

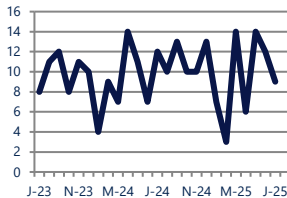
THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **CUMBERLAND COUNTY HOUSING MARKET**

JULY 2025

Units Sold

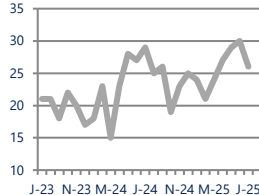
9



Down -25%
Vs. Year Ago

Active Inventory

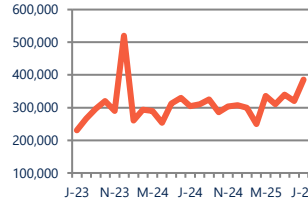
26



Down -10%
Vs. Year Ago

Median Sale Price

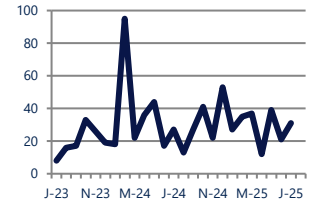
\$385,500



Up
Vs. Year Ago

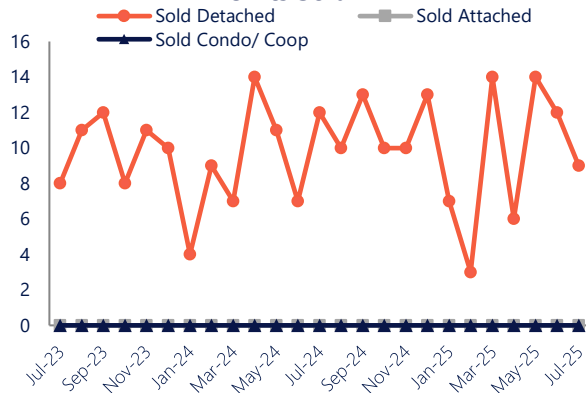
Days On Market

31



Up 15%
Vs. Year Ago

Units Sold*



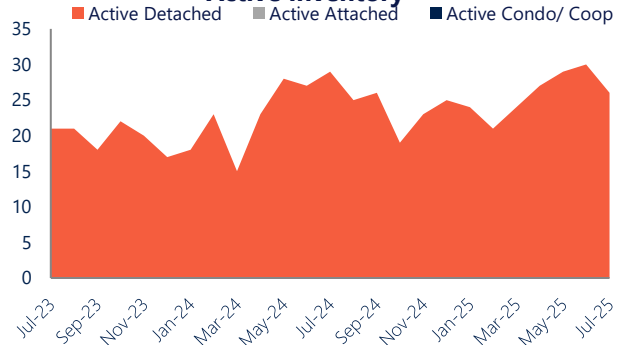
Units Sold

There was a decrease in total units sold in July, with 9 sold this month in Cumberland County versus 12 last month, a decrease of 25%. This month's total units sold was lower than at this time last year, a decrease of 25% versus July 2024.

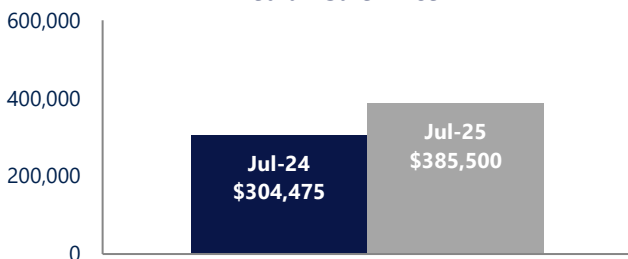
Active Inventory

Versus last year, the total number of homes available this month is lower by 3 units or 10%. The total number of active inventory this July was 26 compared to 29 in July 2024. This month's total of 26 is lower than the previous month's total supply of available inventory of 30, a decrease of 13%.

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 July, the median sale price for Cumberland County Homes was \$304,475. This July, the median sale price was \$385,500, an increase of \$81,025 compared to last year. The current median sold price is higher than in June.

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

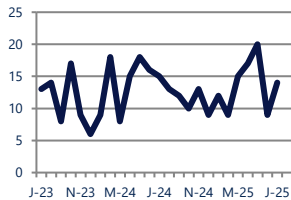
THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **CUMBERLAND COUNTY HOUSING MARKET**

JULY 2025

New Listings

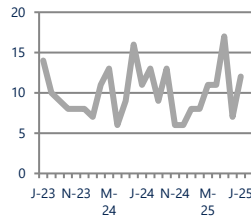
14



Down -7%
Vs. Year Ago

Current Contracts

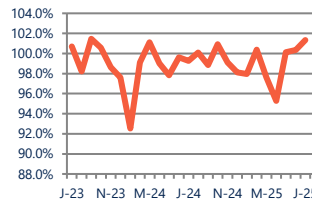
12



Up 9%
Vs. Year Ago

Sold Vs. List Price

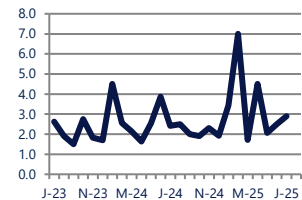
101.3%



Up 2.1%
Vs. Year Ago

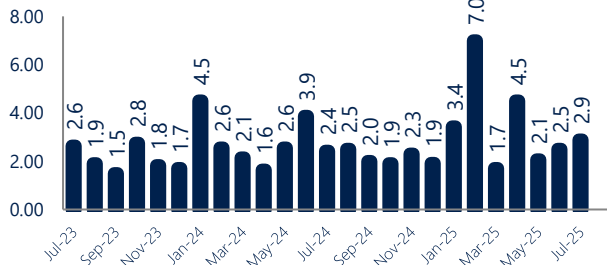
Months of Supply

2.9



Up 19%
Vs. Year Ago

Months Of Supply



Months of Supply

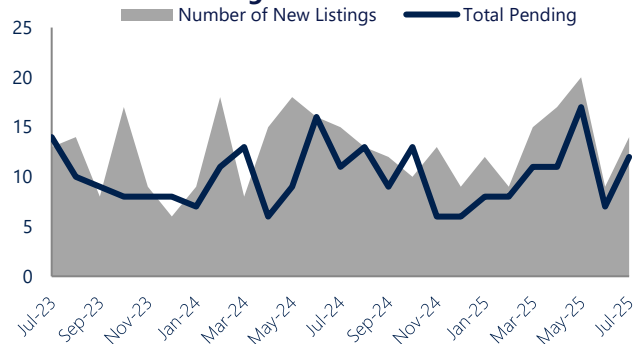
In July, there was 2.9 months of supply available in Cumberland County, compared to 2.4 in July 2024. That is an increase of 20% versus a year ago.

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.

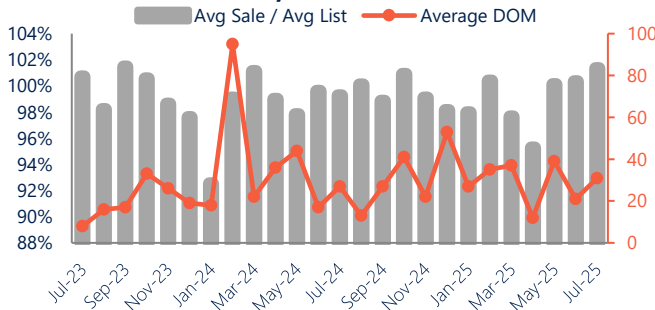
New Listings & Current Contracts

This month there were 14 homes newly listed for sale in Cumberland County compared to 15 in July 2024, a decrease of 7%. There were 12 current contracts pending sale this July compared to 11 a year ago. The number of current contracts is 9% higher than last July.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In July, the average sale price in Cumberland County was 101.3% of the average list price, which is 2.1% higher than at this time last year.

Days On Market

This month, the average number of days on market was 31, higher than the average last year, which was 27, an increase of 15%.