

Local Market Update for August 2025

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

92028

Fallbrook

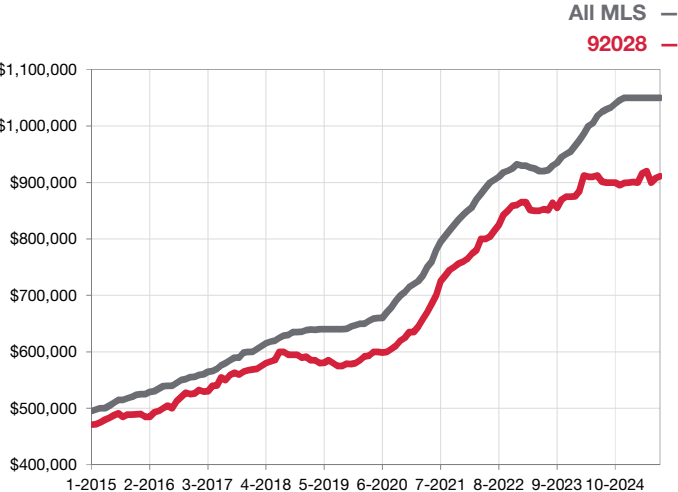
Detached	August			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 8-2024	Thru 8-2025	Percent Change
New Listings	57	57	0.0%	513	584	+ 13.8%
Pending Sales	35	46	+ 31.4%	350	363	+ 3.7%
Closed Sales	45	46	+ 2.2%	345	350	+ 1.4%
Median Sales Price*	\$875,000	\$834,052	- 4.7%	\$920,000	\$945,000	+ 2.7%
Percent of Original List Price Received*	98.2%	96.2%	- 2.0%	98.9%	97.2%	- 1.7%
Days on Market Until Sale	34	52	+ 52.9%	43	48	+ 11.6%
Inventory of Homes for Sale	144	176	+ 22.2%	--	--	--
Months Supply of Inventory	3.6	4.1	+ 13.9%	--	--	--

* 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.

Attached	August			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 8-2024	Thru 8-2025	Percent Change
New Listings	6	11	+ 83.3%	63	87	+ 38.1%
Pending Sales	7	2	- 71.4%	47	51	+ 8.5%
Closed Sales	9	4	- 55.6%	41	54	+ 31.7%
Median Sales Price*	\$543,500	\$630,000	+ 15.9%	\$590,000	\$590,000	0.0%
Percent of Original List Price Received*	102.8%	106.4%	+ 3.5%	101.0%	101.5%	+ 0.5%
Days on Market Until Sale	28	10	- 64.3%	32	42	+ 31.3%
Inventory of Homes for Sale	11	28	+ 154.5%	--	--	--
Months Supply of Inventory	2.1	4.9	+ 133.3%	--	--	--

* 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

