

Local Market Update for April 2026

A Research Tool Provided by Longleaf Pine REALTORS®



Cumberland County

Single Family - Existing

Key Metrics	April			Year to Date		
	2025	2026	Percent Change	Thru 4-2025	Thru 4-2026	Percent Change
New Listings	409	426	+ 4.2%	1,433	1,531	+ 6.8%
Pending Sales	285	317	+ 11.2%	1,025	1,132	+ 10.4%
Closed Sales	250	283	+ 13.2%	865	929	+ 7.4%
Days on Market Until Sale	43	48	+ 11.6%	40	51	+ 27.5%
Median Sales Price*	\$250,000	\$250,000	0.0%	\$245,800	\$244,000	- 0.7%
Average Sales Price*	\$271,398	\$284,757	+ 4.9%	\$264,029	\$266,409	+ 0.9%
Percent of List Price Received*	98.6%	98.2%	- 0.4%	98.3%	97.9%	- 0.4%

Single Family - New Construction

Key Metrics	April			Year to Date		
	2025	2026	Percent Change	Thru 4-2025	Thru 4-2026	Percent Change
New Listings	69	45	- 34.8%	343	184	- 46.4%
Pending Sales	45	50	+ 11.1%	272	194	- 28.7%
Closed Sales	77	43	- 44.2%	224	161	- 28.1%
Days on Market Until Sale	98	102	+ 4.1%	100	97	- 3.0%
Median Sales Price*	\$349,900	\$379,999	+ 8.6%	\$349,900	\$358,000	+ 2.3%
Average Sales Price*	\$364,470	\$396,874	+ 8.9%	\$363,576	\$392,928	+ 8.1%
Percent of List Price Received*	99.9%	99.9%	0.0%	99.9%	99.9%	0.0%

Townhouse/Condo

Key Metrics	April			Year to Date		
	2025	2026	Percent Change	Thru 4-2025	Thru 4-2026	Percent Change
New Listings	36	32	- 11.1%	145	141	- 2.8%
Pending Sales	33	20	- 39.4%	105	81	- 22.9%
Closed Sales	29	18	- 37.9%	82	72	- 12.2%
Days on Market Until Sale	61	71	+ 16.4%	60	62	+ 3.3%
Median Sales Price*	\$160,000	\$151,750	- 5.2%	\$155,000	\$159,000	+ 2.6%
Average Sales Price*	\$172,821	\$160,961	- 6.9%	\$156,746	\$171,810	+ 9.6%
Percent of List Price Received*	97.2%	97.4%	+ 0.2%	96.6%	97.0%	+ 0.4%

* 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

