

Local Market Update for February 2025

A Research Tool Provided by the Greater San Diego Association of REALTORS®

92028

Fallbrook

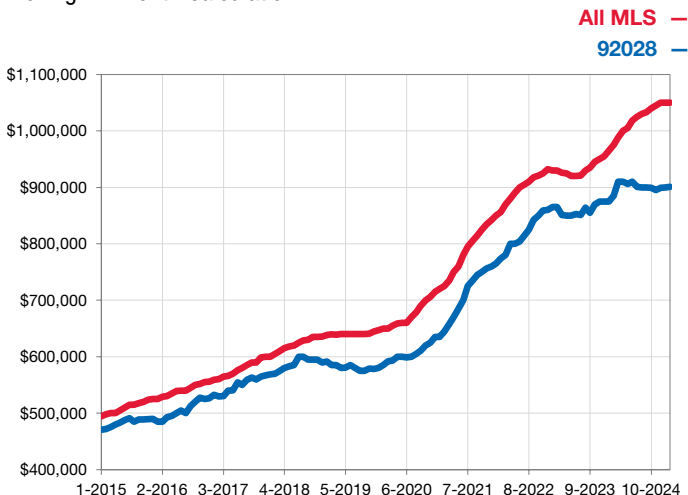
Single Family	February			Year to Date		
	2024	2025	Percent Change	Thru 2-2024	Thru 2-2025	Percent Change
Key Metrics						
New Listings	46	49	+ 6.5%	103	123	+ 19.4%
Pending Sales	38	49	+ 28.9%	73	86	+ 17.8%
Closed Sales	31	43	+ 38.7%	61	81	+ 32.8%
Median Sales Price*	\$898,310	\$975,000	+ 8.5%	\$925,000	\$975,000	+ 5.4%
Percent of Original List Price Received*	98.7%	96.8%	- 1.9%	97.7%	96.6%	- 1.1%
Days on Market Until Sale	54	51	- 5.6%	58	58	0.0%
Inventory of Homes for Sale	93	111	+ 19.4%	--	--	--
Months Supply of Inventory	2.3	2.6	+ 13.0%	--	--	--

* 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.

Townhouse-Condo	February			Year to Date		
	2024	2025	Percent Change	Thru 2-2024	Thru 2-2025	Percent Change
Key Metrics						
New Listings	5	7	+ 40.0%	13	18	+ 38.5%
Pending Sales	6	12	+ 100.0%	11	18	+ 63.6%
Closed Sales	4	4	0.0%	7	11	+ 57.1%
Median Sales Price*	\$407,500	\$585,500	+ 43.7%	\$540,000	\$574,900	+ 6.5%
Percent of Original List Price Received*	100.7%	99.2%	- 1.5%	100.8%	98.2%	- 2.6%
Days on Market Until Sale	37	72	+ 94.6%	25	47	+ 88.0%
Inventory of Homes for Sale	4	15	+ 275.0%	--	--	--
Months Supply of Inventory	0.9	2.5	+ 177.8%	--	--	--

* 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.

Median Sales Price – Single Family
Rolling 12-Month Calculation



Median Sales Price – Townhouse-Condo
Rolling 12-Month Calculation

