

Local Market Update for February 2026

A Research Tool Provided by Longleaf Pine REALTORS®



28304

Fayetteville

Single Family - Existing

Key Metrics	February			Year to Date		
	2025	2026	Percent Change	Thru 2-2025	Thru 2-2026	Percent Change
New Listings	50	36	- 28.0%	84	89	+ 6.0%
Pending Sales	32	30	- 6.3%	59	55	- 6.8%
Closed Sales	24	15	- 37.5%	52	41	- 21.2%
Days on Market Until Sale	42	29	- 31.0%	38	25	- 34.2%
Median Sales Price*	\$192,450	\$215,000	+ 11.7%	\$197,500	\$210,000	+ 6.3%
Average Sales Price*	\$205,463	\$202,204	- 1.6%	\$207,923	\$214,002	+ 2.9%
Percent of List Price Received*	96.0%	93.8%	- 2.3%	97.6%	95.8%	- 1.8%

Single Family - New Construction

Key Metrics	February			Year to Date		
	2025	2026	Percent Change	Thru 2-2025	Thru 2-2026	Percent Change
New Listings	8	3	- 62.5%	11	3	- 72.7%
Pending Sales	3	3	0.0%	4	5	+ 25.0%
Closed Sales	2	2	0.0%	2	4	+ 100.0%
Days on Market Until Sale	2	100	+ 4,900.0%	2	88	+ 4,300.0%
Median Sales Price*	\$474,600	\$292,500	- 38.4%	\$474,600	\$307,450	- 35.2%
Average Sales Price*	\$474,600	\$292,500	- 38.4%	\$474,600	\$318,723	- 32.8%
Percent of List Price Received*	100.0%	98.3%	- 1.7%	100.0%	99.2%	- 0.8%

Townhouse/Condo

Key Metrics	February			Year to Date		
	2025	2026	Percent Change	Thru 2-2025	Thru 2-2026	Percent Change
New Listings	5	1	- 80.0%	8	5	- 37.5%
Pending Sales	2	3	+ 50.0%	3	5	+ 66.7%
Closed Sales	1	1	0.0%	2	4	+ 100.0%
Days on Market Until Sale	8	77	+ 862.5%	10	33	+ 230.0%
Median Sales Price*	\$149,750	\$220,000	+ 46.9%	\$165,825	\$171,000	+ 3.1%
Average Sales Price*	\$149,750	\$220,000	+ 46.9%	\$165,825	\$176,750	+ 6.6%
Percent of List Price Received*	100.0%	93.6%	- 6.4%	100.0%	97.0%	- 3.0%

* 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

