

# LOCAL MARKET UPDATE

## November 2025

## Cumberland County, NJ

	NOV 2025	NOV 2024	Change	OCT 2025	Change	YTD 2025	YTD 2024	Change
Closed Sales	106	110	-3.6%	130	-18.5%	1,208	1,218	-0.8%
DOM	32	28	14.3%	30	6.7%	29	23	26.1%
Median Sales Price	250,000	245,000	2.0%	264,000	-5.3%	269,000	250,000	7.6%
Closed Over List Price	27.4%	41.8%	-34.6%	30.0%	-8.8%	35.1%	42.1%	-16.7%
Closed At List Price	23.6%	18.2%	29.7%	29.2%	-19.3%	22.7%	22.3%	1.6%
New Listings	122	112	8.9%	158	-22.8%	1,573	1,908	-17.6%
Active for Sale (avg)	398	363	9.5%	411	-3.3%	394	312	26.6%
Pending Sales (avg)	149	159	-6.7%	159	-6.5%	149	166	-10.5%

