

# Local Market Update for February 2025

A Research Tool Provided by Longleaf Pine REALTORS®



# 28314

Fayetteville

## Single Family - Existing

Key Metrics	February			Year to Date		
	2024	2025	Percent Change	Thru 2-2024	Thru 2-2025	Percent Change
New Listings	69	70	+ 1.4%	143	138	- 3.5%
Pending Sales	67	75	+ 11.9%	126	103	- 18.3%
Closed Sales	59	34	- 42.4%	104	69	- 33.7%
Days on Market Until Sale	25	46	+ 84.0%	25	36	+ 44.0%
Median Sales Price*	\$220,000	\$217,500	- 1.1%	\$220,000	\$228,000	+ 3.6%
Average Sales Price*	\$227,392	\$223,343	- 1.8%	\$231,085	\$230,305	- 0.3%
Percent of List Price Received*	99.5%	98.3%	- 1.2%	99.3%	98.7%	- 0.6%

## Single Family - New Construction

Key Metrics	February			Year to Date		
	2024	2025	Percent Change	Thru 2-2024	Thru 2-2025	Percent Change
New Listings	40	3	- 92.5%	51	12	- 76.5%
Pending Sales	11	14	+ 27.3%	23	23	0.0%
Closed Sales	6	6	0.0%	16	7	- 56.3%
Days on Market Until Sale	40	83	+ 107.5%	55	79	+ 43.6%
Median Sales Price*	\$345,620	\$349,700	+ 1.2%	\$348,200	\$339,900	- 2.4%
Average Sales Price*	\$346,587	\$357,423	+ 3.1%	\$357,533	\$353,563	- 1.1%
Percent of List Price Received*	99.9%	100.0%	+ 0.1%	99.9%	100.0%	+ 0.1%

## Townhouse/Condo

Key Metrics	February			Year to Date		
	2024	2025	Percent Change	Thru 2-2024	Thru 2-2025	Percent Change
New Listings	10	10	0.0%	29	19	- 34.5%
Pending Sales	10	6	- 40.0%	22	11	- 50.0%
Closed Sales	11	4	- 63.6%	20	10	- 50.0%
Days on Market Until Sale	21	92	+ 338.1%	26	62	+ 138.5%
Median Sales Price*	\$154,990	\$148,750	- 4.0%	\$136,250	\$163,750	+ 20.2%
Average Sales Price*	\$150,045	\$171,875	+ 14.5%	\$144,977	\$165,950	+ 14.5%
Percent of List Price Received*	96.7%	96.2%	- 0.5%	96.9%	96.2%	- 0.7%

\* 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

