

## Local Market Update for April 2025

A Research Tool Provided by Lingleaf Pine REALTORS®



# Cumberland County

### Single Family - Existing

	April			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 4-2024	Thru 4-2025	Percent Change
New Listings	437	404	- 7.6%	1,558	1,427	- 8.4%
Pending Sales	382	309	- 19.1%	1,339	1,056	- 21.1%
Closed Sales	364	239	- 34.3%	1,142	839	- 26.5%
Days on Market Until Sale	26	42	+ 61.5%	28	40	+ 42.9%
Median Sales Price*	\$238,000	\$250,000	+ 5.0%	\$235,000	\$245,800	+ 4.6%
Average Sales Price*	\$256,401	\$271,664	+ 6.0%	\$247,719	\$264,543	+ 6.8%
Percent of List Price Received*	98.9%	98.7%	- 0.2%	98.7%	98.4%	- 0.3%

### Single Family - New Construction

	April			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 4-2024	Thru 4-2025	Percent Change
New Listings	95	69	- 27.4%	325	343	+ 5.5%
Pending Sales	57	47	- 17.5%	216	279	+ 29.2%
Closed Sales	39	76	+ 94.9%	148	222	+ 50.0%
Days on Market Until Sale	62	98	+ 58.1%	77	98	+ 27.3%
Median Sales Price*	\$371,057	\$349,925	- 5.7%	\$369,950	\$349,900	- 5.4%
Average Sales Price*	\$386,210	\$365,320	- 5.4%	\$383,736	\$362,731	- 5.5%
Percent of List Price Received*	100.0%	99.9%	- 0.1%	100.1%	99.9%	- 0.2%

### Townhouse/Condo

	April			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 4-2024	Thru 4-2025	Percent Change
New Listings	46	36	- 21.7%	146	145	- 0.7%
Pending Sales	35	39	+ 11.4%	109	111	+ 1.8%
Closed Sales	24	29	+ 20.8%	93	81	- 12.9%
Days on Market Until Sale	40	61	+ 52.5%	36	59	+ 63.9%
Median Sales Price*	\$161,750	\$163,500	+ 1.1%	\$161,000	\$155,000	- 3.7%
Average Sales Price*	\$181,227	\$173,279	- 4.4%	\$174,333	\$157,421	- 9.7%
Percent of List Price Received*	98.4%	97.3%	- 1.1%	98.0%	96.6%	- 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

