

Local Market Update for April 2025

Provided by the North San Diego County REALTORS®.

NORTH SAN DIEGO COUNTY REALTORS®



92028 - Fallbrook

North San Diego County

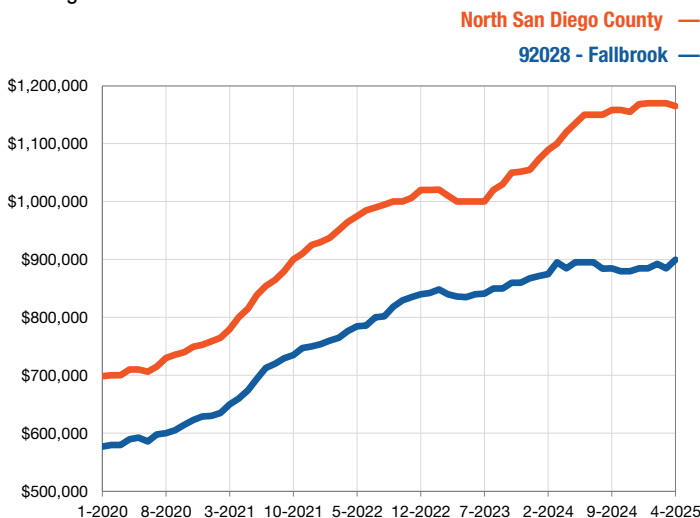
Detached Single-Family	April			Rolling 12 Months		
	2024	2025	Percent Change	Thru 4-2024	Thru 4-2025	Percent Change
New Listings	75	70	- 6.7%	713	785	+ 10.1%
Pending Sales	46	43	- 6.5%	518	524	+ 1.2%
Closed Sales	57	51	- 10.5%	523	532	+ 1.7%
Days on Market Until Sale	24	38	+ 58.3%	34	38	+ 11.8%
Median Sales Price*	\$850,000	\$1,010,000	+ 18.8%	\$885,000	\$900,000	+ 1.7%
Average Sales Price*	\$1,026,502	\$1,084,875	+ 5.7%	\$995,088	\$992,577	- 0.3%
Percent of Original List Price Received*	100.7%	98.6%	- 2.1%	98.2%	97.7%	- 0.5%
Percent of List Price Received*	100.5%	99.7%	- 0.8%	99.7%	99.3%	- 0.4%
Inventory of Homes for Sale	136	158	+ 16.2%	--	--	--
Months Supply of Inventory	3.2	3.6	+ 12.5%	--	--	--

* 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 Single-Family	April			Rolling 12 Months		
	2024	2025	Percent Change	Thru 4-2024	Thru 4-2025	Percent Change
New Listings	11	12	+ 9.1%	63	116	+ 84.1%
Pending Sales	2	5	+ 150.0%	46	78	+ 69.6%
Closed Sales	3	10	+ 233.3%	52	77	+ 48.1%
Days on Market Until Sale	35	14	- 60.0%	32	25	- 21.9%
Median Sales Price*	\$650,000	\$605,000	- 6.9%	\$575,332	\$599,999	+ 4.3%
Average Sales Price*	\$660,833	\$584,900	- 11.5%	\$593,787	\$625,148	+ 5.3%
Percent of Original List Price Received*	100.0%	102.8%	+ 2.8%	99.6%	100.2%	+ 0.6%
Percent of List Price Received*	99.5%	102.6%	+ 3.1%	100.8%	100.6%	- 0.2%
Inventory of Homes for Sale	12	20	+ 66.7%	--	--	--
Months Supply of Inventory	3.1	3.1	0.0%	--	--	--

* 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 – Detached Single-Family
Rolling 12-Month Calculation



Median Sales Price – Attached Single-Family
Rolling 12-Month Calculation

