

Local Market Update for May 2026

A Research Tool Provided by Longleaf Pine REALTORS®



Fayetteville

Single Family - Existing

Key Metrics	May			Year to Date		
	2025	2026	Percent Change	Thru 5-2025	Thru 5-2026	Percent Change
New Listings	370	381	+ 3.0%	1,559	1,638	+ 5.1%
Pending Sales	233	261	+ 12.0%	1,072	1,153	+ 7.6%
Closed Sales	248	247	- 0.4%	966	992	+ 2.7%
Days on Market Until Sale	37	45	+ 21.6%	40	50	+ 25.0%
Median Sales Price*	\$249,900	\$245,000	- 2.0%	\$244,950	\$240,000	- 2.0%
Average Sales Price*	\$267,829	\$268,969	+ 0.4%	\$263,354	\$264,546	+ 0.5%
Percent of List Price Received*	98.9%	98.4%	- 0.5%	98.3%	97.8%	- 0.5%

Single Family - New Construction

Key Metrics	May			Year to Date		
	2025	2026	Percent Change	Thru 5-2025	Thru 5-2026	Percent Change
New Listings	34	22	- 35.3%	262	161	- 38.5%
Pending Sales	40	23	- 42.5%	214	159	- 25.7%
Closed Sales	53	32	- 39.6%	197	147	- 25.4%
Days on Market Until Sale	115	119	+ 3.5%	101	106	+ 5.0%
Median Sales Price*	\$389,900	\$384,678	- 1.3%	\$380,000	\$379,900	- 0.0%
Average Sales Price*	\$410,988	\$390,898	- 4.9%	\$390,414	\$402,193	+ 3.0%
Percent of List Price Received*	100.0%	99.8%	- 0.2%	99.9%	99.9%	0.0%

Townhouse/Condo

Key Metrics	May			Year to Date		
	2025	2026	Percent Change	Thru 5-2025	Thru 5-2026	Percent Change
New Listings	41	38	- 7.3%	183	171	- 6.6%
Pending Sales	19	27	+ 42.1%	122	103	- 15.6%
Closed Sales	37	15	- 59.5%	118	85	- 28.0%
Days on Market Until Sale	74	47	- 36.5%	65	61	- 6.2%
Median Sales Price*	\$165,160	\$185,000	+ 12.0%	\$155,620	\$167,500	+ 7.6%
Average Sales Price*	\$187,557	\$195,957	+ 4.5%	\$166,608	\$175,714	+ 5.5%
Percent of List Price Received*	96.1%	98.2%	+ 2.2%	96.5%	97.1%	+ 0.6%

* 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

