

Local Market Update for January 2026

A Research Tool Provided by Longleaf Pine REALTORS®



28305

Fayetteville

Single Family - Existing

Key Metrics	January			Year to Date		
	2025	2026	Percent Change	Thru 1-2025	Thru 1-2026	Percent Change
New Listings	19	16	- 15.8%	19	16	- 15.8%
Pending Sales	7	17	+ 142.9%	7	17	+ 142.9%
Closed Sales	5	8	+ 60.0%	5	8	+ 60.0%
Days on Market Until Sale	82	68	- 17.1%	82	68	- 17.1%
Median Sales Price*	\$295,000	\$293,000	- 0.7%	\$295,000	\$293,000	- 0.7%
Average Sales Price*	\$319,000	\$326,150	+ 2.2%	\$319,000	\$326,150	+ 2.2%
Percent of List Price Received*	94.1%	96.1%	+ 2.1%	94.1%	96.1%	+ 2.1%

Single Family - New Construction

Key Metrics	January			Year to Date		
	2025	2026	Percent Change	Thru 1-2025	Thru 1-2026	Percent Change
New Listings	1	1	0.0%	1	1	0.0%
Pending Sales	1	2	+ 100.0%	1	2	+ 100.0%
Closed Sales	0	1	--	0	1	--
Days on Market Until Sale	--	5	--	--	5	--
Median Sales Price*	--	\$728,450	--	--	\$728,450	--
Average Sales Price*	--	\$728,450	--	--	\$728,450	--
Percent of List Price Received*	--	97.1%	--	--	97.1%	--

Townhouse/Condo

Key Metrics	January			Year to Date		
	2025	2026	Percent Change	Thru 1-2025	Thru 1-2026	Percent Change
New Listings	3	0	- 100.0%	3	0	- 100.0%
Pending Sales	1	1	0.0%	1	1	0.0%
Closed Sales	2	1	- 50.0%	2	1	- 50.0%
Days on Market Until Sale	59	22	- 62.7%	59	22	- 62.7%
Median Sales Price*	\$136,750	\$120,000	- 12.2%	\$136,750	\$120,000	- 12.2%
Average Sales Price*	\$136,750	\$120,000	- 12.2%	\$136,750	\$120,000	- 12.2%
Percent of List Price Received*	95.3%	88.9%	- 6.7%	95.3%	88.9%	- 6.7%

* 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

