

Local Market Update for September 2023

Provided by New Jersey REALTORS®



Atlantic County

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Single Family

Key Metrics	September			Year to Date		
	2022	2023	Percent Change	Thru 9-2022	Thru 9-2023	Percent Change
New Listings	311	294	- 5.5%	3,341	2,621	- 21.6%
Closed Sales	269	181	- 32.7%	2,327	1,774	- 23.8%
Days on Market Until Sale	37	36	- 2.7%	41	45	+ 9.8%
Median Sales Price*	\$340,000	\$415,000	+ 22.1%	\$330,000	\$340,000	+ 3.0%
Percent of List Price Received*	99.2%	99.7%	+ 0.5%	99.7%	99.1%	- 0.6%
Inventory of Homes for Sale	2,534	2,258	- 10.9%	--	--	--
Months Supply of Inventory	9.6	11.1	+ 15.6%	--	--	--

Townhouse-Condo

Key Metrics	September			Year to Date		
	2022	2023	Percent Change	Thru 9-2022	Thru 9-2023	Percent Change
New Listings	123	131	+ 6.5%	1,319	1,139	- 13.6%
Closed Sales	103	98	- 4.9%	954	788	- 17.4%
Days on Market Until Sale	41	39	- 4.9%	41	48	+ 17.1%
Median Sales Price*	\$205,000	\$222,500	+ 8.5%	\$180,000	\$210,000	+ 16.7%
Percent of List Price Received*	98.1%	98.4%	+ 0.3%	98.7%	97.5%	- 1.2%
Inventory of Homes for Sale	855	807	- 5.6%	--	--	--
Months Supply of Inventory	8.1	9.0	+ 11.1%	--	--	--

Adult Community

Key Metrics	September			Year to Date		
	2022	2023	Percent Change	Thru 9-2022	Thru 9-2023	Percent Change
New Listings	38	32	- 15.8%	206	264	+ 28.2%
Closed Sales	28	20	- 28.6%	166	214	+ 28.9%
Days on Market Until Sale	21	30	+ 42.9%	29	49	+ 69.0%
Median Sales Price*	\$259,500	\$276,000	+ 6.4%	\$289,500	\$319,450	+ 10.3%
Percent of List Price Received*	101.3%	97.0%	- 4.2%	100.7%	98.8%	- 1.9%
Inventory of Homes for Sale	112	107	- 4.5%	--	--	--
Months Supply of Inventory	5.8	4.6	- 20.7%	--	--	--

* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Historical Median Sales Price by Property Type By Month

