

# LOCAL MARKET UPDATE

## January 2025

## Cumberland County, NJ

	JAN 2025	JAN 2024	Change	DEC 2024	Change	YTD 2025	YTD 2024	Change
Closed Sales	78	85	-8.2%	113	-31.0%	78	85	-8.2%
DOM	31	29	6.9%	26	19.2%	31	29	6.9%
Median Sales Price	238,000	224,500	6.0%	275,000	-13.5%	238,000	224,500	6.0%
Closed Over List Price	28.2%	38.8%	-27.4%	32.7%	-13.9%	28.2%	38.8%	-27.4%
Closed At List Price	26.9%	22.4%	20.4%	23.9%	12.7%	26.9%	22.4%	20.4%
New Listings	151	121	24.8%	87	73.6%	151	121	24.8%
Active for Sale (avg)	334	271	23.5%	343	-2.7%	334	271	0.2
Pending Sales (avg)	109	118	-7.9%	133	-18.2%	109	118	-0.1

