

Local Market Update for May 2026

Provided by the North San Diego County REALTORS®.

92028 - Fallbrook

North San Diego County

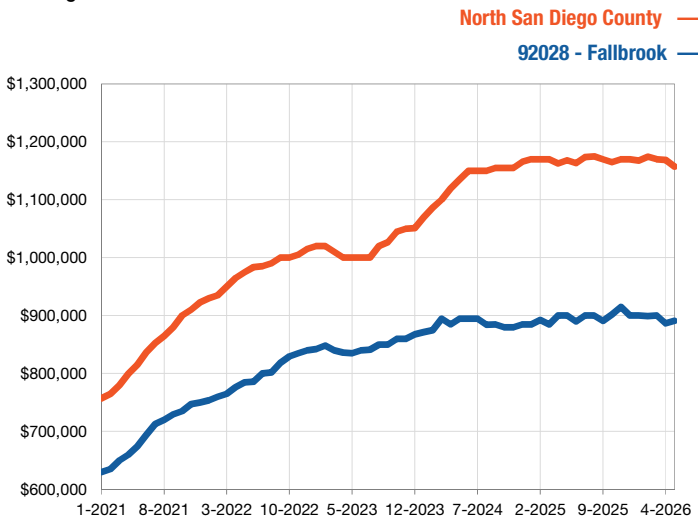
Detached Single-Family	May			Rolling 12 Months		
	2025	2026	Percent Change	Thru 5-2025	Thru 5-2026	Percent Change
Key Metrics						
New Listings	95	69	- 27.4%	828	842	+ 1.7%
Pending Sales	40	60	+ 50.0%	513	573	+ 11.7%
Closed Sales	49	47	- 4.1%	532	542	+ 1.9%
Days on Market Until Sale	21	30	+ 42.9%	37	46	+ 24.3%
Median Sales Price*	\$850,000	\$935,000	+ 10.0%	\$900,000	\$891,000	- 1.0%
Average Sales Price*	\$1,081,874	\$1,081,962	+ 0.0%	\$1,009,544	\$994,377	- 1.5%
Percent of Original List Price Received*	98.7%	97.9%	- 0.8%	97.6%	96.8%	- 0.8%
Percent of List Price Received*	99.1%	99.4%	+ 0.3%	99.2%	98.9%	- 0.3%
Inventory of Homes for Sale	233	184	- 21.0%	--	--	--
Months Supply of Inventory	5.5	3.9	- 29.1%	--	--	--

* 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	May			Rolling 12 Months		
	2025	2026	Percent Change	Thru 5-2025	Thru 5-2026	Percent Change
Key Metrics						
New Listings	12	8	- 33.3%	121	109	- 9.9%
Pending Sales	6	8	+ 33.3%	82	52	- 36.6%
Closed Sales	9	2	- 77.8%	82	48	- 41.5%
Days on Market Until Sale	46	36	- 21.7%	28	37	+ 32.1%
Median Sales Price*	\$595,000	\$505,500	- 15.0%	\$599,500	\$560,000	- 6.6%
Average Sales Price*	\$527,555	\$505,500	- 4.2%	\$615,310	\$591,720	- 3.8%
Percent of Original List Price Received*	96.0%	99.8%	+ 4.0%	99.5%	101.1%	+ 1.6%
Percent of List Price Received*	99.2%	99.8%	+ 0.6%	100.4%	100.4%	0.0%
Inventory of Homes for Sale	22	26	+ 18.2%	--	--	--
Months Supply of Inventory	3.2	6.0	+ 87.5%	--	--	--

* 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.

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



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

