

Local Market Update for February 2026

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

92028

Fallbrook

Detached	February			Year to Date		
	2025	2026	% Change	Thru 2-2025	Thru 2-2026	% Change
New Listings	55	52	- 5.5%	134	113	- 15.7%
Pending Sales	48	32	- 33.3%	84	72	- 14.3%
Closed Sales	44	26	- 40.9%	82	48	- 41.5%
Median Sales Price*	\$987,500	\$939,000	- 4.9%	\$980,000	\$996,000	+ 1.6%
Percent of Original List Price Received*	96.9%	95.5%	- 1.4%	96.6%	96.1%	- 0.5%
Days on Market Until Sale	51	64	+ 25.5%	58	70	+ 20.7%
Inventory of Homes for Sale	129	141	+ 9.3%	—	—	—
Months Supply of Inventory	3.0	3.3	+ 10.0%	—	—	—

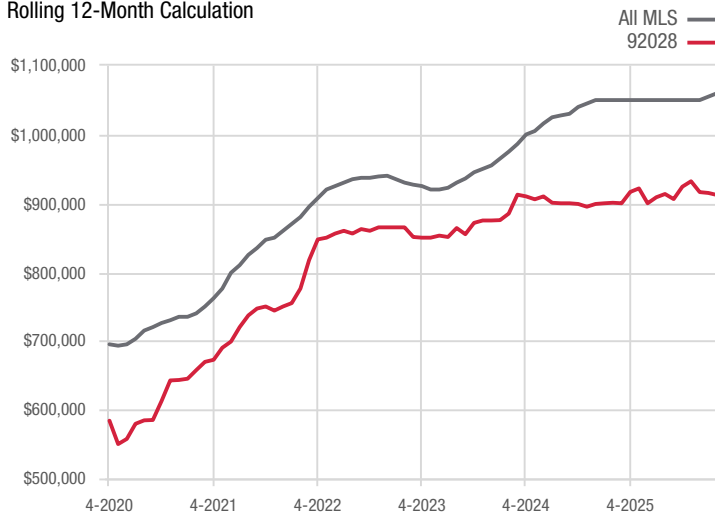
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Attached	February			Year to Date		
	2025	2026	% Change	Thru 2-2025	Thru 2-2026	% Change
New Listings	9	8	- 11.1%	20	12	- 40.0%
Pending Sales	12	1	- 91.7%	18	4	- 77.8%
Closed Sales	4	4	0.0%	11	8	- 27.3%
Median Sales Price*	\$585,500	\$537,500	- 8.2%	\$574,900	\$537,500	- 6.5%
Percent of Original List Price Received*	99.2%	103.5%	+ 4.3%	98.2%	100.3%	+ 2.1%
Days on Market Until Sale	72	49	- 31.9%	48	56	+ 16.7%
Inventory of Homes for Sale	17	17	0.0%	—	—	—
Months Supply of Inventory	2.8	3.5	+ 25.0%	—	—	—

* 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

