

# Local Market Update for July 2022

Provided by the North San Diego County REALTORS®.

## 92028 - Fallbrook

North San Diego County

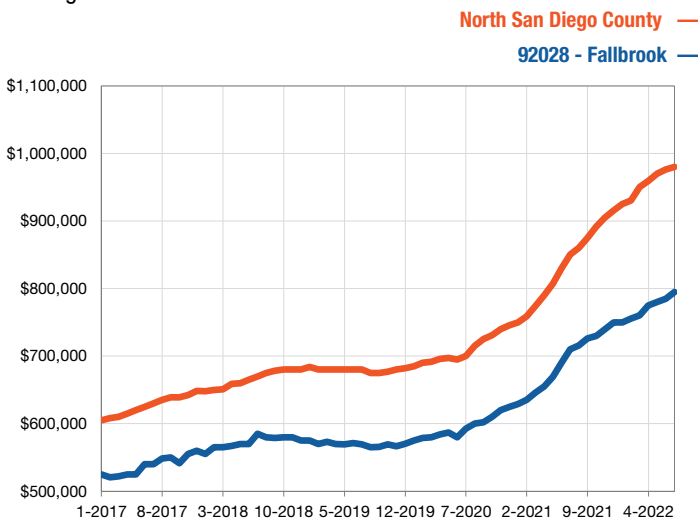
Detached Single-Family	July			Rolling 12 Months		
	2021	2022	Percent Change	Thru 7-2021	Thru 7-2022	Percent Change
<b>Key Metrics</b>						
New Listings	123	<b>72</b>	- 41.5%	1,118	<b>969</b>	- 13.3%
Pending Sales	102	<b>53</b>	- 48.0%	991	<b>794</b>	- 19.9%
Closed Sales	94	<b>46</b>	- 51.1%	993	<b>841</b>	- 15.3%
Days on Market Until Sale	23	<b>20</b>	- 13.0%	25	<b>18</b>	- 28.0%
Median Sales Price*	\$768,000	<b>\$880,000</b>	+ 14.6%	\$710,000	<b>\$795,000</b>	+ 12.0%
Average Sales Price*	\$905,709	<b>\$917,667</b>	+ 1.3%	\$775,459	<b>\$886,045</b>	+ 14.3%
Percent of Original List Price Received*	103.0%	<b>99.4%</b>	- 3.5%	100.8%	<b>102.0%</b>	+ 1.2%
Percent of List Price Received*	103.0%	<b>100.1%</b>	- 2.8%	101.2%	<b>102.3%</b>	+ 1.1%
Inventory of Homes for Sale	143	<b>140</b>	- 2.1%	--	--	--
Months Supply of Inventory	1.7	<b>2.1</b>	+ 23.5%	--	--	--

\* 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	July			Rolling 12 Months		
	2021	2022	Percent Change	Thru 7-2021	Thru 7-2022	Percent Change
<b>Key Metrics</b>						
New Listings	4	<b>4</b>	0.0%	54	<b>49</b>	- 9.3%
Pending Sales	1	<b>6</b>	+ 500.0%	43	<b>43</b>	0.0%
Closed Sales	4	<b>6</b>	+ 50.0%	48	<b>40</b>	- 16.7%
Days on Market Until Sale	9	<b>28</b>	+ 211.1%	14	<b>24</b>	+ 71.4%
Median Sales Price*	\$320,500	<b>\$622,500</b>	+ 94.2%	\$457,000	<b>\$567,334</b>	+ 24.1%
Average Sales Price*	\$366,250	<b>\$586,216</b>	+ 60.1%	\$452,456	<b>\$591,273</b>	+ 30.7%
Percent of Original List Price Received*	104.4%	<b>100.4%</b>	- 3.8%	100.9%	<b>99.0%</b>	- 1.9%
Percent of List Price Received*	104.4%	<b>101.8%</b>	- 2.5%	101.4%	<b>100.8%</b>	- 0.6%
Inventory of Homes for Sale	6	<b>7</b>	+ 16.7%	--	--	--
Months Supply of Inventory	1.7	<b>2.0</b>	+ 17.6%	--	--	--

\* 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

