

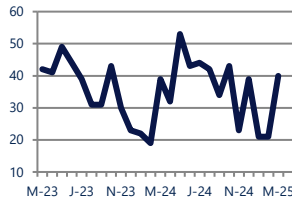
THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **GLOUCESTER COUNTY HOUSING MARKET**

MARCH 2025

Units Sold

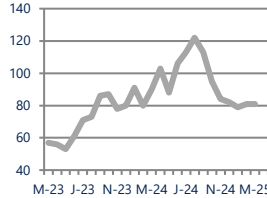
40



Up 3%
Vs. Year Ago

Active Inventory

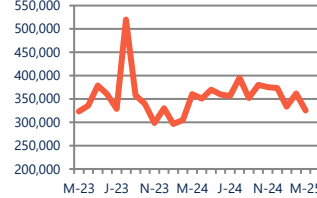
81



Down -10%
Vs. Year Ago

Median Sale Price

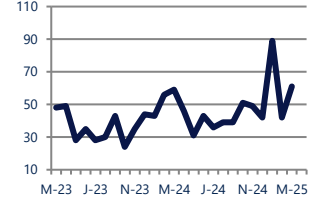
\$325,000



Down -10%
Vs. Year Ago

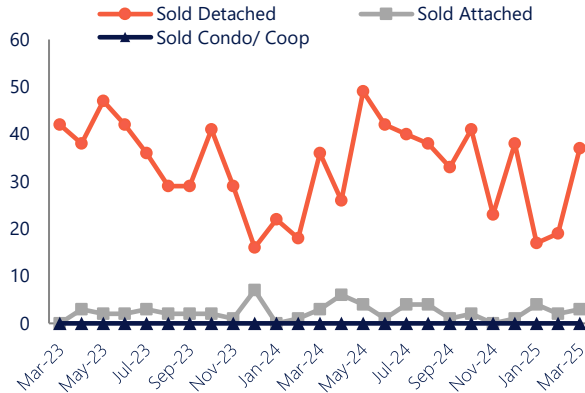
Days On Market

61



Up 3%
Vs. Year Ago

Units Sold*



Units Sold

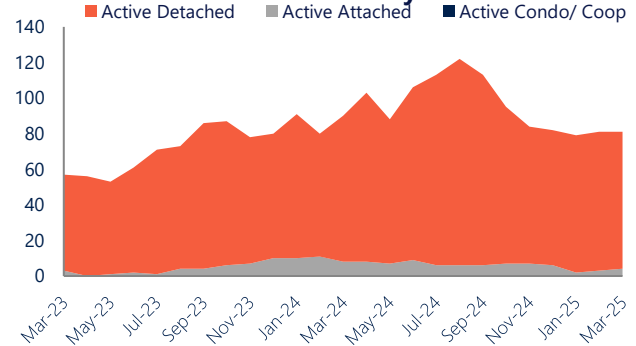
There was an increase in total units sold in March, with 40 sold this month in Gloucester County. This month's total units sold was higher than at this time last year.

Active Inventory

Versus last year, the total number of homes available this month is lower by 9 units or 10%. The total number of active inventory this March was 81 compared to 90 in March 2024.

This month's supply remained stable as compared to last month.

Active Inventory*



Median Sale Price



Median Sale Price

Last March, the median sale price for Gloucester County Homes was \$360,000. This March, the median sale price was \$325,000, a decrease of 10% or \$35,000 compared to last year. The current median sold price is 10% lower than in February.

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

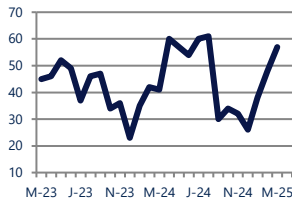
THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **GLOUCESTER COUNTY HOUSING MARKET**

MARCH 2025

New Listings

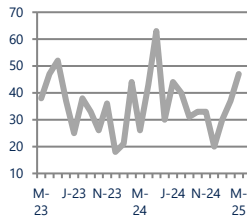
57



Up 39%
Vs. Year Ago

Current Contracts

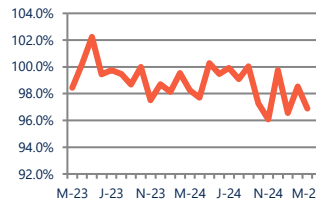
47



Up 81%
Vs. Year Ago

Sold Vs. List Price

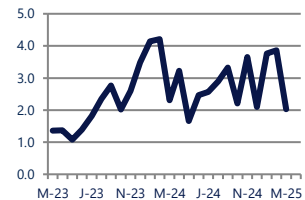
96.9%



Down -1.4%
Vs. Year Ago

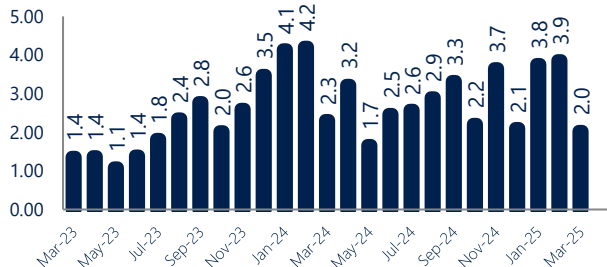
Months of Supply

2.0



Down -12%
Vs. Year Ago

Months Of Supply



Months of Supply

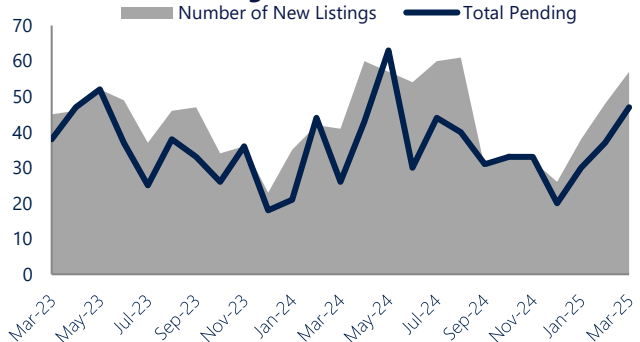
In March, there was 2.0 months of supply available in Gloucester County, compared to 2.3 in March 2024. That is a decrease of 12% versus a year ago.

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.

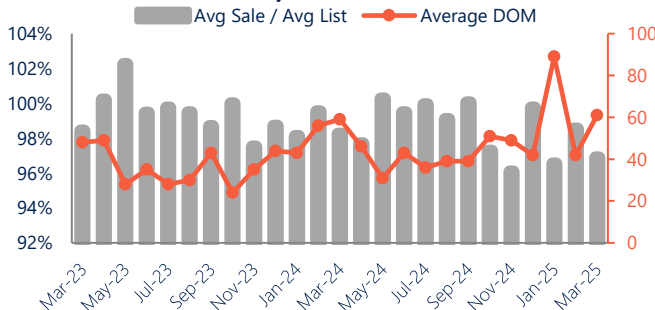
New Listings & Current Contracts

This month there were 57 homes newly listed for sale in Gloucester County compared to 41 in March 2024, an increase of 39%. There were 47 current contracts pending sale this March compared to 26 a year ago. The number of current contracts is 81% higher than last March.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In March, the average sale price in Gloucester County was 96.9% of the average list price, which is 1.4% lower than at this time last year.

Days On Market

This month, the average number of days on market was 61, higher than the average last year, which was 59, an increase of 3%.