

LOCAL MARKET UPDATE

December 2024

Cumberland County, NJ

	DEC 2024	DEC 2023	Change	NOV 2024	Change	YTD 2024	YTD 2023	Change
Closed Sales	111	104	6.7%	110	0.9%	1,329	1,356	-2.0%
DOM	26	37	-29.7%	28	-7.1%	24	23	4.3%
Median Sales Price	279,900	221,000	26.7%	245,000	14.2%	250,000	224,000	11.6%
Closed Over List Price	33.3%	37.5%	-11.1%	41.8%	-20.3%	41.4%	40.0%	3.5%
Closed At List Price	23.4%	24.0%	-2.6%	18.2%	28.8%	22.4%	22.4%	+0.0%
New Listings	110	87	26.4%	122	-9.8%	1,683	1,995	-15.6%
Active for Sale (avg)	343	286	20.1%	363	-5.5%	315	264	19.3%
Pending Sales (avg)	133	122	9.0%	159	-16.7%	163	155	5.2%

