Local Market Update for December 2025

Provided by New Jersey REALTORS®

Cumberland County

Cumberland County

Single Family

Key Metrics	December 2024	December 2025	Percent Change	Year to Date Thru 12-2024	Year to Date Thru 12-2025	Percent Change
New Listings	71	**80**	+ 12.7%	1,594	**1,595**	+ 0.1%
Closed Sales	110	**81**	- 26.4%	1,221	**1,166**	- 4.5%
Days on Market Until Sale	41	**54**	+ 31.7%	42	**49**	+ 16.7%
Median Sales Price*	$280,500	**$275,000**	- 2.0%	$259,900	**$275,000**	+ 5.8%
Percent of List Price Received*	99.1%	**99.0%**	- 0.1%	100.0%	**99.1%**	- 0.9%
Inventory of Homes for Sale	289	**303**	+ 4.8%	--	**--**	--
Months Supply of Inventory	2.8	**3.1**	+ 10.7%	--	**--**	--

Townhouse-Condo

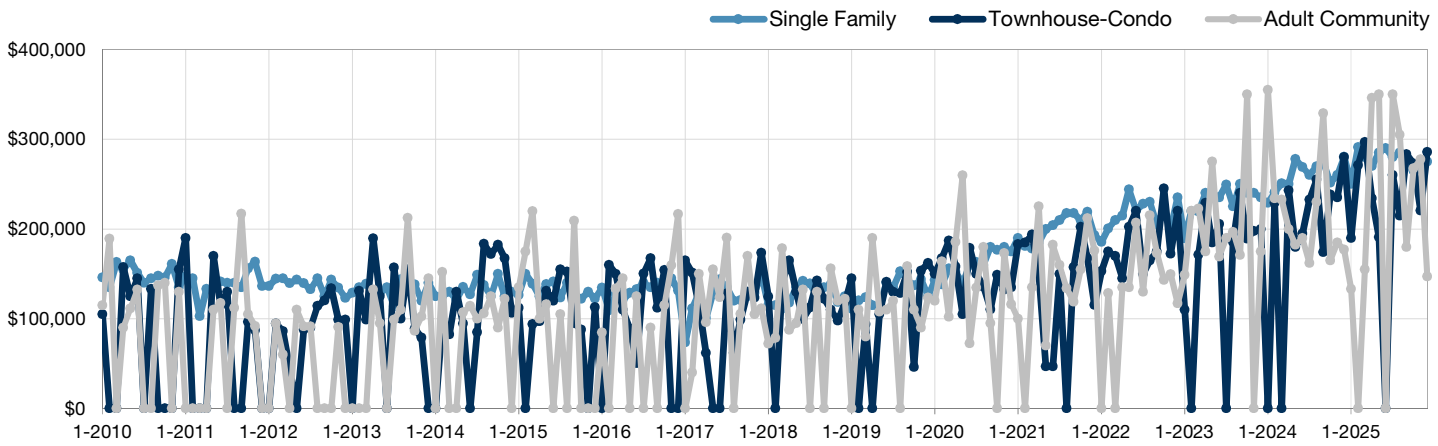
Key Metrics	December 2024	December 2025	Percent Change	Year to Date Thru 12-2024	Year to Date Thru 12-2025	Percent Change
New Listings	3	**1**	- 66.7%	36	**44**	+ 22.2%
Closed Sales	1	**7**	+ 600.0%	23	**42**	+ 82.6%
Days on Market Until Sale	17	**85**	+ 400.0%	28	**71**	+ 153.6%
Median Sales Price*	$280,000	**$285,833**	+ 2.1%	$225,000	**$271,944**	+ 20.9%
Percent of List Price Received*	99.1%	**101.9%**	+ 2.8%	100.6%	**99.0%**	- 1.6%
Inventory of Homes for Sale	11	**6**	- 45.5%	--	**--**	--
Months Supply of Inventory	4.7	**1.7**	- 63.8%	--	**--**	--

Adult Community

Key Metrics	December 2024	December 2025	Percent Change	Year to Date Thru 12-2024	Year to Date Thru 12-2025	Percent Change
New Listings	2	**1**	- 50.0%	28	**17**	- 39.3%
Closed Sales	1	**1**	0.0%	27	**15**	- 44.4%
Days on Market Until Sale	9	**187**	+ 1,977.8%	33	**72**	+ 118.2%
Median Sales Price*	$177,000	**$147,000**	- 16.9%	$189,000	**$240,000**	+ 27.0%
Percent of List Price Received*	97.3%	**98.0%**	+ 0.7%	97.1%	**99.1%**	+ 2.1%
Inventory of Homes for Sale	4	**3**	- 25.0%	--	**--**	--
Months Supply of Inventory	1.8	**1.4**	- 22.2%	--	**--**	--

* 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 January 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.