

## Local Market Update for March 2025

Provided by New Jersey REALTORS®



# Cumberland County

Cumberland County

## Single Family

	March			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 3-2024	Thru 3-2025	Percent Change
New Listings	128	150	+ 17.2%	382	415	+ 8.6%
Closed Sales	91	85	- 6.6%	258	228	- 11.6%
Days on Market Until Sale	57	53	- 7.0%	54	50	- 7.4%
Median Sales Price*	\$251,000	\$280,000	+ 11.6%	\$240,000	\$275,000	+ 14.6%
Percent of List Price Received*	99.1%	99.5%	+ 0.4%	99.2%	99.3%	+ 0.1%
Inventory of Homes for Sale	618	647	+ 4.7%	--	--	--
Months Supply of Inventory	6.3	6.5	+ 3.2%	--	--	--

## Townhouse-Condo

	March			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 3-2024	Thru 3-2025	Percent Change
New Listings	4	1	- 75.0%	8	6	- 25.0%
Closed Sales	0	2	--	1	7	+ 600.0%
Days on Market Until Sale	0	84	--	13	62	+ 376.9%
Median Sales Price*	\$0	\$296,922	--	\$229,000	\$285,000	+ 24.5%
Percent of List Price Received*	0.0%	104.2%	--	100.0%	99.7%	- 0.3%
Inventory of Homes for Sale	17	18	+ 5.9%	--	--	--
Months Supply of Inventory	7.0	7.2	+ 2.9%	--	--	--

## Adult Community

	March			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 3-2024	Thru 3-2025	Percent Change
New Listings	2	1	- 50.0%	7	2	- 71.4%
Closed Sales	2	1	- 50.0%	5	2	- 60.0%
Days on Market Until Sale	21	84	+ 300.0%	33	77	+ 133.3%
Median Sales Price*	\$232,500	\$155,000	- 33.3%	\$315,000	\$144,000	- 54.3%
Percent of List Price Received*	99.4%	97.2%	- 2.2%	97.6%	96.1%	- 1.5%
Inventory of Homes for Sale	10	9	- 10.0%	--	--	--
Months Supply of Inventory	4.4	3.9	- 11.4%	--	--	--

\* 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

