



## December 2025

Cumberland County, PA

New Listings	144	
↓ -37.9%	↑ 0.7%	
from Nov 2025: 232	from Dec 2024: 143	
YTD 2025 2024 +/-		
3,736	3,604	3.7%
5-year Dec average: 167		

New Pensions	179	
↓ -28.4%	↑ 11.9%	
from Nov 2025: 250	from Dec 2024: 160	
YTD 2025 2024 +/-		
3,079	3,020	2.0%
5-year Dec average: 181		

Closed Sales	269	
↑ 9.3%	↑ 2.3%	
from Nov 2025: 246	from Dec 2024: 263	
YTD 2025 2024 +/-		
3,071	2,988	2.8%
5-year Dec average: 261		

Median Sold Price	\$329,900	
↓ -1.5%	↑ 6.4%	
from Nov 2025: \$335,000	from Dec 2024: \$310,000	
YTD 2025 2024 +/-		
\$330,000	\$310,000	6.5%
5-year Dec average: \$293,930		



Active Listings	431
Min 237	341
Max 431	431
5-year Dec average	
Nov 2025 493	Dec 2024 394

Avg DOM	35
Min 19	25
Max 35	35
5-year Dec average	
Nov 2025 32	Dec 2024 30
YTD 26	

Avg Sold to OLP Ratio	97.4%
Min 97.4%	99.0%
Max 100.8%	100.8%
5-year Dec average	
Nov 2025 97.8%	Dec 2024 98.9%
YTD 99.4%	