

Local Market Update for December 2024

A Research Tool Provided by Longleaf Pine REALTORS®



Cumberland County

Single Family - Existing

Key Metrics	December			Year to Date		
	2023	2024	Percent Change	Thru 12-2023	Thru 12-2024	Percent Change
New Listings	288	261	- 9.4%	6,018	4,950	- 17.7%
Pending Sales	243	228	- 6.2%	4,517	3,855	- 14.7%
Closed Sales	266	251	- 5.6%	4,317	3,795	- 12.1%
Days on Market Until Sale	24	30	+ 25.0%	22	28	+ 27.3%
Median Sales Price*	\$230,000	\$240,000	+ 4.3%	\$225,000	\$240,000	+ 6.7%
Average Sales Price*	\$245,028	\$252,041	+ 2.9%	\$239,553	\$256,797	+ 7.2%
Percent of List Price Received*	99.4%	97.8%	- 1.6%	99.6%	98.7%	- 0.9%

Single Family - New Construction

Key Metrics	December			Year to Date		
	2023	2024	Percent Change	Thru 12-2023	Thru 12-2024	Percent Change
New Listings	43	104	+ 141.9%	1,190	1,054	- 11.4%
Pending Sales	44	61	+ 38.6%	706	735	+ 4.1%
Closed Sales	43	63	+ 46.5%	620	713	+ 15.0%
Days on Market Until Sale	48	68	+ 41.7%	86	70	- 18.6%
Median Sales Price*	\$352,240	\$377,000	+ 7.0%	\$345,450	\$361,500	+ 4.6%
Average Sales Price*	\$351,012	\$381,559	+ 8.7%	\$356,875	\$370,837	+ 3.9%
Percent of List Price Received*	99.8%	100.3%	+ 0.5%	99.9%	100.0%	+ 0.1%

Townhouse/Condo

Key Metrics	December			Year to Date		
	2023	2024	Percent Change	Thru 12-2023	Thru 12-2024	Percent Change
New Listings	22	20	- 9.1%	442	474	+ 7.2%
Pending Sales	20	18	- 10.0%	320	305	- 4.7%
Closed Sales	14	23	+ 64.3%	308	307	- 0.3%
Days on Market Until Sale	11	47	+ 327.3%	20	39	+ 95.0%
Median Sales Price*	\$159,500	\$155,500	- 2.5%	\$149,000	\$160,000	+ 7.4%
Average Sales Price*	\$160,104	\$160,022	- 0.1%	\$157,314	\$176,200	+ 12.0%
Percent of List Price Received*	100.0%	97.3%	- 2.7%	101.1%	97.6%	- 3.5%

* 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

