

Local Market Update for October 2024

A Research Tool Provided by Longleaf Pine REALTORS®



28305

Fayetteville

Single Family - Existing

Key Metrics	October			Year to Date		
	2023	2024	Percent Change	Thru 10-2023	Thru 10-2024	Percent Change
New Listings	27	9	- 66.7%	191	157	- 17.8%
Pending Sales	5	10	+ 100.0%	117	108	- 7.7%
Closed Sales	5	8	+ 60.0%	112	109	- 2.7%
Days on Market Until Sale	20	25	+ 25.0%	32	38	+ 18.8%
Median Sales Price*	\$279,000	\$243,000	- 12.9%	\$243,500	\$260,000	+ 6.8%
Average Sales Price*	\$267,200	\$217,063	- 18.8%	\$283,265	\$293,662	+ 3.7%
Percent of List Price Received*	99.6%	94.2%	- 5.4%	98.0%	98.0%	0.0%

Single Family - New Construction

Key Metrics	October			Year to Date		
	2023	2024	Percent Change	Thru 10-2023	Thru 10-2024	Percent Change
New Listings	1	0	- 100.0%	7	4	- 42.9%
Pending Sales	0	0	0.0%	3	5	+ 66.7%
Closed Sales	0	0	0.0%	5	5	0.0%
Days on Market Until Sale	--	--	--	48	72	+ 50.0%
Median Sales Price*	--	--	--	\$412,000	\$274,500	- 33.4%
Average Sales Price*	--	--	--	\$435,200	\$380,680	- 12.5%
Percent of List Price Received*	--	--	--	99.7%	99.6%	- 0.1%

Townhouse/Condo

Key Metrics	October			Year to Date		
	2023	2024	Percent Change	Thru 10-2023	Thru 10-2024	Percent Change
New Listings	3	4	+ 33.3%	17	20	+ 17.6%
Pending Sales	0	2	--	11	16	+ 45.5%
Closed Sales	0	1	--	12	17	+ 41.7%
Days on Market Until Sale	--	31	--	21	48	+ 128.6%
Median Sales Price*	--	\$129,000	--	\$166,300	\$162,000	- 2.6%
Average Sales Price*	--	\$129,000	--	\$202,008	\$192,324	- 4.8%
Percent of List Price Received*	--	100.0%	--	100.1%	96.5%	- 3.6%

* 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

