

Local Market Update for October 2024

A Research Tool Provided by Longleaf Pine REALTORS®



Cumberland County

Single Family - Existing

Key Metrics	October			Year to Date		
	2023	2024	Percent Change	Thru 10-2023	Thru 10-2024	Percent Change
New Listings	607	418	- 31.1%	5,069	4,312	- 14.9%
Pending Sales	401	319	- 20.4%	3,805	3,403	- 10.6%
Closed Sales	342	295	- 13.7%	3,615	3,267	- 9.6%
Days on Market Until Sale	22	28	+ 27.3%	20	27	+ 35.0%
Median Sales Price*	\$220,000	\$245,000	+ 11.4%	\$225,000	\$240,500	+ 6.9%
Average Sales Price*	\$237,058	\$246,047	+ 3.8%	\$240,576	\$257,590	+ 7.1%
Percent of List Price Received*	99.3%	98.1%	- 1.2%	99.8%	98.7%	- 1.1%

Single Family - New Construction

Key Metrics	October			Year to Date		
	2023	2024	Percent Change	Thru 10-2023	Thru 10-2024	Percent Change
New Listings	161	69	- 57.1%	1,011	889	- 12.1%
Pending Sales	63	69	+ 9.5%	573	622	+ 8.6%
Closed Sales	47	73	+ 55.3%	510	586	+ 14.9%
Days on Market Until Sale	60	76	+ 26.7%	87	69	- 20.7%
Median Sales Price*	\$339,900	\$349,706	+ 2.9%	\$342,000	\$359,900	+ 5.2%
Average Sales Price*	\$341,246	\$357,876	+ 4.9%	\$357,121	\$369,585	+ 3.5%
Percent of List Price Received*	99.5%	100.2%	+ 0.7%	99.9%	100.0%	+ 0.1%

Townhouse/Condo

Key Metrics	October			Year to Date		
	2023	2024	Percent Change	Thru 10-2023	Thru 10-2024	Percent Change
New Listings	39	41	+ 5.1%	370	409	+ 10.5%
Pending Sales	28	18	- 35.7%	267	265	- 0.7%
Closed Sales	29	23	- 20.7%	271	264	- 2.6%
Days on Market Until Sale	21	39	+ 85.7%	17	37	+ 117.6%
Median Sales Price*	\$160,000	\$169,000	+ 5.6%	\$147,500	\$160,000	+ 8.5%
Average Sales Price*	\$175,321	\$175,682	+ 0.2%	\$156,212	\$178,572	+ 14.3%
Percent of List Price Received*	100.0%	97.2%	- 2.8%	101.3%	97.6%	- 3.7%

* 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

