

LOCAL MARKET UPDATE

August 2025

Cumberland County, NJ

	AUG 2025	AUG 2024	Change	JUL 2025	Change	YTD 2025	YTD 2024	Change
Closed Sales	112	116	-3.4%	136	-17.6%	838	875	-4.2%
DOM	33	24	37.5%	29	13.8%	30	23	30.4%
Median Sales Price	281,500	255,000	10.4%	275,000	2.4%	270,000	250,000	8.0%
Closed Over List Price	32.1%	44.8%	-28.3%	36.0%	-10.8%	36.3%	41.4%	-12.3%
Closed At List Price	27.7%	18.1%	52.9%	16.9%	63.7%	21.5%	22.7%	-5.6%
New Listings	175	210	-16.7%	132	32.6%	1,166	1,463	-20.3%
Active for Sale (avg)	431	320	34.7%	404	6.5%	387	296	0.3
Pending Sales (avg)	157	179	-12.5%	168	-6.5%	148	164	-0.1

