

# Local Market Update for February 2026

A Research Tool Provided by Longleaf Pine REALTORS®



# 28314

Fayetteville

## Single Family - Existing

Key Metrics	February			Year to Date		
	2025	2026	Percent Change	Thru 2-2025	Thru 2-2026	Percent Change
New Listings	66	62	- 6.1%	127	125	- 1.6%
Pending Sales	69	50	- 27.5%	96	102	+ 6.3%
Closed Sales	34	37	+ 8.8%	66	76	+ 15.2%
Days on Market Until Sale	45	59	+ 31.1%	36	57	+ 58.3%
Median Sales Price*	\$215,000	<b>\$239,000</b>	+ 11.2%	\$225,000	<b>\$238,500</b>	+ 6.0%
Average Sales Price*	\$218,813	<b>\$236,636</b>	+ 8.1%	\$225,108	<b>\$239,702</b>	+ 6.5%
Percent of List Price Received*	97.6%	<b>97.9%</b>	+ 0.3%	98.4%	<b>98.0%</b>	- 0.4%

## Single Family - New Construction

Key Metrics	February			Year to Date		
	2025	2026	Percent Change	Thru 2-2025	Thru 2-2026	Percent Change
New Listings	3	1	- 66.7%	12	3	- 75.0%
Pending Sales	13	1	- 92.3%	21	3	- 85.7%
Closed Sales	6	0	- 100.0%	7	2	- 71.4%
Days on Market Until Sale	83	--	--	79	91	+ 15.2%
Median Sales Price*	\$349,700	--	--	\$339,900	<b>\$343,400</b>	+ 1.0%
Average Sales Price*	\$357,423	--	--	\$353,563	<b>\$343,400</b>	- 2.9%
Percent of List Price Received*	100.0%	--	--	100.0%	<b>100.0%</b>	0.0%

## Townhouse/Condo

Key Metrics	February			Year to Date		
	2025	2026	Percent Change	Thru 2-2025	Thru 2-2026	Percent Change
New Listings	10	17	+ 70.0%	19	34	+ 78.9%
Pending Sales	6	10	+ 66.7%	11	15	+ 36.4%
Closed Sales	4	6	+ 50.0%	10	13	+ 30.0%
Days on Market Until Sale	92	56	- 39.1%	62	40	- 35.5%
Median Sales Price*	\$148,750	<b>\$219,700</b>	+ 47.7%	\$163,750	<b>\$188,500</b>	+ 15.1%
Average Sales Price*	\$171,875	<b>\$199,450</b>	+ 16.0%	\$165,950	<b>\$174,238</b>	+ 5.0%
Percent of List Price Received*	96.2%	<b>94.4%</b>	- 1.9%	96.2%	<b>95.4%</b>	- 0.8%

\* 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

