

Local Market Update for August 2025

A Research Tool Provided by Longleaf Pine REALTORS®



Cumberland County

Single Family - Existing	August			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 8-2024	Thru 8-2025	Percent Change
New Listings	365	372	+ 1.9%	3,214	3,123	- 2.8%
Pending Sales	261	295	+ 13.0%	2,563	2,190	- 14.6%
Closed Sales	300	266	- 11.3%	2,502	1,989	- 20.5%
Days on Market Until Sale	29	35	+ 20.7%	26	37	+ 42.3%
Median Sales Price*	\$245,500	\$257,500	+ 4.9%	\$242,369	\$255,000	+ 5.2%
Average Sales Price*	\$270,266	\$282,408	+ 4.5%	\$260,790	\$274,398	+ 5.2%
Percent of List Price Received*	98.4%	99.0%	+ 0.6%	98.9%	98.5%	- 0.4%

Single Family - New Construction	August			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 8-2024	Thru 8-2025	Percent Change
New Listings	63	72	+ 14.3%	623	589	- 5.5%
Pending Sales	44	65	+ 47.7%	407	492	+ 20.9%
Closed Sales	57	77	+ 35.1%	379	471	+ 24.3%
Days on Market Until Sale	77	84	+ 9.1%	81	99	+ 22.2%
Median Sales Price*	\$339,900	\$331,310	- 2.5%	\$369,706	\$349,900	- 5.4%
Average Sales Price*	\$357,685	\$367,410	+ 2.7%	\$379,910	\$369,093	- 2.8%
Percent of List Price Received*	99.8%	100.1%	+ 0.3%	100.0%	99.9%	- 0.1%

Townhouse/Condo	August			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 8-2024	Thru 8-2025	Percent Change
New Listings	44	42	- 4.5%	302	305	+ 1.0%
Pending Sales	24	20	- 16.7%	208	205	- 1.4%
Closed Sales	23	28	+ 21.7%	202	194	- 4.0%
Days on Market Until Sale	34	72	+ 111.8%	36	65	+ 80.6%
Median Sales Price*	\$170,000	\$178,500	+ 5.0%	\$160,000	\$156,070	- 2.5%
Average Sales Price*	\$200,639	\$187,168	- 6.7%	\$177,539	\$166,493	- 6.2%
Percent of List Price Received*	96.6%	97.1%	+ 0.5%	97.6%	96.7%	- 0.9%

* 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

