

# Local Market Update for February 2024

Provided by New Jersey REALTORS®



## Elizabeth City

Union County

### Single Family

Key Metrics	February			Year to Date		
	2023	2024	Percent Change	Thru 2-2023	Thru 2-2024	Percent Change
New Listings	17	24	+ 41.2%	38	46	+ 21.1%
Closed Sales	18	10	- 44.4%	28	29	+ 3.6%
Days on Market Until Sale	52	50	- 3.8%	55	39	- 29.1%
Median Sales Price*	\$400,000	<b>\$447,500</b>	+ 11.9%	\$400,000	<b>\$490,000</b>	+ 22.5%
Percent of List Price Received*	102.6%	<b>101.7%</b>	- 0.9%	99.9%	<b>102.5%</b>	+ 2.6%
Inventory of Homes for Sale	50	50	0.0%	--	--	--
Months Supply of Inventory	3.0	3.8	+ 26.7%	--	--	--

### Townhouse-Condo

Key Metrics	February			Year to Date		
	2023	2024	Percent Change	Thru 2-2023	Thru 2-2024	Percent Change
New Listings	5	8	+ 60.0%	9	19	+ 111.1%
Closed Sales	2	1	- 50.0%	5	2	- 60.0%
Days on Market Until Sale	66	37	- 43.9%	61	26	- 57.4%
Median Sales Price*	\$260,000	<b>\$200,000</b>	- 23.1%	\$280,000	<b>\$243,000</b>	- 13.2%
Percent of List Price Received*	97.9%	<b>105.3%</b>	+ 7.6%	102.8%	<b>104.7%</b>	+ 1.8%
Inventory of Homes for Sale	18	21	+ 16.7%	--	--	--
Months Supply of Inventory	4.6	3.9	- 15.2%	--	--	--

### Adult Community

Key Metrics	February			Year to Date		
	2023	2024	Percent Change	Thru 2-2023	Thru 2-2024	Percent Change
New Listings	0	0	--	0	0	--
Closed Sales	0	0	--	0	0	--
Days on Market Until Sale	0	0	--	0	0	--
Median Sales Price*	\$0	<b>\$0</b>	--	\$0	<b>\$0</b>	--
Percent of List Price Received*	0.0%	<b>0.0%</b>	--	0.0%	<b>0.0%</b>	--
Inventory of Homes for Sale	1	0	- 100.0%	--	--	--
Months Supply of Inventory	1.0	0.0	- 100.0%	--	--	--

\* 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

