

Local Market Update for February 2026

A Research Tool Provided by Longleaf Pine REALTORS®



28306

Fayetteville

Single Family - Existing

Key Metrics	February			Year to Date		
	2025	2026	Percent Change	Thru 2-2025	Thru 2-2026	Percent Change
New Listings	47	46	- 2.1%	91	91	0.0%
Pending Sales	25	44	+ 76.0%	57	68	+ 19.3%
Closed Sales	30	17	- 43.3%	56	45	- 19.6%
Days on Market Until Sale	37	65	+ 75.7%	52	65	+ 25.0%
Median Sales Price*	\$256,500	\$253,000	- 1.4%	\$273,000	\$255,000	- 6.6%
Average Sales Price*	\$272,585	\$298,671	+ 9.6%	\$306,750	\$293,297	- 4.4%
Percent of List Price Received*	97.8%	99.4%	+ 1.6%	98.0%	98.3%	+ 0.3%

Single Family - New Construction

Key Metrics	February			Year to Date		
	2025	2026	Percent Change	Thru 2-2025	Thru 2-2026	Percent Change
New Listings	16	10	- 37.5%	29	15	- 48.3%
Pending Sales	6	9	+ 50.0%	11	20	+ 81.8%
Closed Sales	2	8	+ 300.0%	5	16	+ 220.0%
Days on Market Until Sale	223	146	- 34.5%	132	135	+ 2.3%
Median Sales Price*	\$375,450	\$447,245	+ 19.1%	\$364,900	\$362,950	- 0.5%
Average Sales Price*	\$375,450	\$444,997	+ 18.5%	\$363,138	\$412,517	+ 13.6%
Percent of List Price Received*	100.0%	100.0%	0.0%	100.0%	100.5%	+ 0.5%

Townhouse/Condo

Key Metrics	February			Year to Date		
	2025	2026	Percent Change	Thru 2-2025	Thru 2-2026	Percent Change
New Listings	0	0	--	0	0	--
Pending Sales	0	0	--	2	0	- 100.0%
Closed Sales	0	0	--	3	0	- 100.0%
Days on Market Until Sale	--	--	--	99	--	--
Median Sales Price*	--	--	--	\$185,000	--	--
Average Sales Price*	--	--	--	\$221,417	--	--
Percent of List Price Received*	--	--	--	95.7%	--	--

* 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

