

# Local Market Update for April 2026

A Research Tool Provided by Longleaf Pine REALTORS®



# 28305

Fayetteville

## Single Family - Existing

Key Metrics	April			Year to Date		
	2025	2026	Percent Change	Thru 4-2025	Thru 4-2026	Percent Change
New Listings	13	15	+ 15.4%	59	65	+ 10.2%
Pending Sales	11	12	+ 9.1%	33	47	+ 42.4%
Closed Sales	7	12	+ 71.4%	26	40	+ 53.8%
Days on Market Until Sale	147	24	- 83.7%	81	52	- 35.8%
Median Sales Price*	\$555,000	<b>\$240,000</b>	- 56.8%	\$332,250	<b>\$297,500</b>	- 10.5%
Average Sales Price*	\$512,214	<b>\$359,900</b>	- 29.7%	\$397,135	<b>\$341,560</b>	- 14.0%
Percent of List Price Received*	95.8%	<b>98.2%</b>	+ 2.5%	96.7%	<b>97.8%</b>	+ 1.1%

## Single Family - New Construction

Key Metrics	April			Year to Date		
	2025	2026	Percent Change	Thru 4-2025	Thru 4-2026	Percent Change
New Listings	0	2	--	1	9	+ 800.0%
Pending Sales	1	2	+ 100.0%	2	4	+ 100.0%
Closed Sales	0	0	0.0%	1	3	+ 200.0%
Days on Market Until Sale	--	--	--	117	38	- 67.5%
Median Sales Price*	--	--	--	\$287,000	<b>\$290,900</b>	+ 1.4%
Average Sales Price*	--	--	--	\$287,000	<b>\$435,750</b>	+ 51.8%
Percent of List Price Received*	--	--	--	100.0%	<b>99.0%</b>	- 1.0%

## Townhouse/Condo

Key Metrics	April			Year to Date		
	2025	2026	Percent Change	Thru 4-2025	Thru 4-2026	Percent Change
New Listings	2	0	- 100.0%	8	1	- 87.5%
Pending Sales	3	0	- 100.0%	4	1	- 75.0%
Closed Sales	0	0	--	2	3	+ 50.0%
Days on Market Until Sale	--	--	--	59	47	- 20.3%
Median Sales Price*	--	--	--	\$136,750	<b>\$120,000</b>	- 12.2%
Average Sales Price*	--	--	--	\$136,750	<b>\$155,833</b>	+ 14.0%
Percent of List Price Received*	--	--	--	95.3%	<b>92.6%</b>	- 2.8%

\* 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

