

Local Market Update for February 2026

A Research Tool Provided by Longleaf Pine REALTORS®



28305

Fayetteville

Single Family - Existing

Key Metrics	February			Year to Date		
	2025	2026	Percent Change	Thru 2-2025	Thru 2-2026	Percent Change
New Listings	10	12	+ 20.0%	29	28	- 3.4%
Pending Sales	9	4	- 55.6%	16	20	+ 25.0%
Closed Sales	4	12	+ 200.0%	9	20	+ 122.2%
Days on Market Until Sale	17	82	+ 382.4%	53	76	+ 43.4%
Median Sales Price*	\$240,500	\$314,000	+ 30.6%	\$291,000	\$314,000	+ 7.9%
Average Sales Price*	\$247,750	\$343,533	+ 38.7%	\$287,333	\$336,580	+ 17.1%
Percent of List Price Received*	98.9%	98.0%	- 0.9%	96.2%	97.2%	+ 1.0%

Single Family - New Construction

Key Metrics	February			Year to Date		
	2025	2026	Percent Change	Thru 2-2025	Thru 2-2026	Percent Change
New Listings	0	0	0.0%	1	1	0.0%
Pending Sales	0	0	0.0%	1	2	+ 100.0%
Closed Sales	1	2	+ 100.0%	1	3	+ 200.0%
Days on Market Until Sale	117	55	- 53.0%	117	38	- 67.5%
Median Sales Price*	\$287,000	\$289,400	+ 0.8%	\$287,000	\$290,900	+ 1.4%
Average Sales Price*	\$287,000	\$289,400	+ 0.8%	\$287,000	\$435,750	+ 51.8%
Percent of List Price Received*	100.0%	100.0%	0.0%	100.0%	99.0%	- 1.0%

Townhouse/Condo

Key Metrics	February			Year to Date		
	2025	2026	Percent Change	Thru 2-2025	Thru 2-2026	Percent Change
New Listings	1	0	- 100.0%	4	0	- 100.0%
Pending Sales	0	0	--	1	1	0.0%
Closed Sales	0	1	--	2	2	0.0%
Days on Market Until Sale	--	52	--	59	37	- 37.3%
Median Sales Price*	--	\$232,500	--	\$136,750	\$176,250	+ 28.9%
Average Sales Price*	--	\$232,500	--	\$136,750	\$176,250	+ 28.9%
Percent of List Price Received*	--	93.0%	--	95.3%	90.9%	- 4.6%

* 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

