

Local Market Update for October 2025

A Research Tool Provided by Lingleaf Pine REALTORS®



Cumberland County

Single Family - Existing	October			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 10-2024	Thru 10-2025	Percent Change
New Listings	384	397	+ 3.4%	3,926	3,870	- 1.4%
Pending Sales	265	240	- 9.4%	3,099	2,634	- 15.0%
Closed Sales	286	265	- 7.3%	3,038	2,530	- 16.7%
Days on Market Until Sale	28	45	+ 60.7%	26	38	+ 46.2%
Median Sales Price*	\$249,450	\$244,950	- 1.8%	\$243,000	\$252,000	+ 3.7%
Average Sales Price*	\$251,420	\$260,314	+ 3.5%	\$260,569	\$272,326	+ 4.5%
Percent of List Price Received*	98.0%	97.8%	- 0.2%	98.8%	98.4%	- 0.4%

Single Family - New Construction	October			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 10-2024	Thru 10-2025	Percent Change
New Listings	63	73	+ 15.9%	776	702	- 9.5%
Pending Sales	56	40	- 28.6%	511	569	+ 11.4%
Closed Sales	64	49	- 23.4%	490	580	+ 18.4%
Days on Market Until Sale	89	108	+ 21.3%	83	101	+ 21.7%
Median Sales Price*	\$347,328	\$349,990	+ 0.8%	\$364,100	\$349,900	- 3.9%
Average Sales Price*	\$361,365	\$382,466	+ 5.8%	\$375,715	\$371,987	- 1.0%
Percent of List Price Received*	100.1%	100.0%	- 0.1%	100.0%	100.0%	0.0%

Townhouse/Condo	October			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 10-2024	Thru 10-2025	Percent Change
New Listings	39	44	+ 12.8%	377	390	+ 3.4%
Pending Sales	14	27	+ 92.9%	241	262	+ 8.7%
Closed Sales	21	24	+ 14.3%	244	244	0.0%
Days on Market Until Sale	32	52	+ 62.5%	37	65	+ 75.7%
Median Sales Price*	\$173,000	\$189,500	+ 9.5%	\$161,500	\$157,750	- 2.3%
Average Sales Price*	\$185,048	\$187,408	+ 1.3%	\$179,790	\$170,151	- 5.4%
Percent of List Price Received*	97.5%	97.9%	+ 0.4%	97.6%	97.1%	- 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

