

# LOCAL MARKET UPDATE

## May 2025

## Cumberland County, NJ

	MAY 2025	MAY 2024	Change	APR 2025	Change	YTD 2025	YTD 2024	Change
Closed Sales	126	112	12.5%	102	23.5%	478	501	-4.6%
DOM	34	16	112.5%	27	25.9%	30	26	15.4%
Median Sales Price	267,000	265,000	0.8%	265,000	0.8%	268,000	245,000	9.4%
Closed Over List Price	34.1%	43.8%	-22.0%	41.2%	-17.1%	35.6%	38.7%	-8.2%
Closed At List Price	22.2%	25.0%	-11.1%	20.6%	7.9%	21.8%	24.6%	-11.4%
New Listings	149	202	-26.2%	157	-5.1%	705	844	-16.5%
Active for Sale (avg)	396	283	40.2%	382	3.7%	367	284	29.3%
Pending Sales (avg)	168	186	-9.9%	155	8.1%	140	152	-7.8%

