

Local Market Update for October 2024

A Research Tool Provided by Longleaf Pine REALTORS®



28304

Fayetteville

Single Family - Existing

Key Metrics	October			Year to Date		
	2023	2024	Percent Change	Thru 10-2023	Thru 10-2024	Percent Change
New Listings	74	55	- 25.7%	664	599	- 9.8%
Pending Sales	58	44	- 24.1%	504	456	- 9.5%
Closed Sales	50	36	- 28.0%	485	441	- 9.1%
Days on Market Until Sale	20	26	+ 30.0%	16	23	+ 43.8%
Median Sales Price*	\$195,750	\$210,000	+ 7.3%	\$195,000	\$210,000	+ 7.7%
Average Sales Price*	\$195,338	\$223,353	+ 14.3%	\$208,091	\$227,705	+ 9.4%
Percent of List Price Received*	100.0%	97.9%	- 2.1%	100.2%	99.0%	- 1.2%

Single Family - New Construction

Key Metrics	October			Year to Date		
	2023	2024	Percent Change	Thru 10-2023	Thru 10-2024	Percent Change
New Listings	4	6	+ 50.0%	25	28	+ 12.0%
Pending Sales	6	1	- 83.3%	28	23	- 17.9%
Closed Sales	1	3	+ 200.0%	16	26	+ 62.5%
Days on Market Until Sale	27	9	- 66.7%	66	14	- 78.8%
Median Sales Price*	\$190,000	\$337,327	+ 77.5%	\$403,700	\$370,725	- 8.2%
Average Sales Price*	\$190,000	\$331,601	+ 74.5%	\$392,883	\$363,592	- 7.5%
Percent of List Price Received*	90.9%	101.5%	+ 11.7%	99.7%	100.5%	+ 0.8%

Townhouse/Condo

Key Metrics	October			Year to Date		
	2023	2024	Percent Change	Thru 10-2023	Thru 10-2024	Percent Change
New Listings	4	2	- 50.0%	34	36	+ 5.9%
Pending Sales	5	2	- 60.0%	32	27	- 15.6%
Closed Sales	8	3	- 62.5%	30	26	- 13.3%
Days on Market Until Sale	51	76	+ 49.0%	45	32	- 28.9%
Median Sales Price*	\$222,000	\$182,000	- 18.0%	\$197,000	\$181,000	- 8.1%
Average Sales Price*	\$196,563	\$152,500	- 22.4%	\$178,531	\$187,612	+ 5.1%
Percent of List Price Received*	99.7%	94.2%	- 5.5%	99.3%	97.8%	- 1.5%

* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Historical Median Sales Price by Property Type

Rolling 12-Month Calculation

