

Fayetteville 28301

ZIP code · NC · North Carolina > Cumberland County > Fayetteville

BALANCED MARKET

\$150K

MEDIAN SALE PRICE

-22.6%

1-YR CHANGE

242

SALES (12 MO)

\$127K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 45 / 100



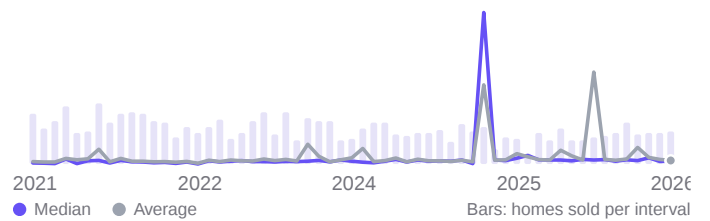
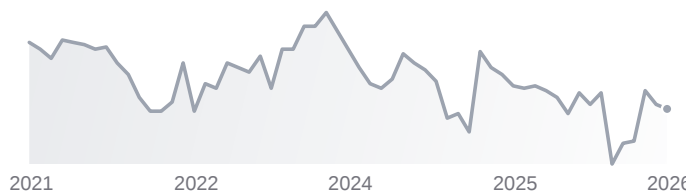
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

45 / 100

Sale prices

Median \$130K · Average \$143K

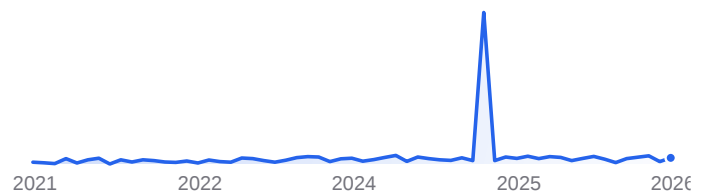
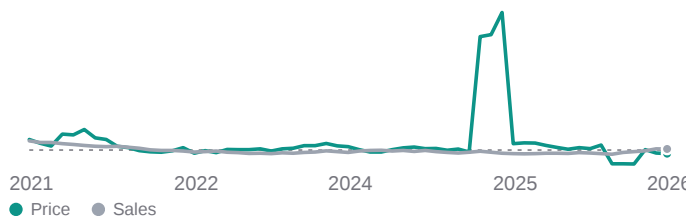


Growth (year over year)

Price -22.6% · Sales +6.6%

Price per square foot

\$117/ft²

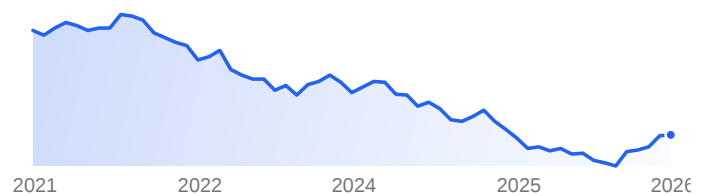


Sale premium vs estimated value

-9.1%

Annual turnover (share of homes sold)

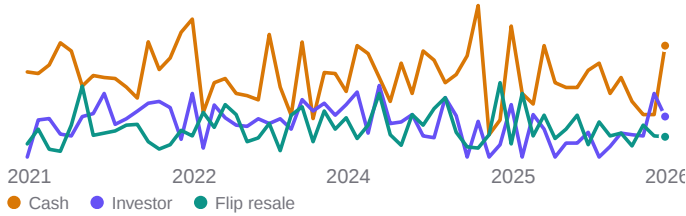
4.6%



BUYERS & OUTCOMES

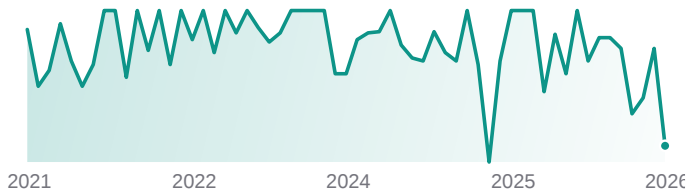
Buyer mix

Cash 50% · Investor 18% · Flip resale 9.1%



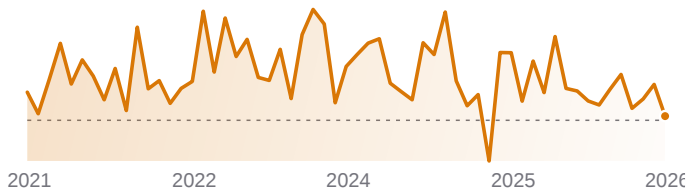
Sellers who sold at a gain

64%

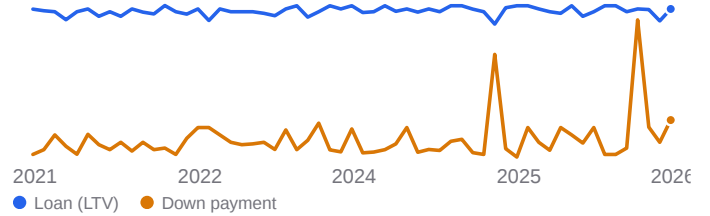


Median annualized return at resale

+0.8%

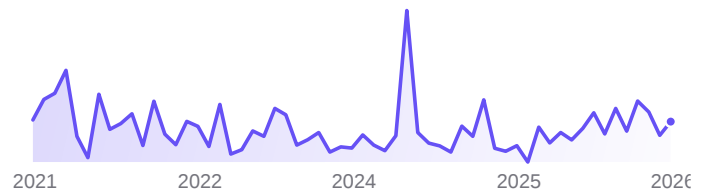


Financing (share of purchase price) Loan (LTV) 100% · Down payment 25%



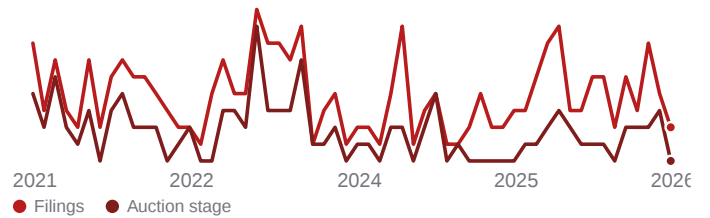
Typical hold before selling

4.1 yrs



Preforeclosure filings

Filings 2 · Auction stage 0



HOUSING STOCK

Homes	5,300
Median value (AVM)	\$127K
Median size	1,260 ft²
Median bedrooms	3
Median year built	1962
Single family	91%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	55%
Underwater (LTV 125% or more)	4.1%
Owner occupied	55%
Company owned	20%
Median loan-to-value	41%
Typical ownership tenure	10.7 yrs

COMMUNITY

Population	17,998
Density	1,438 / mi²
Median household income	\$37K
Average household income	\$48K
Crime index (US avg 100)	169
Air pollution index (US avg 100)	82
Earthquake index (US avg 100)	62
Homes occupied	86%
Bachelor's or higher	13%
Poverty rate	26.1%
Unemployment	0.9%
Average temp	62°F
Annual precip	47 in
Sunshine	63%

Market metrics are derived from recorded arms-length deeds through July 2026. Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.