

Local Market Update for February 2025

A Research Tool Provided by Longleaf Pine REALTORS®



Cumberland County

Single Family - Existing

Key Metrics	February			Year to Date		
	2024	2025	Percent Change	Thru 2-2024	Thru 2-2025	Percent Change
New Listings	403	342	- 15.1%	785	699	- 11.0%
Pending Sales	347	291	- 16.1%	660	521	- 21.1%
Closed Sales	275	203	- 26.2%	507	410	- 19.1%
Days on Market Until Sale	32	38	+ 18.8%	34	38	+ 11.8%
Median Sales Price*	\$229,000	\$249,750	+ 9.1%	\$230,000	\$245,000	+ 6.5%
Average Sales Price*	\$236,346	\$259,719	+ 9.9%	\$240,606	\$256,327	+ 6.5%
Percent of List Price Received*	99.0%	98.5%	- 0.5%	98.5%	98.1%	- 0.4%

Single Family - New Construction

Key Metrics	February			Year to Date		
	2024	2025	Percent Change	Thru 2-2024	Thru 2-2025	Percent Change
New Listings	93	100	+ 7.5%	204	213	+ 4.4%
Pending Sales	63	84	+ 33.3%	136	158	+ 16.2%
Closed Sales	56	46	- 17.9%	100	87	- 13.0%
Days on Market Until Sale	73	95	+ 30.1%	67	86	+ 28.4%
Median Sales Price*	\$369,353	\$345,700	- 6.4%	\$362,900	\$341,500	- 5.9%
Average Sales Price*	\$367,751	\$351,160	- 4.5%	\$369,289	\$349,750	- 5.3%
Percent of List Price Received*	100.0%	99.8%	- 0.2%	100.1%	99.8%	- 0.3%

Townhouse/Condo

Key Metrics	February			Year to Date		
	2024	2025	Percent Change	Thru 2-2024	Thru 2-2025	Percent Change
New Listings	30	37	+ 23.3%	66	66	0.0%
Pending Sales	24	19	- 20.8%	50	37	- 26.0%
Closed Sales	19	14	- 26.3%	43	30	- 30.2%
Days on Market Until Sale	47	47	0.0%	33	56	+ 69.7%
Median Sales Price*	\$168,000	\$161,250	- 4.0%	\$154,990	\$160,000	+ 3.2%
Average Sales Price*	\$182,010	\$170,232	- 6.5%	\$172,151	\$167,180	- 2.9%
Percent of List Price Received*	97.6%	96.6%	- 1.0%	97.8%	96.5%	- 1.3%

* 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

