

Local Market Update for May 2025

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

92028

Fallbrook

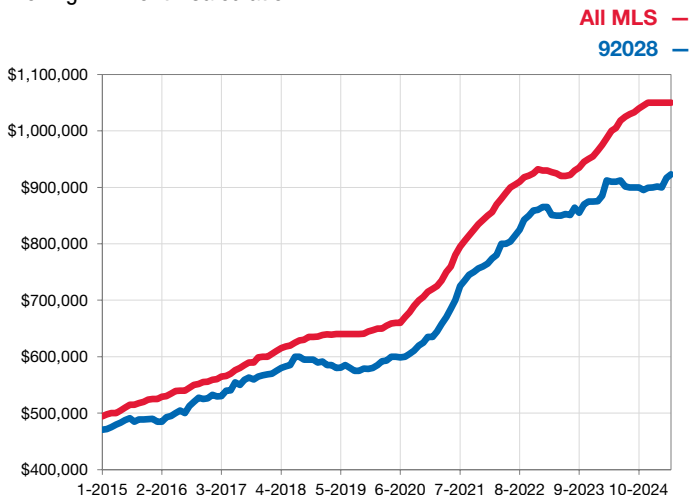
Detached	May			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 5-2024	Thru 5-2025	Percent Change
New Listings	75	85	+ 13.3%	321	375	+ 16.8%
Pending Sales	53	39	- 26.4%	225	218	- 3.1%
Closed Sales	50	46	- 8.0%	201	218	+ 8.5%
Median Sales Price*	\$867,214	\$870,500	+ 0.4%	\$925,000	\$964,500	+ 4.3%
Percent of Original List Price Received*	99.8%	98.8%	- 1.0%	99.4%	97.5%	- 1.9%
Days on Market Until Sale	49	29	- 40.8%	48	47	- 2.1%
Inventory of Homes for Sale	121	183	+ 51.2%	--	--	--
Months Supply of Inventory	2.9	4.4	+ 51.7%	--	--	--

* 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	May			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 5-2024	Thru 5-2025	Percent Change
New Listings	8	9	+ 12.5%	34	52	+ 52.9%
Pending Sales	6	5	- 16.7%	23	39	+ 69.6%
Closed Sales	4	7	+ 75.0%	20	38	+ 90.0%
Median Sales Price*	\$610,500	\$595,000	- 2.5%	\$603,250	\$610,000	+ 1.1%
Percent of Original List Price Received*	104.8%	98.6%	- 5.9%	101.5%	99.6%	- 1.9%
Days on Market Until Sale	30	85	+ 183.3%	34	48	+ 41.2%
Inventory of Homes for Sale	13	17	+ 30.8%	--	--	--
Months Supply of Inventory	3.2	2.5	- 21.9%	--	--	--

* 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.

Median Sales Price – Single Family Rolling 12-Month Calculation



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

