

# Local Market Update for June 2025

A Research Tool Provided by Longleaf Pine REALTORS®



## Cumberland County

### Single Family - Existing

	June			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 6-2024	Thru 6-2025	Percent Change
New Listings	419	427	+ 1.9%	2,454	2,332	- 5.0%
Pending Sales	341	278	- 18.5%	2,011	1,612	- 19.8%
Closed Sales	329	276	- 16.1%	1,847	1,427	- 22.7%
Days on Market Until Sale	18	32	+ 77.8%	26	38	+ 46.2%
Median Sales Price*	\$253,450	\$260,000	+ 2.6%	\$240,500	\$250,000	+ 4.0%
Average Sales Price*	\$276,747	\$285,725	+ 3.2%	\$257,496	\$269,632	+ 4.7%
Percent of List Price Received*	99.5%	98.8%	- 0.7%	99.0%	98.5%	- 0.5%

### Single Family - New Construction

	June			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 6-2024	Thru 6-2025	Percent Change
New Listings	69	75	+ 8.7%	472	458	- 3.0%
Pending Sales	41	55	+ 34.1%	314	385	+ 22.6%
Closed Sales	55	43	- 21.8%	284	342	+ 20.4%
Days on Market Until Sale	76	128	+ 68.4%	81	103	+ 27.2%
Median Sales Price*	\$371,000	\$344,900	- 7.0%	\$369,950	\$349,950	- 5.4%
Average Sales Price*	\$394,476	\$366,157	- 7.2%	\$385,283	\$368,290	- 4.4%
Percent of List Price Received*	100.1%	99.7%	- 0.4%	100.0%	99.9%	- 0.1%

### Townhouse/Condo

	June			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 6-2024	Thru 6-2025	Percent Change
New Listings	37	46	+ 24.3%	223	232	+ 4.0%
Pending Sales	23	43	+ 87.0%	157	168	+ 7.0%
Closed Sales	19	19	0.0%	148	136	- 8.1%
Days on Market Until Sale	26	72	+ 176.9%	34	64	+ 88.2%
Median Sales Price*	\$150,000	\$130,000	- 13.3%	\$160,000	\$152,000	- 5.0%
Average Sales Price*	\$171,600	\$135,121	- 21.3%	\$175,789	\$160,001	- 9.0%
Percent of List Price Received*	97.3%	96.2%	- 1.1%	97.8%	96.4%	- 1.4%

\* 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

Rolling 12-Month Calculation

