

LOCAL MARKET UPDATE

December 2025

Cumberland County, NJ

	DEC 2025	DEC 2024	Change	NOV 2025	Change	YTD 2025	YTD 2024	Change
Closed Sales	98	113	-13.3%	108	-9.3%	1,308	1,331	-1.7%
DOM	35	26	34.6%	33	6.1%	30	24	25.0%
Median Sales Price	275,000	275,000	0.0%	250,000	10.0%	270,000	250,000	8.0%
Closed Over List Price	30.6%	32.7%	-6.5%	26.9%	14.0%	34.7%	41.3%	-16.0%
Closed At List Price	26.5%	23.9%	11.0%	24.1%	10.2%	23.0%	22.5%	2.4%
New Listings	92	80	15.0%	116	-20.7%	1,791	1,798	-0.4%
Active for Sale (avg)	389	343	13.3%	398	-2.2%	394	315	25.2%
Pending Sales (avg)	123	133	-7.6%	149	-17.6%	147	163	-9.9%

