

Local Market Update for January 2026

A Research Tool Provided by Longleaf Pine REALTORS®



28314

Fayetteville

Single Family - Existing

Key Metrics	January			Year to Date		
	2025	2026	Percent Change	Thru 1-2025	Thru 1-2026	Percent Change
New Listings	61	63	+ 3.3%	61	63	+ 3.3%
Pending Sales	27	54	+ 100.0%	27	54	+ 100.0%
Closed Sales	32	38	+ 18.8%	32	38	+ 18.8%
Days on Market Until Sale	26	56	+ 115.4%	26	56	+ 115.4%
Median Sales Price*	\$238,000	\$238,500	+ 0.2%	\$238,000	\$238,500	+ 0.2%
Average Sales Price*	\$231,797	\$242,941	+ 4.8%	\$231,797	\$242,941	+ 4.8%
Percent of List Price Received*	99.2%	98.1%	- 1.1%	99.2%	98.1%	- 1.1%

Single Family - New Construction

Key Metrics	January			Year to Date		
	2025	2026	Percent Change	Thru 1-2025	Thru 1-2026	Percent Change
New Listings	9	2	- 77.8%	9	2	- 77.8%
Pending Sales	8	2	- 75.0%	8	2	- 75.0%
Closed Sales	1	2	+ 100.0%	1	2	+ 100.0%
Days on Market Until Sale	58	91	+ 56.9%	58	91	+ 56.9%
Median Sales Price*	\$330,400	\$343,400	+ 3.9%	\$330,400	\$343,400	+ 3.9%
Average Sales Price*	\$330,400	\$343,400	+ 3.9%	\$330,400	\$343,400	+ 3.9%
Percent of List Price Received*	100.0%	100.0%	0.0%	100.0%	100.0%	0.0%

Townhouse/Condo

Key Metrics	January			Year to Date		
	2025	2026	Percent Change	Thru 1-2025	Thru 1-2026	Percent Change
New Listings	9	17	+ 88.9%	9	17	+ 88.9%
Pending Sales	5	5	0.0%	5	5	0.0%
Closed Sales	6	7	+ 16.7%	6	7	+ 16.7%
Days on Market Until Sale	43	26	- 39.5%	43	26	- 39.5%
Median Sales Price*	\$169,000	\$140,000	- 17.2%	\$169,000	\$140,000	- 17.2%
Average Sales Price*	\$162,000	\$152,629	- 5.8%	\$162,000	\$152,629	- 5.8%
Percent of List Price Received*	96.2%	96.3%	+ 0.1%	96.2%	96.3%	+ 0.1%

* 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

