

Local Market Update for August 2026

A Research Tool Provided by Longleaf Pine REALTORS®



Cumberland County

Single Family - Existing

	August			Year to Date		
Key Metrics	2025	2026	Percent Change	Thru 8-2025	Thru 8-2026	Percent Change
New Listings	374	366	- 2.1%	3,125	3,208	+ 2.7%
Pending Sales	279	256	- 8.2%	2,164	2,222	+ 2.7%
Closed Sales	287	256	- 10.8%	2,028	2,092	+ 3.2%
Days on Market Until Sale	35	44	+ 25.7%	37	46	+ 24.3%
Median Sales Price*	\$262,000	\$265,000	+ 1.1%	\$255,000	\$250,000	- 2.0%
Average Sales Price*	\$283,709	\$273,602	- 3.6%	\$274,422	\$273,320	- 0.4%
Percent of List Price Received*	99.0%	98.4%	- 0.6%	98.5%	98.2%	- 0.3%

Single Family - New Construction

	August			Year to Date		
Key Metrics	2025	2026	Percent Change	Thru 8-2025	Thru 8-2026	Percent Change
New Listings	73	43	- 41.1%	590	353	- 40.2%
Pending Sales	63	26	- 58.7%	488	320	- 34.4%
Closed Sales	77	36	- 53.2%	474	314	- 33.8%
Days on Market Until Sale	84	125	+ 48.8%	99	105	+ 6.1%
Median Sales Price*	\$331,310	\$383,853	+ 15.9%	\$349,900	\$368,303	+ 5.3%
Average Sales Price*	\$367,410	\$414,594	+ 12.8%	\$369,648	\$393,465	+ 6.4%
Percent of List Price Received*	100.1%	99.7%	- 0.4%	99.9%	99.9%	0.0%

Townhouse/Condo

	August			Year to Date		
Key Metrics	2025	2026	Percent Change	Thru 8-2025	Thru 8-2026	Percent Change
New Listings	41	46	+ 12.2%	304	298	- 2.0%
Pending Sales	19	20	+ 5.3%	203	169	- 16.7%
Closed Sales	29	15	- 48.3%	198	167	- 15.7%
Days on Market Until Sale	71	69	- 2.8%	66	68	+ 3.0%
Median Sales Price*	\$170,000	\$219,000	+ 28.8%	\$156,070	\$178,000	+ 14.1%
Average Sales Price*	\$182,541	\$195,873	+ 7.3%	\$167,942	\$184,622	+ 9.9%
Percent of List Price Received*	97.6%	96.7%	- 0.9%	96.8%	97.4%	+ 0.6%

* 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

