

SOUTH JERSEY REAL ESTATE MARKET REPORT



Atlantic County, NJ

Q3-2018

Average Sales Price	\$249,167
% of Org. Price Received	95.01%
Homes for Sale	1525
Closed Sales	996
Avg. Days On Market	74

Cumberland County, NJ

Q3-2018

1-Yr. Chg

Median Sales Price	\$135,000	+5.8%
Average Sales Price	\$136,704	+6.5%
% of Org. Price Received	91.8%	-0.1%
Homes for Sale	713	+7.7%
Closed Sales	736	-41.0%
Months Supply	7.5	+35.5%
Avg. Prop. Mktg. Period	100	-2.0%

Gloucester County, NJ

Q3-2018

1-Yr. Chg

Median Sales Price	\$180,000	-4.0%
Average Sales Price	\$197,146	-1.8%
% of Org. Price Received	94.4%	+0.3%
Homes for Sale	1,859	-15.3%
Closed Sales	1,289	+4.6%
Months Supply	4.8	-19.6%
Avg. Prop. Mktg. Period	81	-2.8%

	Q3-2018	1-Yr. Chg
Salem County, NJ		
Median Sales Price	\$115,000	-14.8%
Average Sales Price	\$129,743	-12.2%
% of Org. Price Received	88.0%	-3.3%
Homes for Sale	584	-12.7%
Closed Sales	272	+8.8%
Months Supply	7.0	-29.4%
Avg. Prop. Mktg. Period	118	+21.2%

	Q3-2018	1-Yr. Chg
Burlington County, NJ		
Median Sales Price	\$215,000	+3.6%
Average Sales Price	\$246,621	+4.5%
% of Org. Price Received	95.6%	+1.1%
Homes for Sale	2,546	-16.0%
Closed Sales	2,071	-0.3%
Months Supply	4.1	-19.9%
Avg. Prop. Mktg. Period	65	-13.8%

	Q3-2018	1-Yr. Chg
Camden County, NJ		
Median Sales Price	\$172,448	+5.8%
Average Sales Price	\$194,704	+5.1%
% of Org. Price Received	94.7%	+0.9%
Homes for Sale	2,657	-16.8%
Closed Sales	2,166	-0.3%
Months Supply	4.2	-16.7%
Avg. Prop. Mktg. Period	70	-10.2%

	Q3-2018	1-Yr. Chg
Mercer County, NJ		
Median Sales Price	\$260,000	0.0%
Average Sales Price	\$347,515	-2.8%
% of Org. Price Received	95.8%	+0.8%
Homes for Sale	1,602	-8.8%
Closed Sales	1,304	-0.7%
Months Supply	4.5	-8.7%
Avg. Prop. Mktg. Period	59	-12.6%

Q3-2018 Farm Sales Cumberland County, NJ	DOM	+/- Acres	Sale Price
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Farm – Greenwich Twp.	731	72	\$260,000
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Farm – Commercial Twp.	525	35	\$370,000
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Gloucester County, NJ			
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Farm – Elk Twp.	N/A	20	\$180,000
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Farm – Elk Twp.	178	47	\$470,000
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Farm – Franklin Twp.	62	62	\$170,000
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Farm – Franklin Twp.	65	30	\$100,000
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Salem County, NJ			
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Farm – LAC Twp.	348	62	\$535,000
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*Farm – Pittsgrove Twp.	140	61	\$290,000
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Farm – Pittsgrove Twp.	91	34	\$350,000
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Preserved Farm = *

South Jersey – Commercial and Industrial		
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	Survey	5-Yr Avg.
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Retail - Availability		
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NNN Rent Per SF	\$16.64	\$13.20
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Vacancy Rate	5.1%	6.4%
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Available SF	8,487,958	10,298,475
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Months on Market	14.2	20.4
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	Survey	5-Yr Avg.
Office - Availability		
Gross Rent Per SF	\$17.88	\$17.00
Vacancy Rate	8.7%	9.3%
Available SF	6,802,092	6,918,721
Months on Market	15.2	20.3

	Survey	5-Yr Avg.
Industrial - Availability		
NNN Rent Per SF	\$4.59	\$4.13
Vacancy Rate	5.0%	7.0%
Available SF	14,273,667	17,617,670
Months on Market	10.8	19.9

	Survey	5-Yr Avg.
Multi-Family – Leasing Units		
Vacant Units	4,382	4,960
Vacancy Rate	4.5%	5.2%
12 Mo. Absorption Units	1,360	1,241