

SOUTH JERSEY REAL ESTATE MARKET REPORT



Atlantic County, NJ

Q4 – 2019

Units Listed	216
Listed Median	\$179,900
End of Month Inventory (12/19)	261
Month Supply Inventory (12/19)	4.5
Units Sold	150
Sold Median	\$210,500
Cumulative Days on Market	87

Cumberland County, NJ

Q4 – 2019

Units Listed	479
Listed Median	\$129,900
End of Month Inventory (12/19)	589
Month Supply Inventory (12/19)	4.3
Units Sold	390
Sold Median	\$125,000
Cumulative Days on Market	113

Gloucester County, NJ

Q4 – 2019

Units Listed	1,229
Listed Median	\$199,900
End of Month Inventory (12/19)	1,140
Month Supply Inventory (12/19)	3.1
Units Sold	1,073
Sold Median	\$192,000
Cumulative Days on Market	82

Salem County, NJ**Q4 – 2019**

Units Listed	282
Listed Median	\$127,900
End of Month Inventory (12/19)	424
Month Supply Inventory (12/19)	5.6
Units Sold	206
Sold Median	\$130,235
Cumulative Days on Market	116

Burlington County, NJ**Q4 – 2019**

Units Listed	1,738
Listed Median	\$229,900
End of Month Inventory (12/19)	1,603
Month Supply Inventory (12/19)	2.8
Units Sold	1,642
Sold Median	\$226,000
Cumulative Days on Market	75

Camden County, NJ**Q4 – 2019**

Units Listed	1,932
Listed Median	\$185,000
End of Month Inventory (12/19)	1,581
Month Supply Inventory (12/19)	2.9
Units Sold	1,699
Sold Median	\$184,000
Cumulative Days on Market	74

Mercer County, NJ**Q4 – 2019**

Units Listed	964
Listed Median	\$259,900
End of Month Inventory (12/19)	1,000
Month Supply Inventory (12/19)	3.2
Units Sold	942
Sold Median	\$270,000
Cumulative Days on Market	81

2019 Farm Sales	DOM	+/- Acres	Sale Price
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Cumberland County, NJ

Farm – Hopewell Township (Greenhouse Operation)	25	21	\$300,000
Farm – Vineland City	19	7	\$340,000
Farm – Stowcreek	35	40	\$207,500

Gloucester County, NJ

*Farm – Franklin Township	259	138	\$605,000
Farm – Franklin Township	69	70	\$304,000
Farm – South Harrison Twp.	1511	30	\$940,000

Salem County, NJ

*Farm – Pittsgrove Township	522	38	\$318,000
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Note: * = Preserved Farm

South Jersey – Commercial and Industrial

Retail	Survey	5-Yr. Avg.
Market Cap Rate	7.2%	7.3%
Vacancy Rate	5.6%	5.9%
Annual Rent Growth	.8%	1.9%
Market Rent Per SF	16.12	16.64

Office	Survey	5-Yr. Avg.
Market Cap Rate	8.3%	8.6%
Vacancy Rate	8.1%	8.7%
Annual Rent Growth	19.80	20.24
Market Rent Per SF	.2%	1.3%

Industrial	Survey	5-Yr. Avg.
Market Cap Rate	5.05%	5.53%
Vacancy Rate	4.4%	5.3%
Annual Rent Growth	5.6%	5.4%
Market Rent Per SF	6.5%	7.0%

Multi-Family	Survey	5-Yr. Avg.
Occupancy Rate	95.4%	95.5%
Annual Rent Growth	2.8%	3.0%
Market Cap Rate	6.3%	6.3%