

March 2025

Cumberland County, PA

New Listings

287

↑ **63.1%**

from Feb 2025:
176

↑ **4.4%**

from Mar 2024:
275

YTD	2025	2024	+/-
	739	770	-4.0%

5-year Mar average: **298**

New Pendings

253

↑ **32.5%**

from Feb 2025:
191

↓ **-6.6%**

from Mar 2024:
271

YTD	2025	2024	+/-
	637	671	-5.1%

5-year Mar average: **281**

Closed Sales

179

↓ **-2.2%**

from Feb 2025:
183

↓ **-16.0%**

from Mar 2024:
213

YTD	2025	2024	+/-
	533	556	-4.1%

5-year Mar average: **222**

Median Sold Price

\$322,250

↑ **1.5%**

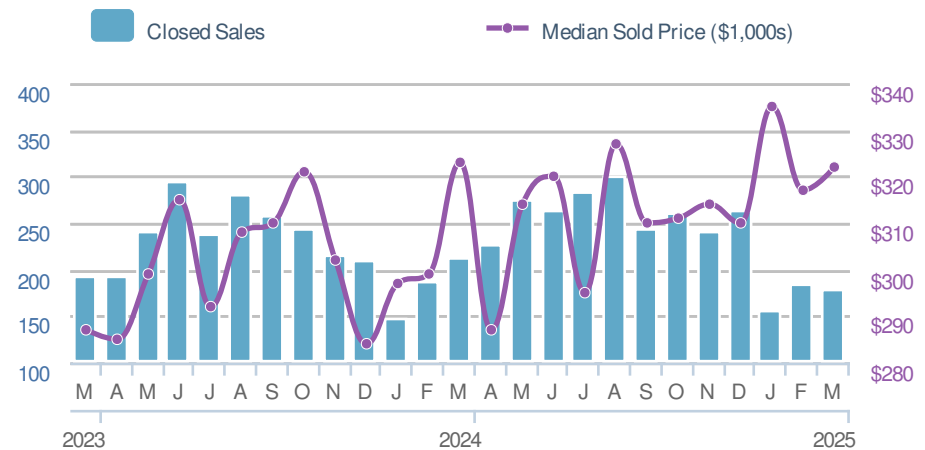
from Feb 2025:
\$317,500

↓ **-0.2%**

from Mar 2024:
\$323,000

YTD	2025	2024	+/-
	\$324,112	\$309,000	4.9%

5-year Mar average: **\$288,573**



Active Listings

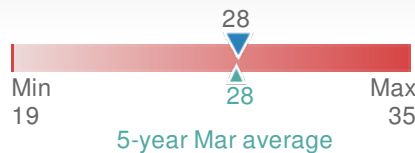
408



Feb 2025	Mar 2024
372	345

Avg DOM

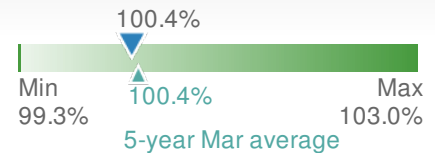
28



Feb 2025	Mar 2024	YTD
34	35	32

Avg Sold to OLP Ratio

100.4%



Feb 2025	Mar 2024	YTD
98.9%	99.6%	99.1%