

Local Market Update for February 2026

A Research Tool Provided by Longleaf Pine REALTORS®



Cumberland County

Single Family - Existing

Key Metrics	February			Year to Date		
	2025	2026	Percent Change	Thru 2-2025	Thru 2-2026	Percent Change
New Listings	319	319	0.0%	638	688	+ 7.8%
Pending Sales	246	266	+ 8.1%	457	517	+ 13.1%
Closed Sales	199	184	- 7.5%	390	376	- 3.6%
Days on Market Until Sale	40	55	+ 37.5%	40	51	+ 27.5%
Median Sales Price*	\$240,000	\$244,000	+ 1.7%	\$243,000	\$242,250	- 0.3%
Average Sales Price*	\$258,122	\$257,961	- 0.1%	\$255,068	\$257,569	+ 1.0%
Percent of List Price Received*	98.1%	97.5%	- 0.6%	97.9%	97.6%	- 0.3%

Single Family - New Construction

Key Metrics	February			Year to Date		
	2025	2026	Percent Change	Thru 2-2025	Thru 2-2026	Percent Change
New Listings	92	39	- 57.6%	195	86	- 55.9%
Pending Sales	69	48	- 30.4%	132	99	- 25.0%
Closed Sales	41	33	- 19.5%	74	60	- 18.9%
Days on Market Until Sale	107	97	- 9.3%	102	92	- 9.8%
Median Sales Price*	\$343,645	\$349,900	+ 1.8%	\$344,950	\$349,925	+ 1.4%
Average Sales Price*	\$353,499	\$382,028	+ 8.1%	\$353,790	\$392,968	+ 11.1%
Percent of List Price Received*	99.8%	99.8%	0.0%	99.8%	100.0%	+ 0.2%

Townhouse/Condo

Key Metrics	February			Year to Date		
	2025	2026	Percent Change	Thru 2-2025	Thru 2-2026	Percent Change
New Listings	34	26	- 23.5%	61	59	- 3.3%
Pending Sales	16	22	+ 37.5%	32	34	+ 6.3%
Closed Sales	13	12	- 7.7%	29	27	- 6.9%
Days on Market Until Sale	45	69	+ 53.3%	56	45	- 19.6%
Median Sales Price*	\$157,500	\$194,250	+ 23.3%	\$157,500	\$155,000	- 1.6%
Average Sales Price*	\$161,827	\$184,017	+ 13.7%	\$163,307	\$168,041	+ 2.9%
Percent of List Price Received*	96.5%	94.2%	- 2.4%	96.4%	95.7%	- 0.7%

* 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

