

# Local Market Update for May 2026

A Research Tool Provided by Longleaf Pine REALTORS®



## Cumberland County

### Single Family - Existing

Key Metrics	May			Year to Date		
	2025	2026	Percent Change	Thru 5-2025	Thru 5-2026	Percent Change
New Listings	472	467	- 1.1%	1,905	2,005	+ 5.2%
Pending Sales	298	324	+ 8.7%	1,323	1,425	+ 7.7%
Closed Sales	305	291	- 4.6%	1,170	1,231	+ 5.2%
Days on Market Until Sale	36	44	+ 22.2%	39	49	+ 25.6%
Median Sales Price*	\$252,000	\$249,900	- 0.8%	\$249,000	\$245,000	- 1.6%
Average Sales Price*	\$270,051	\$271,348	+ 0.5%	\$265,599	\$267,392	+ 0.7%
Percent of List Price Received*	98.9%	98.4%	- 0.5%	98.5%	98.0%	- 0.5%

### Single Family - New Construction

Key Metrics	May			Year to Date		
	2025	2026	Percent Change	Thru 5-2025	Thru 5-2026	Percent Change
New Listings	40	51	+ 27.5%	383	235	- 38.6%
Pending Sales	56	33	- 41.1%	328	221	- 32.6%
Closed Sales	79	39	- 50.6%	303	202	- 33.3%
Days on Market Until Sale	102	119	+ 16.7%	100	101	+ 1.0%
Median Sales Price*	\$362,500	\$369,706	+ 2.0%	\$349,950	\$359,400	+ 2.7%
Average Sales Price*	\$384,006	\$382,820	- 0.3%	\$368,903	\$391,500	+ 6.1%
Percent of List Price Received*	100.0%	99.8%	- 0.2%	99.9%	99.9%	0.0%

### Townhouse/Condo

Key Metrics	May			Year to Date		
	2025	2026	Percent Change	Thru 5-2025	Thru 5-2026	Percent Change
New Listings	41	44	+ 7.3%	186	184	- 1.1%
Pending Sales	19	30	+ 57.9%	124	109	- 12.1%
Closed Sales	37	16	- 56.8%	119	88	- 26.1%
Days on Market Until Sale	74	44	- 40.5%	64	59	- 7.8%
Median Sales Price*	\$165,160	\$183,000	+ 10.8%	\$155,000	\$167,250	+ 7.9%
Average Sales Price*	\$187,557	\$193,516	+ 3.2%	\$166,326	\$175,757	+ 5.7%
Percent of List Price Received*	96.1%	98.3%	+ 2.3%	96.4%	97.2%	+ 0.8%

\* 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

