

Local Market Update for November 2025

A Research Tool Provided by Longleaf Pine REALTORS®



Cumberland County

Single Family - Existing

	November			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 11-2024	Thru 11-2025	Percent Change
New Listings	327	293	- 10.4%	4,253	4,164	- 2.1%
Pending Sales	218	250	+ 14.7%	3,317	2,863	- 13.7%
Closed Sales	245	188	- 23.3%	3,283	2,722	- 17.1%
Days on Market Until Sale	32	40	+ 25.0%	27	38	+ 40.7%
Median Sales Price*	\$235,000	\$241,500	+ 2.8%	\$242,500	\$250,000	+ 3.1%
Average Sales Price*	\$252,315	\$259,957	+ 3.0%	\$259,952	\$271,421	+ 4.4%
Percent of List Price Received*	99.1%	98.6%	- 0.5%	98.8%	98.4%	- 0.4%

Single Family - New Construction

	November			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 11-2024	Thru 11-2025	Percent Change
New Listings	59	52	- 11.9%	835	757	- 9.3%
Pending Sales	44	36	- 18.2%	555	604	+ 8.8%
Closed Sales	52	38	- 26.9%	542	620	+ 14.4%
Days on Market Until Sale	105	116	+ 10.5%	85	102	+ 20.0%
Median Sales Price*	\$363,450	\$349,525	- 3.8%	\$364,100	\$349,900	- 3.9%
Average Sales Price*	\$374,252	\$378,484	+ 1.1%	\$375,574	\$372,208	- 0.9%
Percent of List Price Received*	100.0%	99.9%	- 0.1%	100.0%	100.0%	0.0%

Townhouse/Condo

	November			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 11-2024	Thru 11-2025	Percent Change
New Listings	35	38	+ 8.6%	412	428	+ 3.9%
Pending Sales	22	25	+ 13.6%	263	284	+ 8.0%
Closed Sales	16	17	+ 6.3%	260	261	+ 0.4%
Days on Market Until Sale	63	42	- 33.3%	39	63	+ 61.5%
Median Sales Price*	\$157,500	\$229,900	+ 46.0%	\$160,500	\$160,000	- 0.3%
Average Sales Price*	\$166,900	\$219,965	+ 31.8%	\$178,997	\$173,395	- 3.1%
Percent of List Price Received*	97.4%	97.3%	- 0.1%	97.6%	97.1%	- 0.5%

* 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

