

LOCAL MARKET UPDATE

April 2025

Cumberland County, NJ

	APR 2025	APR 2024	Change	MAR 2025	Change	YTD 2025	YTD 2024	Change
Closed Sales	101	119	-15.1%	90	12.2%	351	389	-9.8%
DOM	27	26	3.8%	29	-6.9%	30	29	3.4%
Median Sales Price	265,000	245,000	8.2%	270,000	-1.9%	268,000	240,000	11.7%
Closed Over List Price	41.6%	39.5%	5.3%	40.0%	4.0%	36.2%	37.3%	-2.9%
Closed At List Price	20.8%	24.4%	-14.7%	17.8%	17.0%	21.7%	24.4%	-11.3%
New Listings	157	194	-19.1%	133	18.0%	556	642	-13.4%
Active for Sale (avg)	382	292	31.0%	371	2.9%	360	284	26.7%
Pending Sales (avg)	155	172	-9.5%	137	13.0%	134	144	-7.1%

