

# Local Market Update for October 2024

A Research Tool Provided by Longleaf Pine REALTORS®



# 28306

Fayetteville

## Single Family - Existing

Key Metrics	October			Year to Date		
	2023	2024	Percent Change	Thru 10-2023	Thru 10-2024	Percent Change
New Listings	80	65	- 18.8%	730	612	- 16.2%
Pending Sales	60	43	- 28.3%	549	494	- 10.0%
Closed Sales	45	52	+ 15.6%	512	481	- 6.1%
Days on Market Until Sale	26	26	0.0%	21	26	+ 23.8%
Median Sales Price*	\$260,000	<b>\$259,000</b>	- 0.4%	\$269,900	<b>\$269,900</b>	0.0%
Average Sales Price*	\$253,711	<b>\$279,148</b>	+ 10.0%	\$284,306	<b>\$293,301</b>	+ 3.2%
Percent of List Price Received*	99.8%	<b>98.1%</b>	- 1.7%	99.6%	<b>98.7%</b>	- 0.9%

## Single Family - New Construction

Key Metrics	October			Year to Date		
	2023	2024	Percent Change	Thru 10-2023	Thru 10-2024	Percent Change
New Listings	12	5	- 58.3%	121	76	- 37.2%
Pending Sales	1	5	+ 400.0%	68	57	- 16.2%
Closed Sales	0	2	--	65	67	+ 3.1%
Days on Market Until Sale	--	91	--	139	81	- 41.7%
Median Sales Price*	--	<b>\$397,250</b>	--	\$414,900	<b>\$439,900</b>	+ 6.0%
Average Sales Price*	--	<b>\$397,250</b>	--	\$425,727	<b>\$439,223</b>	+ 3.2%
Percent of List Price Received*	--	<b>100.0%</b>	--	100.0%	<b>100.1%</b>	+ 0.1%

## Townhouse/Condo

Key Metrics	October			Year to Date		
	2023	2024	Percent Change	Thru 10-2023	Thru 10-2024	Percent Change
New Listings	4	2	- 50.0%	16	24	+ 50.0%
Pending Sales	0	1	--	11	22	+ 100.0%
Closed Sales	0	2	--	13	22	+ 69.2%
Days on Market Until Sale	--	5	--	57	48	- 15.8%
Median Sales Price*	--	<b>\$179,000</b>	--	\$180,000	<b>\$181,500</b>	+ 0.8%
Average Sales Price*	--	<b>\$179,000</b>	--	\$213,857	<b>\$213,782</b>	- 0.0%
Percent of List Price Received*	--	<b>100.0%</b>	--	101.0%	<b>98.5%</b>	- 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

