

# Local Market Update for January 2026

A Research Tool Provided by Longleaf Pine REALTORS®



## Cumberland County

### Single Family - Existing

Key Metrics	January			Year to Date		
	2025	2026	Percent Change	Thru 1-2025	Thru 1-2026	Percent Change
New Listings	319	367	+ 15.0%	319	367	+ 15.0%
Pending Sales	211	262	+ 24.2%	211	262	+ 24.2%
Closed Sales	191	186	- 2.6%	191	186	- 2.6%
Days on Market Until Sale	39	49	+ 25.6%	39	49	+ 25.6%
Median Sales Price*	\$243,000	<b>\$241,000</b>	- 0.8%	\$243,000	<b>\$241,000</b>	- 0.8%
Average Sales Price*	\$251,886	<b>\$257,471</b>	+ 2.2%	\$251,886	<b>\$257,471</b>	+ 2.2%
Percent of List Price Received*	97.8%	<b>97.7%</b>	- 0.1%	97.8%	<b>97.7%</b>	- 0.1%

### Single Family - New Construction

Key Metrics	January			Year to Date		
	2025	2026	Percent Change	Thru 1-2025	Thru 1-2026	Percent Change
New Listings	103	47	- 54.4%	103	47	- 54.4%
Pending Sales	63	51	- 19.0%	63	51	- 19.0%
Closed Sales	33	27	- 18.2%	33	27	- 18.2%
Days on Market Until Sale	96	87	- 9.4%	96	87	- 9.4%
Median Sales Price*	\$344,950	<b>\$349,950</b>	+ 1.4%	\$344,950	<b>\$349,950</b>	+ 1.4%
Average Sales Price*	\$354,151	<b>\$406,339</b>	+ 14.7%	\$354,151	<b>\$406,339</b>	+ 14.7%
Percent of List Price Received*	99.9%	<b>100.3%</b>	+ 0.4%	99.9%	<b>100.3%</b>	+ 0.4%

### Townhouse/Condo

Key Metrics	January			Year to Date		
	2025	2026	Percent Change	Thru 1-2025	Thru 1-2026	Percent Change
New Listings	27	33	+ 22.2%	27	33	+ 22.2%
Pending Sales	16	13	- 18.8%	16	13	- 18.8%
Closed Sales	16	15	- 6.3%	16	15	- 6.3%
Days on Market Until Sale	64	25	- 60.9%	64	25	- 60.9%
Median Sales Price*	\$158,750	<b>\$148,000</b>	- 6.8%	\$158,750	<b>\$148,000</b>	- 6.8%
Average Sales Price*	\$164,509	<b>\$155,260</b>	- 5.6%	\$164,509	<b>\$155,260</b>	- 5.6%
Percent of List Price Received*	96.4%	<b>96.8%</b>	+ 0.4%	96.4%	<b>96.8%</b>	+ 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

