

Local Market Update for May 2025

Provided by New Jersey REALTORS®



Cumberland County

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Single Family

	May			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 5-2024	Thru 5-2025	Percent Change
New Listings	156	155	- 0.6%	676	712	+ 5.3%
Closed Sales	103	114	+ 10.7%	469	437	- 6.8%
Days on Market Until Sale	31	52	+ 67.7%	46	51	+ 10.9%
Median Sales Price*	\$278,000	\$285,000	+ 2.5%	\$250,000	\$275,000	+ 10.0%
Percent of List Price Received*	100.6%	98.8%	- 1.8%	99.6%	99.1%	- 0.5%
Inventory of Homes for Sale	288	342	+ 18.8%	--	--	--
Months Supply of Inventory	2.9	3.5	+ 20.7%	--	--	--

Townhouse-Condo

	May			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 5-2024	Thru 5-2025	Percent Change
New Listings	1	5	+ 400.0%	11	12	+ 9.1%
Closed Sales	3	2	- 33.3%	6	12	+ 100.0%
Days on Market Until Sale	55	29	- 47.3%	33	61	+ 84.8%
Median Sales Price*	\$180,000	\$191,000	+ 6.1%	\$226,950	\$269,500	+ 18.7%
Percent of List Price Received*	102.2%	92.8%	- 9.2%	104.4%	98.1%	- 6.0%
Inventory of Homes for Sale	2	11	+ 450.0%	--	--	--
Months Supply of Inventory	0.8	4.8	+ 500.0%	--	--	--

Adult Community

	May			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 5-2024	Thru 5-2025	Percent Change
New Listings	4	1	- 75.0%	12	6	- 50.0%
Closed Sales	2	3	+ 50.0%	10	6	- 40.0%
Days on Market Until Sale	15	58	+ 286.7%	39	58	+ 48.7%
Median Sales Price*	\$182,450	\$349,900	+ 91.8%	\$194,500	\$284,000	+ 46.0%
Percent of List Price Received*	98.7%	101.6%	+ 2.9%	97.5%	100.0%	+ 2.6%
Inventory of Homes for Sale	3	2	- 33.3%	--	--	--
Months Supply of Inventory	1.4	1.0	- 28.6%	--	--	--

* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Historical Median Sales Price by Property Type By Month

