

# LOCAL MARKET UPDATE

## February 2026

## Cumberland County, NJ

	FEB 2026	FEB 2025	Change	JAN 2026	Change	YTD 2026	YTD 2025	Change
Closed Sales	74	82	-9.8%	84	-11.9%	158	160	-1.3%
DOM	42	39	7.7%	26	61.5%	35	33	6.1%
Median Sales Price	263,000	287,000	-8.4%	270,000	-2.6%	265,990	270,000	-1.5%
Closed Over List Price	33.8%	32.9%	2.6%	20.2%	66.9%	26.6%	30.6%	-13.2%
Closed At List Price	24.3%	22.0%	10.8%	35.7%	-31.9%	30.4%	24.4%	24.6%
New Listings	115	137	-16.1%	151	-23.8%	266	258	3.1%
Active for Sale (avg)	349	276	26.2%	334	4.4%	341	273	24.9%
Pending Sales (avg)	132	130	1.3%	109	21.7%	120	124	-3.0%

