Local Market Update for May 2026

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

92028

Fallbrook

Detached	May			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 5-2025**	**Thru 5-2026**	**% Change**
New Listings	89	**67**	- 24.7%	378	**352**	- 6.9%
Pending Sales	37	**56**	+ 51.4%	215	**231**	+ 7.4%
Closed Sales	47	**46**	- 2.1%	216	**199**	- 7.9%
Median Sales Price*	$861,000	**$942,500**	+ 9.5%	$961,260	**$935,000**	- 2.7%
Percent of Original List Price Received*	98.8%	**98.4%**	- 0.4%	97.5%	**97.6%**	+ 0.1%
Days on Market Until Sale	29	**49**	+ 69.0%	47	**65**	+ 38.3%
Inventory of Homes for Sale	194	**170**	- 12.4%	—	**—**	—
Months Supply of Inventory	4.8	**3.8**	- 20.8%	—	**—**	—

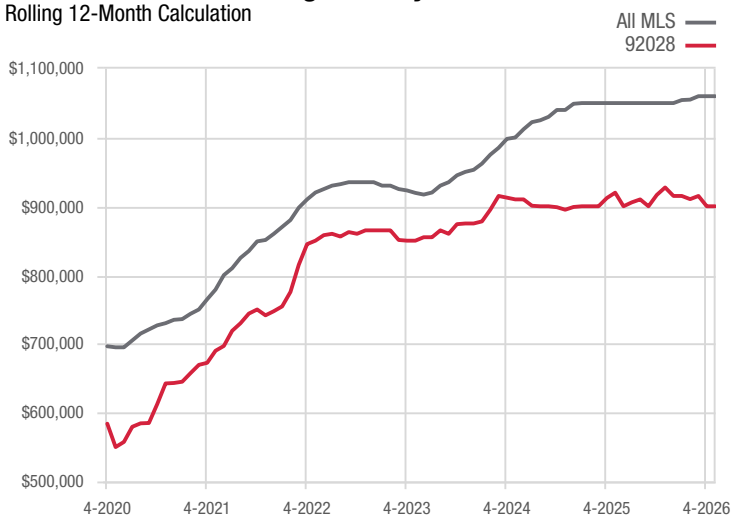
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Attached	May			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 5-2025**	**Thru 5-2026**	**% Change**
New Listings	11	**8**	- 27.3%	54	**54**	0.0%
Pending Sales	6	**9**	+ 50.0%	40	**24**	- 40.0%
Closed Sales	8	**2**	- 75.0%	39	**16**	- 59.0%
Median Sales Price*	$492,500	**$505,500**	+ 2.6%	$599,999	**$557,500**	- 7.1%
Percent of Original List Price Received*	96.5%	**99.8%**	+ 3.4%	99.2%	**100.4%**	+ 1.2%
Days on Market Until Sale	79	**42**	- 46.8%	48	**48**	0.0%
Inventory of Homes for Sale	18	**30**	+ 66.7%	—	**—**	—
Months Supply of Inventory	2.6	**6.4**	+ 146.2%	—	**—**	—

* 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.

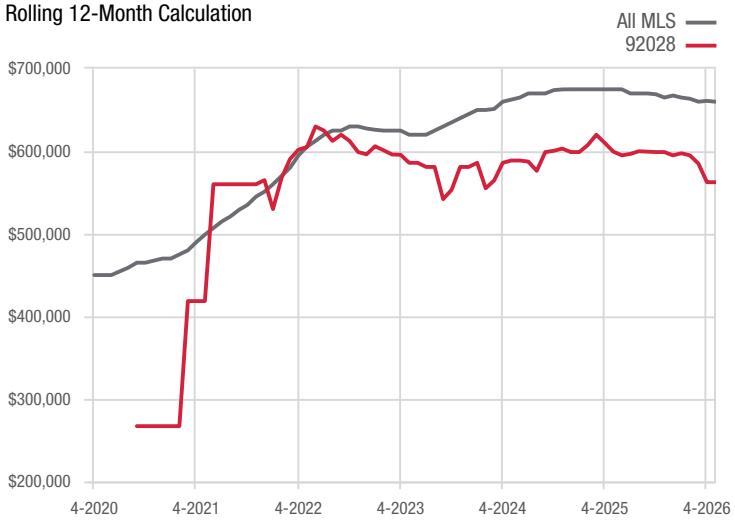
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Townhouse-Condo

Rolling 12-Month Calculation



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Current as of June 5, 2026. All data from the San Diego MLS. Report © 2026 ShowingTime Plus, LLC. Percent changes are calculated using rounded figures.