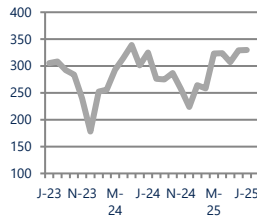
352



Down -16%
Vs. Year Ago

Current Contracts

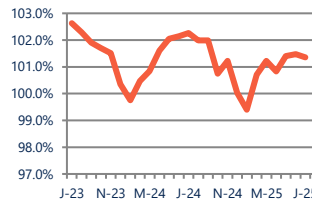
330



Up 2%
Vs. Year Ago

Sold Vs. List Price

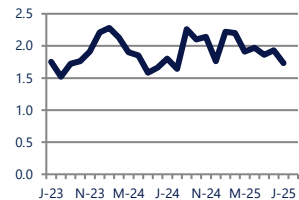
101.4%



Down -0.9%
Vs. Year Ago

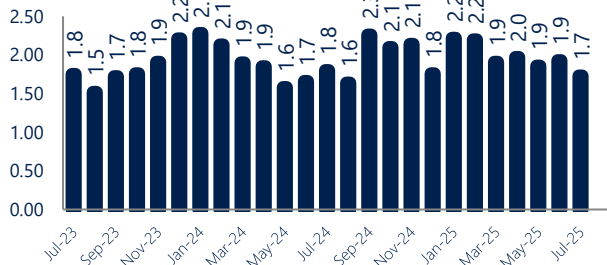
Months of Supply

1.7



No Change
Vs. Year Ago

Months Of Supply



Months of Supply

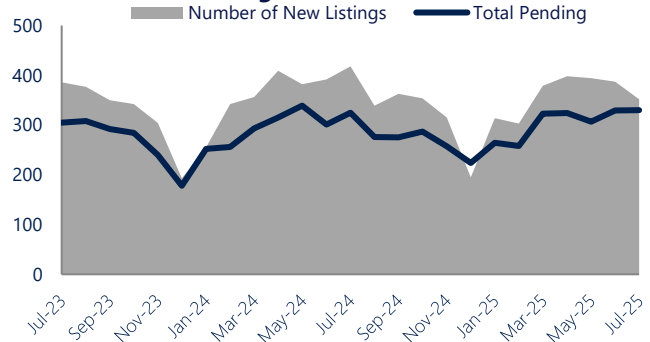
In July, there was 1.7 months of supply available in Gloucester County. The amount of supply is similar compared to a year ago.

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.

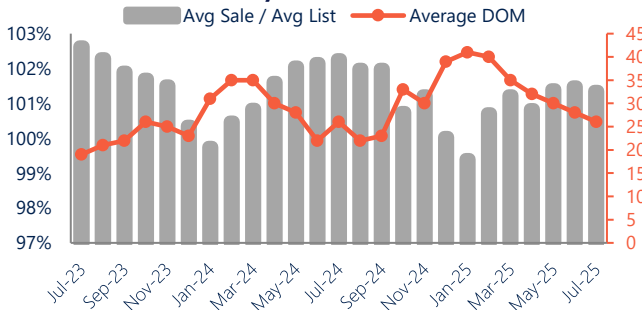
New Listings & Current Contracts

This month there were 352 homes newly listed for sale in Gloucester County compared to 418 in July 2024, a decrease of 16%. There were 330 current contracts pending sale this July compared to 325 a year ago. The number of current contracts remained stable as compared to last July.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In July, the average sale price in Gloucester County was 101.4% of the average list price, which is 0.9% lower than at this time last year.

Days On Market

This month, the average number of days on market was 26, which is similar compared to a year ago.