

Local Market Update for October 2024

A Research Tool Provided by Longleaf Pine REALTORS®



28314

Fayetteville

Single Family - Existing

Key Metrics	October			Year to Date		
	2023	2024	Percent Change	Thru 10-2023	Thru 10-2024	Percent Change
New Listings	117	78	- 33.3%	914	768	- 16.0%
Pending Sales	77	65	- 15.6%	731	629	- 14.0%
Closed Sales	60	45	- 25.0%	710	601	- 15.4%
Days on Market Until Sale	20	17	- 15.0%	15	20	+ 33.3%
Median Sales Price*	\$231,100	\$241,000	+ 4.3%	\$220,000	\$226,500	+ 3.0%
Average Sales Price*	\$245,459	\$241,820	- 1.5%	\$224,453	\$232,665	+ 3.7%
Percent of List Price Received*	100.0%	98.9%	- 1.1%	100.8%	99.1%	- 1.7%

Single Family - New Construction

Key Metrics	October			Year to Date		
	2023	2024	Percent Change	Thru 10-2023	Thru 10-2024	Percent Change
New Listings	42	3	- 92.9%	172	126	- 26.7%
Pending Sales	36	15	- 58.3%	117	130	+ 11.1%
Closed Sales	14	16	+ 14.3%	62	134	+ 116.1%
Days on Market Until Sale	67	61	- 9.0%	83	48	- 42.2%
Median Sales Price*	\$356,240	\$357,011	+ 0.2%	\$353,903	\$363,794	+ 2.8%
Average Sales Price*	\$355,146	\$355,330	+ 0.1%	\$355,215	\$359,098	+ 1.1%
Percent of List Price Received*	99.9%	100.3%	+ 0.4%	99.9%	99.8%	- 0.1%

Townhouse/Condo

Key Metrics	October			Year to Date		
	2023	2024	Percent Change	Thru 10-2023	Thru 10-2024	Percent Change
New Listings	15	11	- 26.7%	161	162	+ 0.6%
Pending Sales	14	6	- 57.1%	130	107	- 17.7%
Closed Sales	13	9	- 30.8%	136	107	- 21.3%
Days on Market Until Sale	5	44	+ 780.0%	10	32	+ 220.0%
Median Sales Price*	\$147,500	\$140,000	- 5.1%	\$129,500	\$149,750	+ 15.6%
Average Sales Price*	\$142,031	\$142,611	+ 0.4%	\$136,384	\$149,465	+ 9.6%
Percent of List Price Received*	100.6%	98.0%	- 2.6%	101.8%	97.1%	- 4.6%

* 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

