

# Local Market Update for July 2025

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

92028

Fallbrook

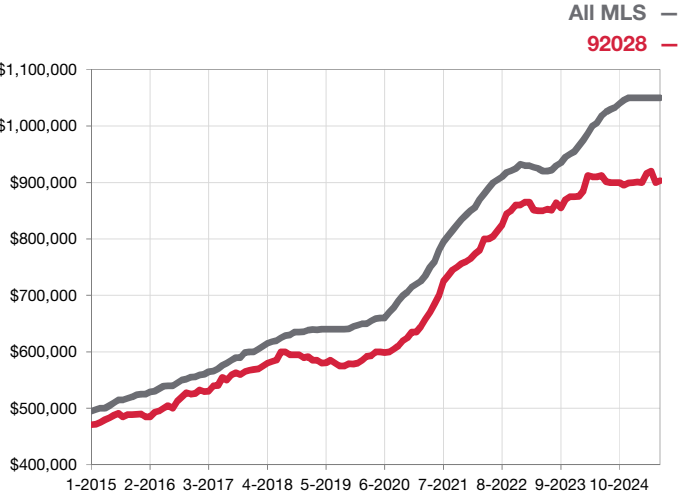
Detached	July			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 7-2024	Thru 7-2025	Percent Change
New Listings	63	64	+ 1.6%	454	519	+ 14.3%
Pending Sales	43	42	- 2.3%	315	317	+ 0.6%
Closed Sales	47	38	- 19.1%	300	303	+ 1.0%
Median Sales Price*	\$899,000	\$955,000	+ 6.2%	\$947,120	\$951,188	+ 0.4%
Percent of Original List Price Received*	98.0%	95.5%	- 2.6%	99.1%	97.3%	- 1.8%
Days on Market Until Sale	41	63	+ 53.7%	45	48	+ 6.7%
Inventory of Homes for Sale	135	185	+ 37.0%	--	--	--
Months Supply of Inventory	3.3	4.4	+ 33.3%	--	--	--

\* 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.

Attached	July			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 7-2024	Thru 7-2025	Percent Change
New Listings	8	9	+ 12.5%	57	74	+ 29.8%
Pending Sales	10	4	- 60.0%	40	49	+ 22.5%
Closed Sales	4	6	+ 50.0%	32	50	+ 56.3%
Median Sales Price*	\$465,000	\$560,000	+ 20.4%	\$603,250	\$585,000	- 3.0%
Percent of Original List Price Received*	99.3%	118.4%	+ 19.2%	100.5%	101.2%	+ 0.7%
Days on Market Until Sale	34	29	- 14.7%	33	44	+ 33.3%
Inventory of Homes for Sale	14	20	+ 42.9%	--	--	--
Months Supply of Inventory	2.8	3.2	+ 14.3%	--	--	--

\* 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

