

Fayetteville 28314

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

BALANCED MARKET

\$215K

MEDIAN SALE PRICE

-6.8%

1-YR CHANGE

785

SALES (12 MO)

\$219K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 53 / 100

Buyer's market

Balanced

Seller's market

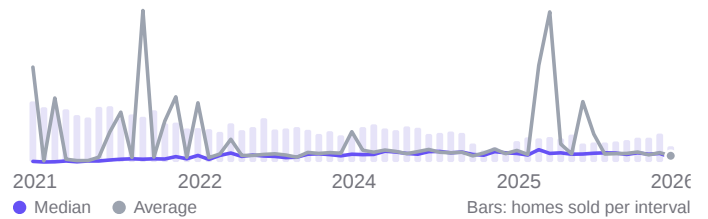
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

53 / 100

Sale prices

Median \$200K · Average \$210K

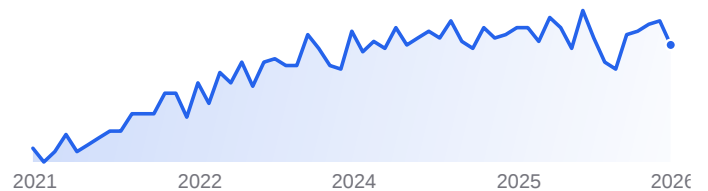
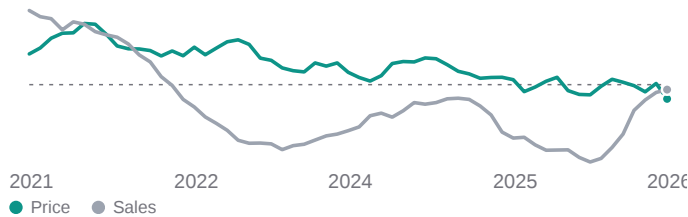


Growth (year over year)

Price -6.8% · Sales -2.4%

Price per square foot

\$142/ft²

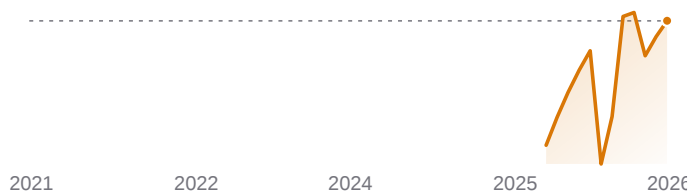


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

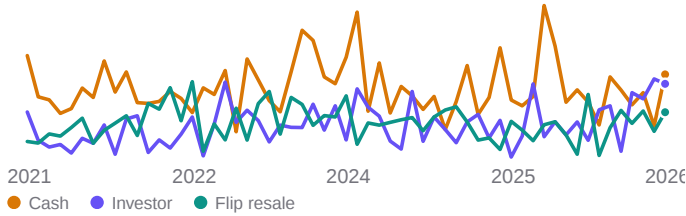
4.6%



BUYERS & OUTCOMES

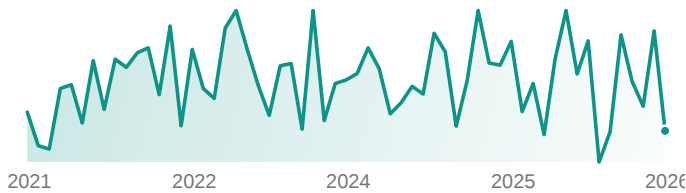
Buyer mix

Cash 24% · Investor 22% · Flip resale 15%



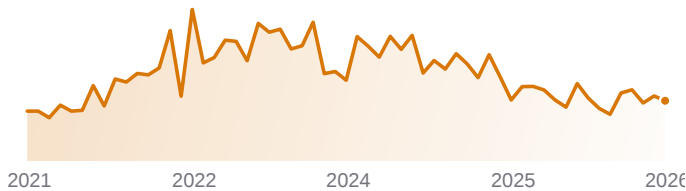
Sellers who sold at a gain

91%



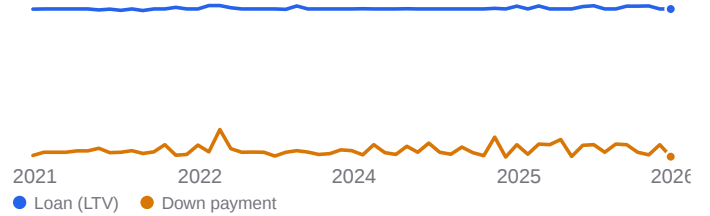
Median annualized return at resale

+4.9%



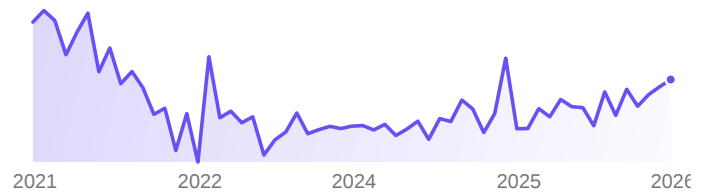
Financing (share of purchase price)

Loan (LTV) 100% · Down payment 2.1%



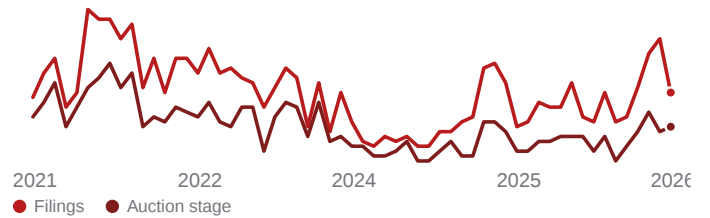
Typical hold before selling

4.8 yrs



Preforeclosure filings

Filings 14 · Auction stage 7



HOUSING STOCK

Homes	16,945
Median value (AVM)	\$219K
Median size	1,586 ft²
Median bedrooms	3
Median year built	1986
Single family	93%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	35%
Underwater (LTV 125% or more)	2.0%
Owner occupied	77%
Company owned	9.9%
Median loan-to-value	63%
Typical ownership tenure	8.2 yrs

COMMUNITY

Population	54,967
Density	1,453 / mi²
Median household income	\$61K
Average household income	\$77K
Crime index (US avg 100)	98
Air pollution index (US avg 100)	87
Earthquake index (US avg 100)	64
Homes occupied	92%
Bachelor's or higher	23%
Poverty rate	14.5%
Unemployment	1.0%
Average temp	61°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.