

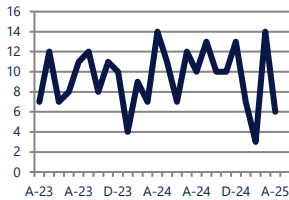
# THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **CUMBERLAND COUNTY HOUSING MARKET**

APRIL 2025

## Units Sold

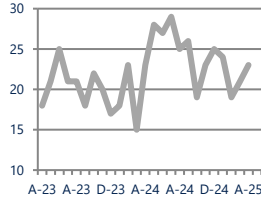
6



**Down**  
Vs. Year Ago

## Active Inventory

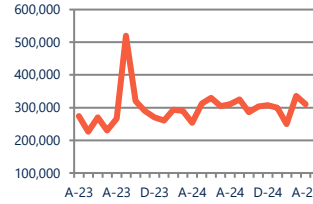
23



**No Change**  
Vs. Year Ago

## Median Sale Price

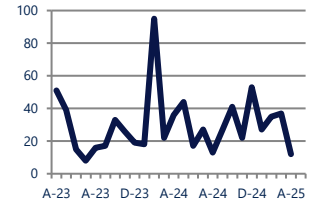
\$310,000



**Up 22%**  
Vs. Year Ago

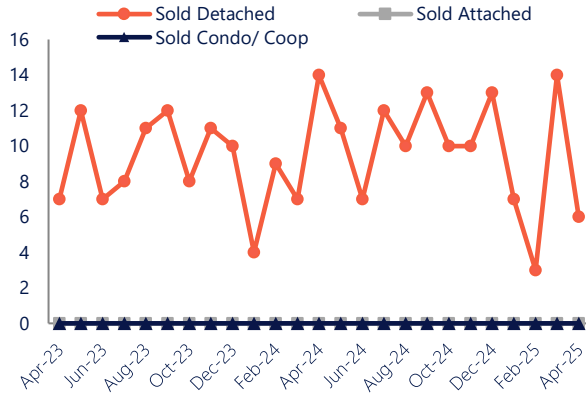
## Days On Market

12



**Down**  
Vs. Year Ago

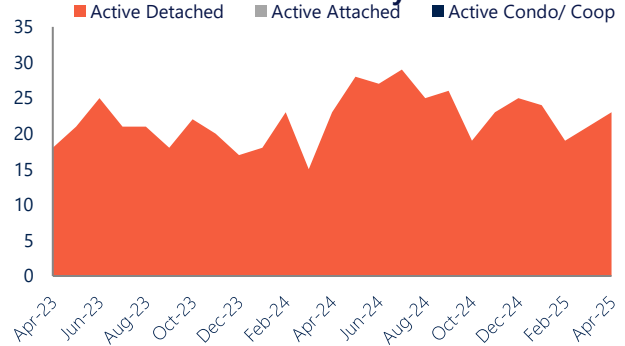
## Units Sold\*



## Units Sold

With relatively few transactions, there was a decrease in total units sold in April, with 6 sold this month in Cumberland County. This month's total units sold was lower than at this time last year, a decrease from April 2024.

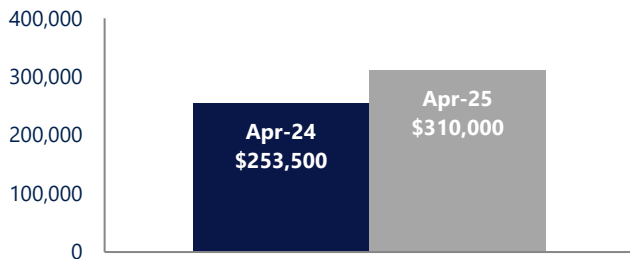
## Active Inventory\*



## Active Inventory

The total number of homes available this month is 23 units, which is similar compared to a year ago. This month's total of 23 is higher than the previous month's total supply of available inventory of 21, an increase of 10%.

## Median Sale Price



## Median Sale Price

Last April, the median sale price for Cumberland County Homes was \$253,500. This April, the median sale price was \$310,000, an increase of 22% or \$56,500 compared to last year. The current median sold price is 8% lower than in March.

Median sale price is the middle sale price in a given month. The same number of properties are above & below the median.

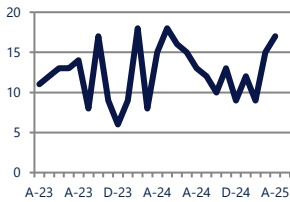
# THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **CUMBERLAND COUNTY HOUSING MARKET**

APRIL 2025

## New Listings

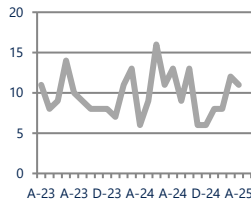
17



**Up 13%**  
Vs. Year Ago

## Current Contracts

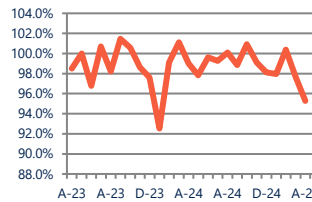
11



**Up 83%**  
Vs. Year Ago

## Sold Vs. List Price

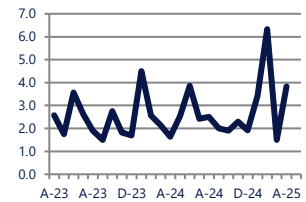
95.3%



**Down -3.8%**  
Vs. Year Ago

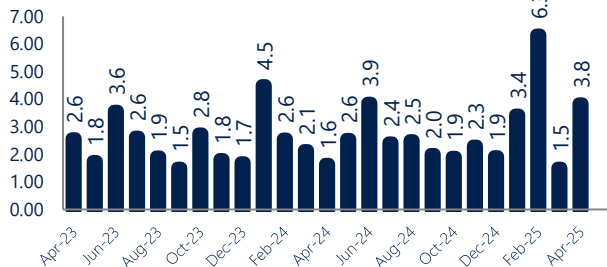
## Months of Supply

3.8



**Up 134%**  
Vs. Year Ago

## Months Of Supply



## Months of Supply

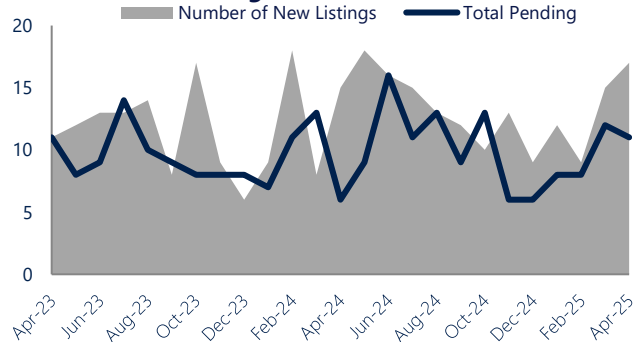
In April, there was 3.8 months of supply available in Cumberland County, compared to 1.6 in April 2024. That is an increase of 133% versus a year ago.

Months of supply is calculated by dividing current inventory by current sales. It indicates how many months would be needed to sell all of the inventory available at the current rate of demand.

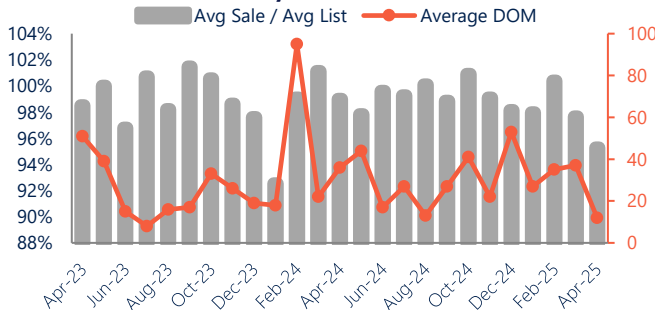
## New Listings & Current Contracts

This month there were 17 homes newly listed for sale in Cumberland County compared to 15 in April 2024, an increase of 13%. There were 11 current contracts pending sale this April compared to 6 a year ago. The number of current contracts is 83% higher than last April.

## New Listings & Current Contracts



## Sale Price/ List Price & DOM



## Sale Price to List Price Ratio

In April, the average sale price in Cumberland County was 95.3% of the average list price, which is 3.7% lower than at this time last year.

## Days On Market

This month, the average number of days on market was 12, lower than the average last year, which was 36. This decrease was impacted by the limited number of sales.