

Local Market Update for April 2026

A Research Tool Provided by Longleaf Pine REALTORS®



28314

Fayetteville

Single Family - Existing

Key Metrics	April			Year to Date		
	2025	2026	Percent Change	Thru 4-2025	Thru 4-2026	Percent Change
New Listings	72	78	+ 8.3%	259	274	+ 5.8%
Pending Sales	44	54	+ 22.7%	188	217	+ 15.4%
Closed Sales	41	48	+ 17.1%	165	178	+ 7.9%
Days on Market Until Sale	37	50	+ 35.1%	36	52	+ 44.4%
Median Sales Price*	\$239,900	\$242,250	+ 1.0%	\$234,000	\$239,000	+ 2.1%
Average Sales Price*	\$239,345	\$258,891	+ 8.2%	\$237,376	\$242,377	+ 2.1%
Percent of List Price Received*	98.9%	97.9%	- 1.0%	98.9%	97.8%	- 1.1%

Single Family - New Construction

Key Metrics	April			Year to Date		
	2025	2026	Percent Change	Thru 4-2025	Thru 4-2026	Percent Change
New Listings	3	3	0.0%	18	10	- 44.4%
Pending Sales	4	5	+ 25.0%	31	8	- 74.2%
Closed Sales	12	1	- 91.7%	30	4	- 86.7%
Days on Market Until Sale	62	85	+ 37.1%	77	67	- 13.0%
Median Sales Price*	\$388,500	\$319,900	- 17.7%	\$375,700	\$330,900	- 11.9%
Average Sales Price*	\$371,731	\$319,900	- 13.9%	\$362,472	\$323,275	- 10.8%
Percent of List Price Received*	100.3%	100.0%	- 0.3%	99.7%	100.0%	+ 0.3%

Townhouse/Condo

Key Metrics	April			Year to Date		
	2025	2026	Percent Change	Thru 4-2025	Thru 4-2026	Percent Change
New Listings	16	17	+ 6.3%	53	79	+ 49.1%
Pending Sales	13	13	0.0%	39	44	+ 12.8%
Closed Sales	14	12	- 14.3%	36	36	0.0%
Days on Market Until Sale	87	53	- 39.1%	79	50	- 36.7%
Median Sales Price*	\$154,500	\$154,500	0.0%	\$148,500	\$151,750	+ 2.2%
Average Sales Price*	\$154,857	\$160,275	+ 3.5%	\$150,306	\$160,743	+ 6.9%
Percent of List Price Received*	97.3%	98.8%	+ 1.5%	96.7%	96.8%	+ 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

