

Local Market Update for July 2026

Provided by New Jersey REALTORS®



Cumberland County

Cumberland County

Single Family

	July			Year to Date		
Key Metrics	2025	2026	Percent Change	Thru 7-2025	Thru 7-2026	Percent Change
New Listings	161	146	- 9.3%	1,015	952	- 6.2%
Closed Sales	122	105	- 13.9%	663	617	- 6.9%
Days on Market Until Sale	42	62	+ 47.6%	49	59	+ 20.4%
Median Sales Price*	\$280,000	\$300,000	+ 7.1%	\$280,000	\$290,000	+ 3.6%
Percent of List Price Received*	99.0%	100.8%	+ 1.8%	99.1%	99.3%	+ 0.2%
Inventory of Homes for Sale	385	357	- 7.3%	--	--	--
Months Supply of Inventory	4.0	3.8	- 5.0%	--	--	--

Townhouse-Condo

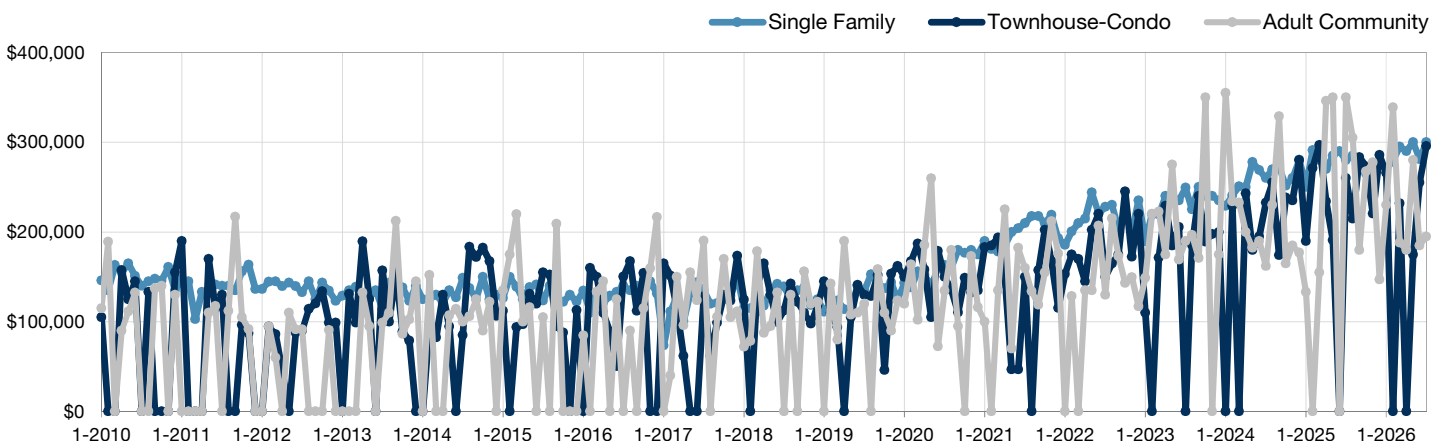
	July			Year to Date		
Key Metrics	2025	2026	Percent Change	Thru 7-2025	Thru 7-2026	Percent Change
New Listings	10	3	- 70.0%	22	28	+ 27.3%
Closed Sales	2	6	+ 200.0%	15	18	+ 20.0%
Days on Market Until Sale	20	62	+ 210.0%	53	55	+ 3.8%
Median Sales Price*	\$260,000	\$295,863	+ 13.8%	\$268,000	\$270,617	+ 1.0%
Percent of List Price Received*	98.9%	104.2%	+ 5.4%	98.4%	101.6%	+ 3.3%
Inventory of Homes for Sale	13	7	- 46.2%	--	--	--
Months Supply of Inventory	5.2	1.6	- 69.2%	--	--	--

Adult Community

	July			Year to Date		
Key Metrics	2025	2026	Percent Change	Thru 7-2025	Thru 7-2026	Percent Change
New Listings	0	5	--	9	25	+ 177.8%
Closed Sales	1	4	+ 300.0%	7	17	+ 142.9%
Days on Market Until Sale	106	82	- 22.6%	65	43	- 33.8%
Median Sales Price*	\$350,000	\$195,000	- 44.3%	\$346,000	\$199,900	- 42.2%
Percent of List Price Received*	100.0%	87.7%	- 12.3%	100.0%	96.6%	- 3.4%
Inventory of Homes for Sale	5	10	+ 100.0%	--	--	--
Months Supply of Inventory	2.6	3.8	+ 46.2%	--	--	--

* 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 August 09, 2026. 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 © 2026 ShowingTime Plus, LLC.