Local Market Update for July 2026

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

92028

Fallbrook

Detached	July			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 7-2025**	**Thru 7-2026**	**% Change**
New Listings	75	**59**	- 21.3%	525	**486**	- 7.4%
Pending Sales	42	**38**	- 9.5%	313	**312**	- 0.3%
Closed Sales	39	**47**	+ 20.5%	303	**304**	+ 0.3%
Median Sales Price*	$952,500	**$978,572**	+ 2.7%	$950,000	**$939,000**	- 1.2%
Percent of Original List Price Received*	95.6%	**98.3%**	+ 2.8%	97.4%	**97.7%**	+ 0.3%
Days on Market Until Sale	63	**68**	+ 7.9%	48	**61**	+ 27.1%
Inventory of Homes for Sale	198	**170**	- 14.1%	—	—	—
Months Supply of Inventory	4.8	**4.0**	- 16.7%	—	—	—

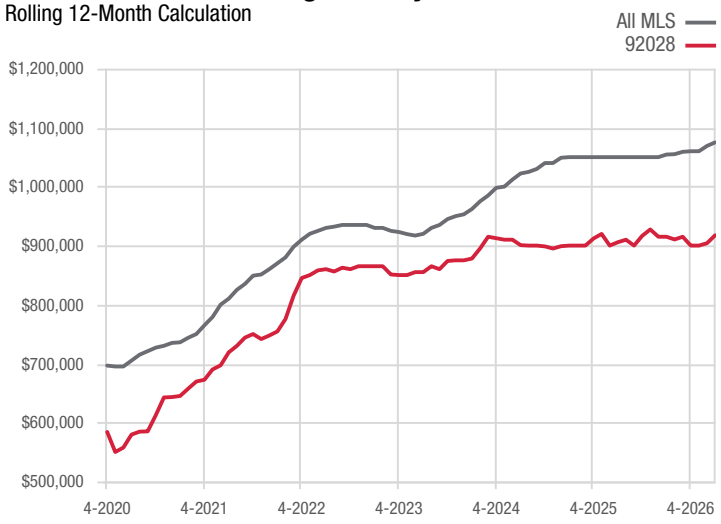
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Attached	July			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 7-2025**	**Thru 7-2026**	**% Change**
New Listings	10	**5**	- 50.0%	75	**65**	- 13.3%
Pending Sales	4	**7**	+ 75.0%	49	**38**	- 22.4%
Closed Sales	6	**10**	+ 66.7%	50	**37**	- 26.0%
Median Sales Price*	$560,000	**$549,500**	- 1.9%	$585,000	**$560,000**	- 4.3%
Percent of Original List Price Received*	118.4%	**98.0%**	- 17.2%	101.2%	**99.1%**	- 2.1%
Days on Market Until Sale	29	**52**	+ 79.3%	44	**61**	+ 38.6%
Inventory of Homes for Sale	22	**19**	- 13.6%	—	—	—
Months Supply of Inventory	3.6	**3.7**	+ 2.8%	—	—	—

* 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.

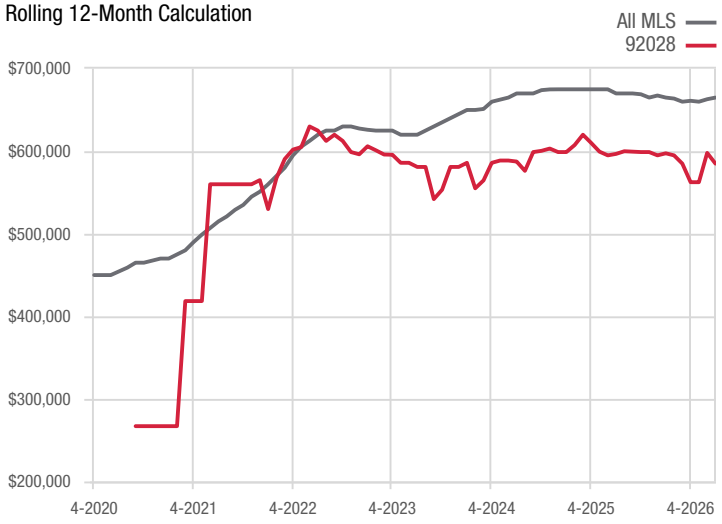
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Townhouse-Condo

Rolling 12-Month Calculation



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