

# Local Market Update for April 2025

A Research Tool Provided by Longleaf Pine REALTORS®



# 28305

Fayetteville

## Single Family - Existing

	April			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 4-2024	Thru 4-2025	Percent Change
New Listings	10	13	+ 30.0%	50	58	+ 16.0%
Pending Sales	10	11	+ 10.0%	36	32	- 11.1%
Closed Sales	13	7	- 46.2%	37	26	- 29.7%
Days on Market Until Sale	37	147	+ 297.3%	40	81	+ 102.5%
Median Sales Price*	\$250,000	\$555,000	+ 122.0%	\$260,000	\$332,250	+ 27.8%
Average Sales Price*	\$261,627	\$512,214	+ 95.8%	\$288,488	\$397,135	+ 37.7%
Percent of List Price Received*	97.6%	95.8%	- 1.8%	97.6%	96.7%	- 0.9%

## Single Family - New Construction

	April			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 4-2024	Thru 4-2025	Percent Change
New Listings	0	0	0.0%	2	1	- 50.0%
Pending Sales	1	1	0.0%	3	2	- 33.3%
Closed Sales	0	0	0.0%	2	1	- 50.0%
Days on Market Until Sale	--	--	--	87	117	+ 34.5%
Median Sales Price*	--	--	--	\$399,450	\$287,000	- 28.2%
Average Sales Price*	--	--	--	\$399,450	\$287,000	- 28.2%
Percent of List Price Received*	--	--	--	100.0%	100.0%	0.0%

## Townhouse/Condo

	April			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 4-2024	Thru 4-2025	Percent Change
New Listings	1	2	+ 100.0%	6	8	+ 33.3%
Pending Sales	1	5	+ 400.0%	6	6	0.0%
Closed Sales	0	0	--	8	2	- 75.0%
Days on Market Until Sale	--	--	--	37	59	+ 59.5%
Median Sales Price*	--	--	--	\$154,000	\$136,750	- 11.2%
Average Sales Price*	--	--	--	\$209,750	\$136,750	- 34.8%
Percent of List Price Received*	--	--	--	97.7%	95.3%	- 2.5%

\* 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

