

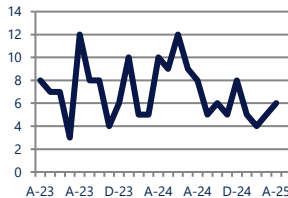
# THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **CUMBERLAND COUNTY HOUSING MARKET**

APRIL 2025

## Units Sold

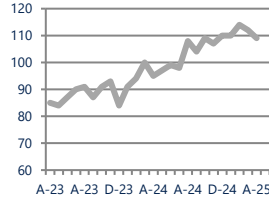
6



**Down**  
Vs. Year Ago

## Active Inventory

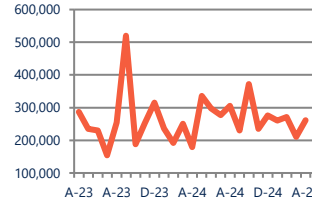
109



**Up 15%**  
Vs. Year Ago

## Median Sale Price

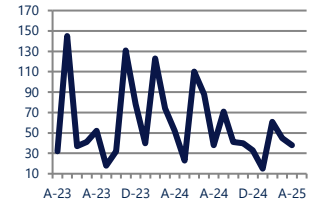
\$261,500



**Up**  
Vs. Year Ago

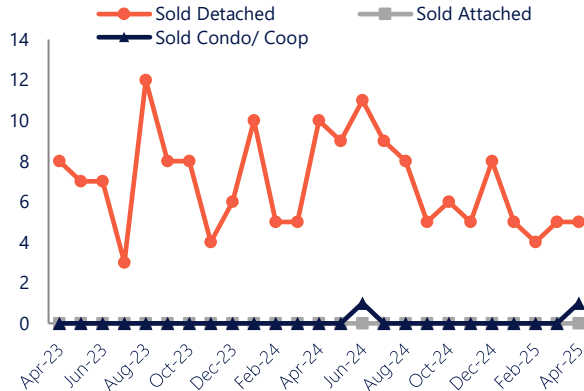
## Days On Market

38



**Down -27%**  
Vs. Year Ago

### Units Sold\*



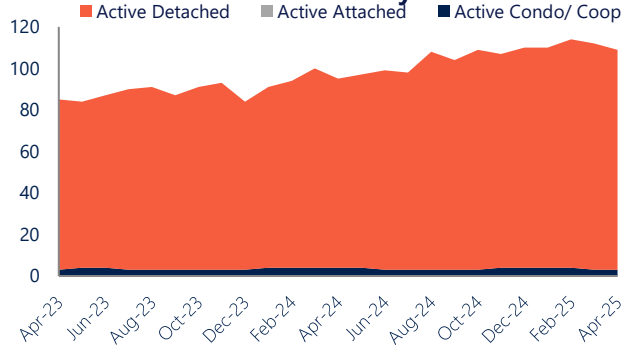
## Units Sold

With relatively few transactions, there was an increase 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.

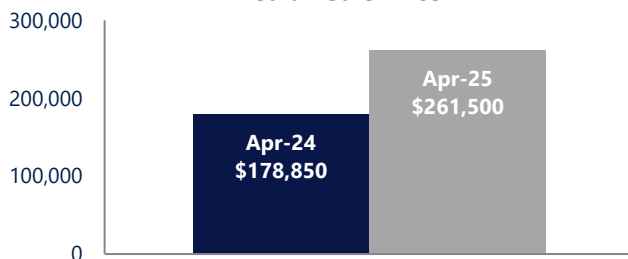
## Active Inventory

Versus last year, the total number of homes available this month is higher by 14 units or 15%. The total number of active inventory this April was 109 compared to 95 in April 2024. This month's total of 109 is lower than the previous month's total supply of available inventory of 112, a decrease of 3%.

### Active Inventory\*



## Median Sale Price



## Median Sale Price

Due to the relatively small number of units sold, the median sale price showed significant change this month. Last April, the median sale price for Cumberland County Homes was \$178,850. This April, the median sale price was \$261,500, an increase of \$82,650 compared to last year. The current median sold price is higher 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.

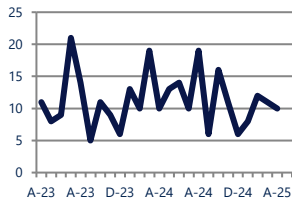
# THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **CUMBERLAND COUNTY HOUSING MARKET**

APRIL 2025

## New Listings

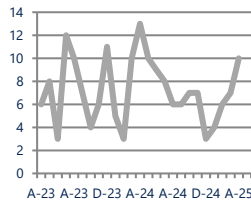
10



**No Change**  
Vs. Year Ago

## Current Contracts

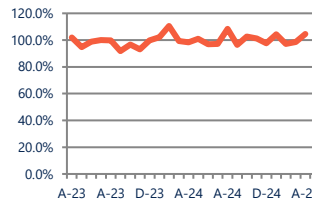
10



**Down -23%**  
Vs. Year Ago

## Sold Vs. List Price

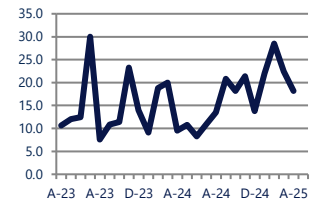
104.5%



**Up**  
Vs. Year Ago

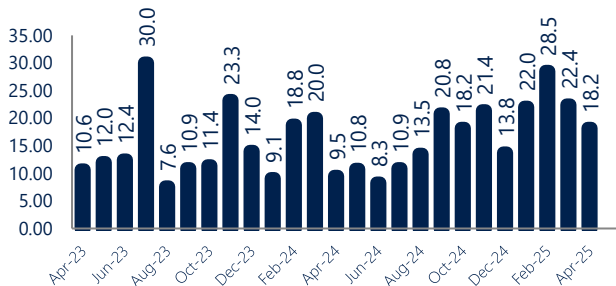
## Months of Supply

18.2



**Up**  
Vs. Year Ago

## Months Of Supply



## Months of Supply

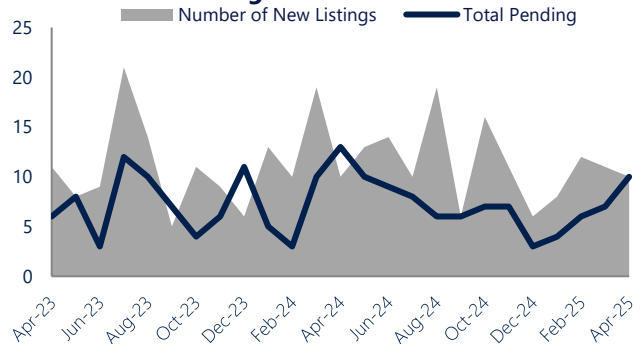
In April, there was 18.2 months of supply available in Cumberland County, compared to 9.5 in April 2024. That is an increase versus a year ago.

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.

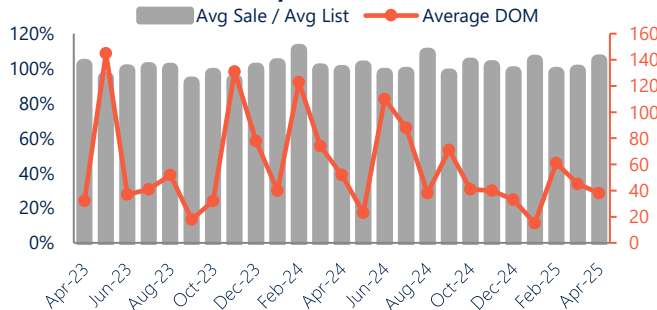
## New Listings & Current Contracts

This month there were 10 homes newly listed for sale in Cumberland County, which is similar to the amount in April 2024. There were 10 current contracts pending sale this April compared to 13 a year ago. The number of current contracts is 23% lower 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 104.5% of the average list price, which is higher than at this time last year.

## Days On Market

This month, the average number of days on market was 38, lower than the average last year, which was 52, a decrease of 27%.