

Local Market Update for September 2026

A Research Tool Provided by Lingleaf Pine REALTORS®



Cumberland County

Single Family - Existing	September			Year to Date		
Key Metrics	2025	2026	Percent Change	Thru 9-2025	Thru 9-2026	Percent Change
New Listings	347	337	- 2.9%	3,472	3,550	+ 2.2%
Pending Sales	221	230	+ 4.1%	2,385	2,432	+ 2.0%
Closed Sales	255	238	- 6.7%	2,283	2,340	+ 2.5%
Days on Market Until Sale	42	43	+ 2.4%	37	46	+ 24.3%
Median Sales Price*	\$247,900	\$255,000	+ 2.9%	\$254,900	\$250,000	- 1.9%
Average Sales Price*	\$265,456	\$275,307	+ 3.7%	\$273,420	\$273,422	+ 0.0%
Percent of List Price Received*	98.3%	97.8%	- 0.5%	98.5%	98.2%	- 0.3%

Single Family - New Construction	September			Year to Date		
Key Metrics	2025	2026	Percent Change	Thru 9-2025	Thru 9-2026	Percent Change
New Listings	40	48	+ 20.0%	630	401	- 36.3%
Pending Sales	38	24	- 36.8%	526	341	- 35.2%
Closed Sales	59	27	- 54.2%	533	341	- 36.0%
Days on Market Until Sale	112	116	+ 3.6%	101	106	+ 5.0%
Median Sales Price*	\$339,900	\$374,099	+ 10.1%	\$349,900	\$368,706	+ 5.4%
Average Sales Price*	\$380,212	\$436,133	+ 14.7%	\$370,818	\$396,843	+ 7.0%
Percent of List Price Received*	100.6%	99.8%	- 0.8%	100.0%	99.9%	- 0.1%

Townhouse/Condo	September			Year to Date		
Key Metrics	2025	2026	Percent Change	Thru 9-2025	Thru 9-2026	Percent Change
New Listings	41	31	- 24.4%	345	329	- 4.6%
Pending Sales	29	20	- 31.0%	232	187	- 19.4%
Closed Sales	23	14	- 39.1%	221	181	- 18.1%
Days on Market Until Sale	67	56	- 16.4%	66	67	+ 1.5%
Median Sales Price*	\$186,000	\$149,500	- 19.6%	\$157,000	\$175,000	+ 11.5%
Average Sales Price*	\$175,974	\$162,068	- 7.9%	\$168,778	\$182,878	+ 8.4%
Percent of List Price Received*	98.2%	96.2%	- 2.0%	97.0%	97.3%	+ 0.3%

* 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

