

LOCAL MARKET UPDATE

February 2025

Cumberland County, NJ

	FEB 2025	FEB 2024	Change	JAN 2025	Change	YTD 2025	YTD 2024	Change
Closed Sales	79	91	-13.2%	78	1.3%	157	176	-10.8%
DOM	39	29	34.5%	31	25.8%	33	29	13.8%
Median Sales Price	285,000	239,900	18.8%	238,000	19.7%	268,000	233,000	15.0%
Closed Over List Price	31.6%	31.9%	-0.7%	28.2%	12.2%	29.9%	35.2%	-15.0%
Closed At List Price	22.8%	26.4%	-13.6%	26.9%	-15.4%	24.8%	24.4%	1.7%
New Listings	115	137	-16.1%	151	-23.8%	266	258	3.1%
Active for Sale (avg)	349	276	26.2%	334	4.4%	341	273	24.9%
Pending Sales (avg)	132	130	1.3%	109	21.7%	120	124	-3.0%

