

Local Market Update for April 2026

A Research Tool Provided by Longleaf Pine REALTORS®



Fayetteville

Single Family - Existing

Key Metrics	April			Year to Date		
	2025	2026	Percent Change	Thru 4-2025	Thru 4-2026	Percent Change
New Listings	338	350	+ 3.6%	1,189	1,252	+ 5.3%
Pending Sales	225	269	+ 19.6%	839	921	+ 9.8%
Closed Sales	210	233	+ 11.0%	718	734	+ 2.2%
Days on Market Until Sale	44	52	+ 18.2%	41	52	+ 26.8%
Median Sales Price*	\$249,450	\$245,000	- 1.8%	\$240,000	\$240,000	0.0%
Average Sales Price*	\$268,962	\$282,240	+ 4.9%	\$261,809	\$263,342	+ 0.6%
Percent of List Price Received*	98.4%	98.0%	- 0.4%	98.1%	97.6%	- 0.5%

Single Family - New Construction

Key Metrics	April			Year to Date		
	2025	2026	Percent Change	Thru 4-2025	Thru 4-2026	Percent Change
New Listings	48	32	- 33.3%	228	139	- 39.0%
Pending Sales	32	38	+ 18.8%	174	140	- 19.5%
Closed Sales	57	26	- 54.4%	144	114	- 20.8%
Days on Market Until Sale	96	103	+ 7.3%	96	102	+ 6.3%
Median Sales Price*	\$374,950	\$399,750	+ 6.6%	\$374,950	\$377,425	+ 0.7%
Average Sales Price*	\$377,791	\$413,832	+ 9.5%	\$382,841	\$405,971	+ 6.0%
Percent of List Price Received*	100.0%	99.9%	- 0.1%	99.9%	100.0%	+ 0.1%

Townhouse/Condo

Key Metrics	April			Year to Date		
	2025	2026	Percent Change	Thru 4-2025	Thru 4-2026	Percent Change
New Listings	34	33	- 2.9%	142	134	- 5.6%
Pending Sales	32	20	- 37.5%	103	78	- 24.3%
Closed Sales	28	18	- 35.7%	81	70	- 13.6%
Days on Market Until Sale	62	71	+ 14.5%	60	64	+ 6.7%
Median Sales Price*	\$165,000	\$151,750	- 8.0%	\$155,000	\$159,000	+ 2.6%
Average Sales Price*	\$174,243	\$160,961	- 7.6%	\$157,039	\$171,376	+ 9.1%
Percent of List Price Received*	97.4%	97.4%	0.0%	96.7%	96.9%	+ 0.2%

* 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

