

Fayetteville 28304

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

SELLER'S MARKET

\$208K

MEDIAN SALE PRICE

+2.5%

1-YR CHANGE

624

SALES (12 MO)

\$192K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 69 / 100

Buyer's market

Balanced

Seller's market

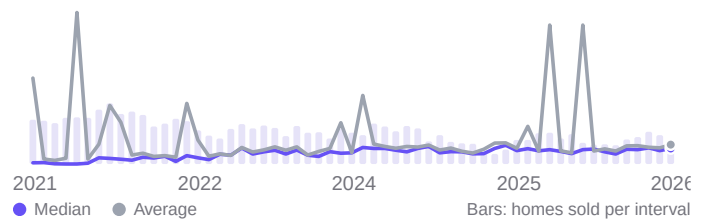
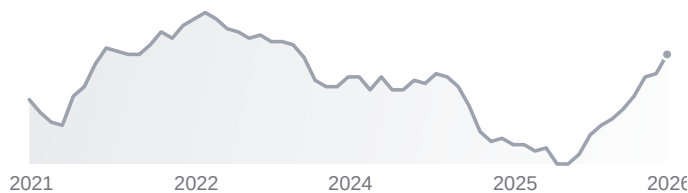
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

69 / 100

Sale prices

Median \$210K · Average \$228K

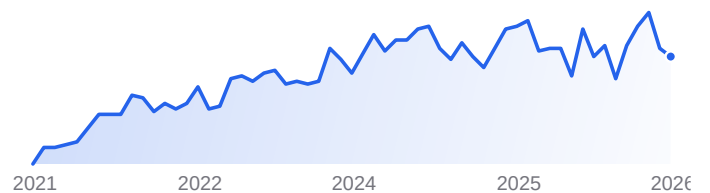
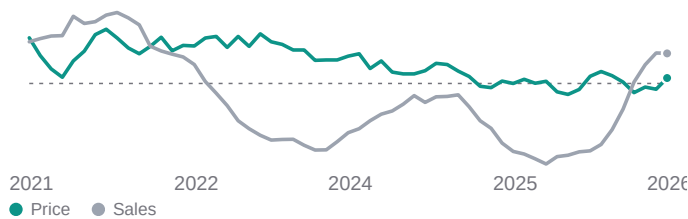


Growth (year over year)

Price +2.5% · Sales +13.5%

Price per square foot

\$138/ft²



Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

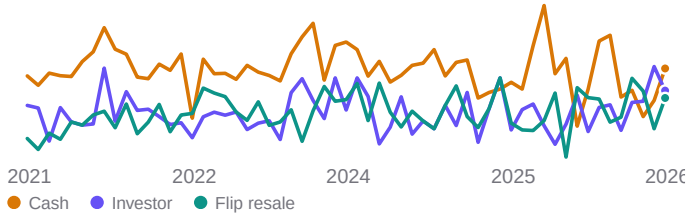
4.7%



BUYERS & OUTCOMES

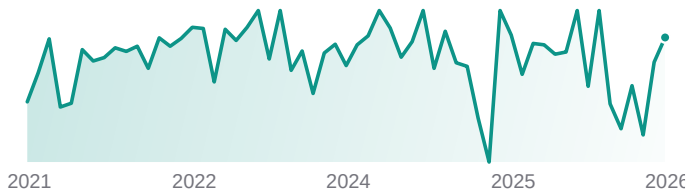
Buyer mix

Cash 26% · Investor 20% · Flip resale 17%



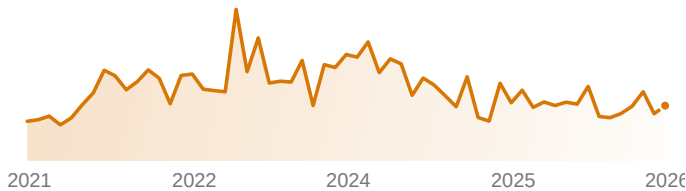
Sellers who sold at a gain

97%



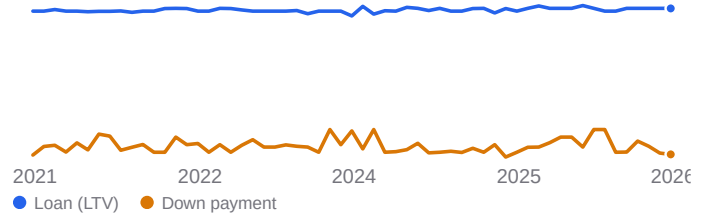
Median annualized return at resale

+5.5%



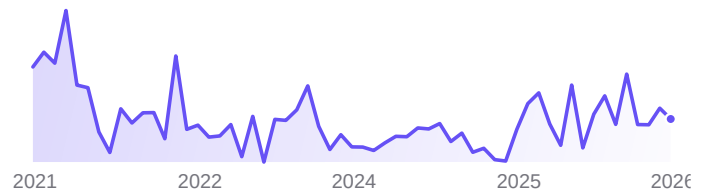
Financing (share of purchase price)

Loan (LTV) 100% · Down payment 3.6%



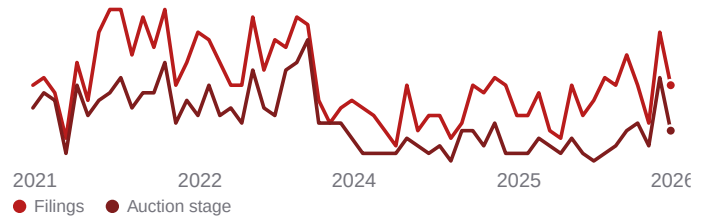
Typical hold before selling

4.3 yrs



Preforeclosure filings

Filings 10 · Auction stage 4



HOUSING STOCK

Homes	13,181
Median value (AVM)	\$192K
Median size	1,450 ft²
Median bedrooms	3
Median year built	1975
Single family	94%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	42%
Underwater (LTV 125% or more)	2.3%
Owner occupied	73%
Company owned	12%
Median loan-to-value	57%
Typical ownership tenure	9.4 yrs

COMMUNITY

Population	37,230
Density	2,293 / mi²
Median household income	\$59K
Average household income	\$72K
Crime index (US avg 100)	109
Air pollution index (US avg 100)	83
Earthquake index (US avg 100)	64
Homes occupied	93%
Bachelor's or higher	18%
Poverty rate	16.1%
Unemployment	1.0%
Average temp	62°F
Annual precip	48 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.