

92028 Fallbrook Market Update

April 2026 | March CRMLS + public portal snapshot

CRMLS figures are from the North San Diego County REALTORS / ShowingTime Plus report, current as of April 4, 2026. Public portal metrics provide active-listing, rent, and neighborhood context; methods differ by source.

DETACHED MEDIAN
-3.9% YoY
\$935K

CLOSED SALES
55 detached + 1 attached
56

ACTIVE LISTINGS
+9.9% YoY
358

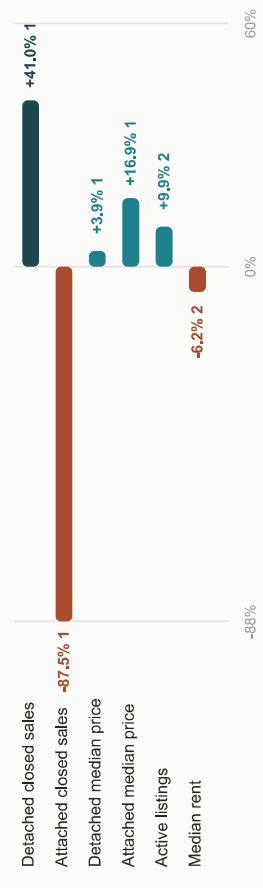
MEDIAN RENT
-6.3% YoY
\$3,000

92028 KEY METRICS

Metric	Value	Change	As of
CRMLS detached median sale	\$935,000	+3.9% YoY	Mar 2026 ¹
CRMLS attached median sale	\$719,000	+16.9% YoY	Mar 2026 ¹
CRMLS detached DOM	45 days	+9.8% YoY	Mar 2026 ¹
CRMLS attached DOM	19 days	-55.8% YoY	Mar 2026 ¹
CRMLS total closed sales	56	+19.1% YoY	Mar 2026 ¹
CRMLS detached inventory	168	-4.5% YoY	Mar 2026 ¹
Realtor.com active listings	358	+9.86% YoY	latest pull ²
Realtor.com \$ / sq ft	\$426	-3.18% YoY	latest pull ²
Realtor.com median rent	\$3,000	-6.25% YoY	latest pull ²

YOY SIGNAL BY SOURCE

Detached closed sales rose 41% YoY while active listings were up nearly 10%.¹²



NEIGHBORHOOD POCKET SIGNALS

Public portal neighborhood data helps frame submarket differences; MLS closed-sale data should govern pricing conversations where available.²

Pocket	Median	\$/sf	Rent / note
Morro Hills	acreage	varies	verify comps ²
De Luz / Rainbow	rural	varies	acreage/land ²

BUYER AND SELLER READ

Buyer: The Fallbrook market offers more inventory and more time than coastal ZIPs. Acreage and condition differences are large, so comp selection matters.¹

Seller: Detached demand improved, but the market reads more price-sensitive than coastal ZIPs. The right launch price is critical when public inventory is rising.¹

Rental: Realtor.com shows 92028 median rent at \$3,000, while Zumper's broader Fallbrook median is \$2,550 and up 13% YoY.²

1. NSDCAR / ShowingTime Plus CRMLS Local Market Update | 2. Realtor.com 92028 Market Data | 3. Zumper Fallbrook Rent Research | 4. Redfin 92028 Housing Market