

LOCAL MARKET UPDATE

March 2025

Cumberland County, NJ

	MAR 2025	MAR 2024	Change	FEB 2025	Change	YTD 2025	YTD 2024	Change
Closed Sales	89	94	-5.3%	82	8.5%	249	270	-7.8%
DOM	29	31	-6.5%	39	-25.6%	31	30	3.3%
Median Sales Price	270,000	250,000	8.0%	287,000	-5.9%	270,000	235,000	14.9%
Closed Over List Price	39.3%	38.3%	2.7%	32.9%	19.4%	33.7%	36.3%	-7.1%
Closed At List Price	19.1%	24.5%	-21.9%	22.0%	-13.0%	22.5%	24.4%	-8.0%
New Listings	133	190	-30.0%	115	15.7%	399	448	-10.9%
Active for Sale (avg)	371	295	26.0%	349	6.4%	353	282	25.3%
Pending Sales (avg)	137	153	-10.3%	132	4.1%	127	135	-6.2%

