

# Local Market Update for November 2024

Provided by New Jersey REALTORS®



## Cumberland County

Cumberland County

### Single Family

Key Metrics	November			Year to Date		
	2023	2024	Percent Change	Thru 11-2023	Thru 11-2024	Percent Change
New Listings	113	116	+ 2.7%	1,439	1,521	+ 5.7%
Closed Sales	104	85	- 18.3%	1,121	1,109	- 1.1%
Days on Market Until Sale	42	42	0.0%	44	42	- 4.5%
Median Sales Price*	\$240,500	\$260,000	+ 8.1%	\$233,000	\$258,000	+ 10.7%
Percent of List Price Received*	99.6%	100.1%	+ 0.5%	100.0%	100.1%	+ 0.1%
Inventory of Homes for Sale	632	646	+ 2.2%	--	--	--
Months Supply of Inventory	6.2	6.3	+ 1.6%	--	--	--

### Townhouse-Condo

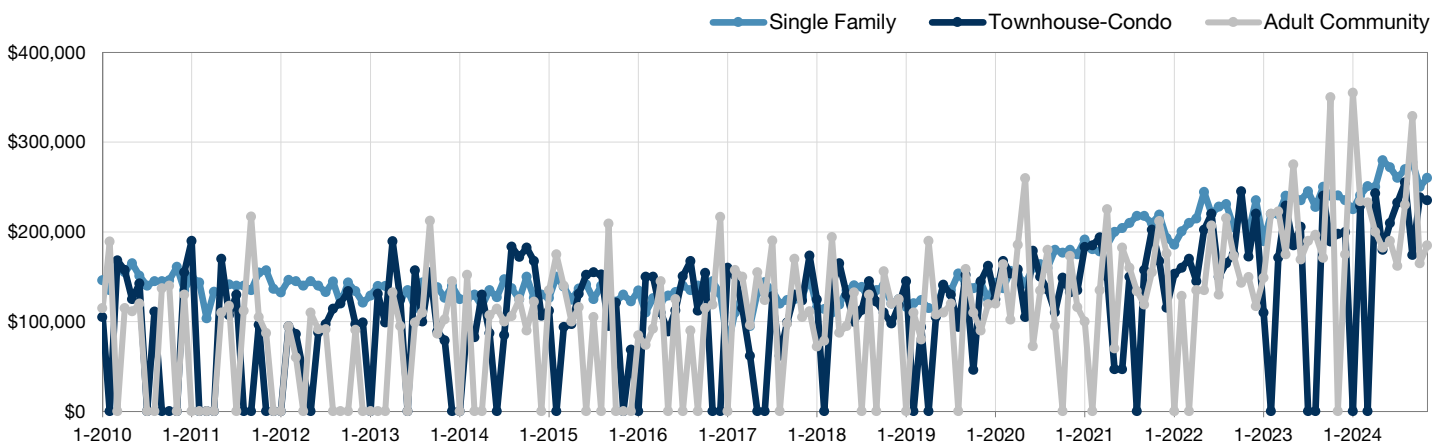
Key Metrics	November			Year to Date		
	2023	2024	Percent Change	Thru 11-2023	Thru 11-2024	Percent Change
New Listings	1	3	+ 200.0%	17	32	+ 88.2%
Closed Sales	3	3	0.0%	14	21	+ 50.0%
Days on Market Until Sale	15	27	+ 80.0%	46	23	- 50.0%
Median Sales Price*	\$197,880	\$235,000	+ 18.8%	\$200,440	\$225,000	+ 12.3%
Percent of List Price Received*	101.9%	100.9%	- 1.0%	101.7%	101.7%	0.0%
Inventory of Homes for Sale	13	21	+ 61.5%	--	--	--
Months Supply of Inventory	5.7	9.1	+ 59.6%	--	--	--

### Adult Community

Key Metrics	November			Year to Date		
	2023	2024	Percent Change	Thru 11-2023	Thru 11-2024	Percent Change
New Listings	3	3	0.0%	30	26	- 13.3%
Closed Sales	0	4	--	28	26	- 7.1%
Days on Market Until Sale	0	31	--	52	34	- 34.6%
Median Sales Price*	\$0	\$185,000	--	\$184,000	\$189,500	+ 3.0%
Percent of List Price Received*	0.0%	94.9%	--	99.2%	97.1%	- 2.1%
Inventory of Homes for Sale	12	10	- 16.7%	--	--	--
Months Supply of Inventory	4.7	4.4	- 6.4%	--	--	--

\* 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



Current as of December 20, 2024. All data from the multiple listing services in the state of New Jersey. Margin of error for reported statewide numbers is +/- 4% at a 95% confidence level. Report © 2024 ShowingTime Plus, LLC.