

Local Market Update for March 2026

A Research Tool Provided by Longleaf Pine REALTORS®



Cumberland County

Single Family - Existing

Key Metrics	March			Year to Date		
	2025	2026	Percent Change	Thru 3-2025	Thru 3-2026	Percent Change
New Listings	386	413	+ 7.0%	1,024	1,102	+ 7.6%
Pending Sales	283	350	+ 23.7%	740	850	+ 14.9%
Closed Sales	225	255	+ 13.3%	615	638	+ 3.7%
Days on Market Until Sale	38	53	+ 39.5%	39	52	+ 33.3%
Median Sales Price*	\$246,000	\$239,000	- 2.8%	\$245,000	\$240,000	- 2.0%
Average Sales Price*	\$271,373	\$259,619	- 4.3%	\$261,034	\$258,389	- 1.0%
Percent of List Price Received*	98.7%	98.0%	- 0.7%	98.2%	97.8%	- 0.4%

Single Family - New Construction

Key Metrics	March			Year to Date		
	2025	2026	Percent Change	Thru 3-2025	Thru 3-2026	Percent Change
New Listings	79	53	- 32.9%	274	139	- 49.3%
Pending Sales	95	47	- 50.5%	227	145	- 36.1%
Closed Sales	73	56	- 23.3%	147	117	- 20.4%
Days on Market Until Sale	99	98	- 1.0%	101	95	- 5.9%
Median Sales Price*	\$349,900	\$359,425	+ 2.7%	\$349,900	\$349,999	+ 0.0%
Average Sales Price*	\$372,554	\$391,391	+ 5.1%	\$363,108	\$391,930	+ 7.9%
Percent of List Price Received*	99.8%	99.8%	0.0%	99.8%	99.9%	+ 0.1%

Townhouse/Condo

Key Metrics	March			Year to Date		
	2025	2026	Percent Change	Thru 3-2025	Thru 3-2026	Percent Change
New Listings	48	48	0.0%	109	107	- 1.8%
Pending Sales	40	30	- 25.0%	72	64	- 11.1%
Closed Sales	24	26	+ 8.3%	53	54	+ 1.9%
Days on Market Until Sale	63	74	+ 17.5%	59	59	0.0%
Median Sales Price*	\$99,250	\$171,850	+ 73.1%	\$149,750	\$167,250	+ 11.7%
Average Sales Price*	\$129,396	\$177,729	+ 37.4%	\$147,951	\$175,427	+ 18.6%
Percent of List Price Received*	96.2%	97.9%	+ 1.8%	96.3%	96.8%	+ 0.5%

* 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

