

Fallbrook 92028

ZIP code · CA · California > San Diego County > Fallbrook

BALANCED MARKET

\$852K

MEDIAN SALE PRICE

+3.7%

1-YR CHANGE

628

SALES (12 MO)

\$855K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 56 / 100

Buyer's market

Balanced

Seller's market

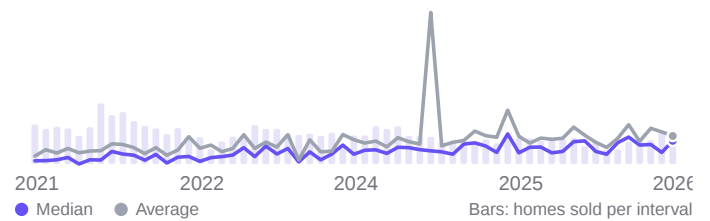
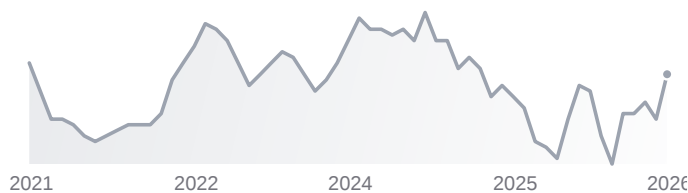
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

56 / 100

Sale prices

Median \$900K · Average \$946K

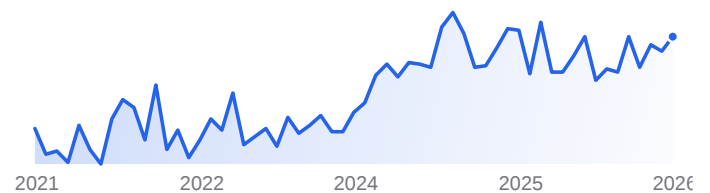
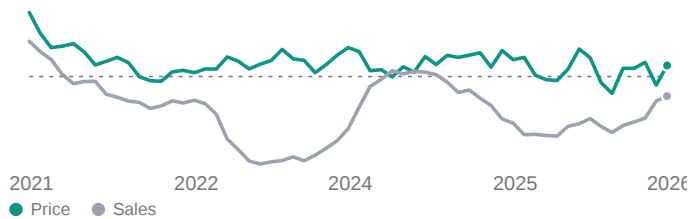


Growth (year over year)

Price +3.7% · Sales -6.5%

Price per square foot

\$433/ft²

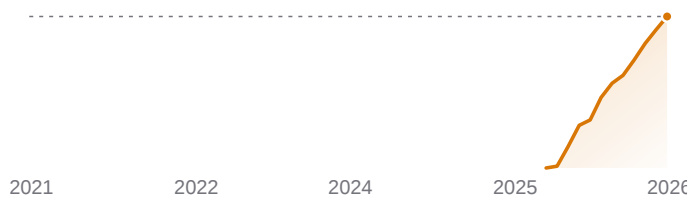


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

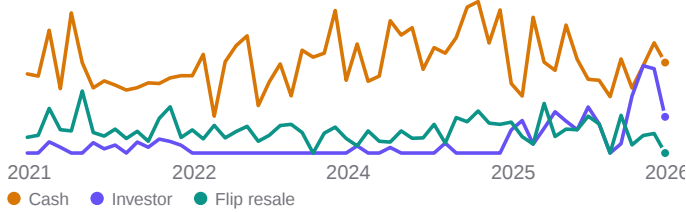
3.9%



BUYERS & OUTCOMES

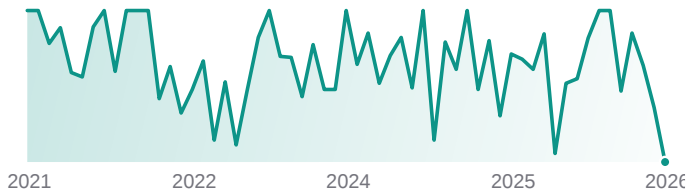
Buyer mix

Cash 19% · Investor 7.5% · Flip resale 0%



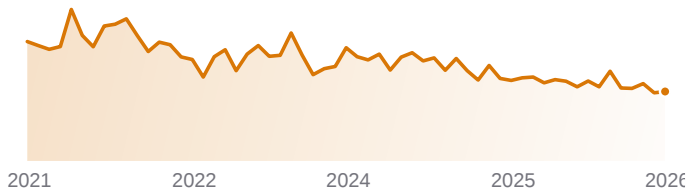
Sellers who sold at a gain

88%

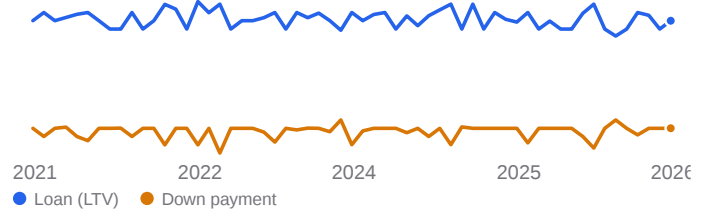


Median annualized return at resale

+4.8%

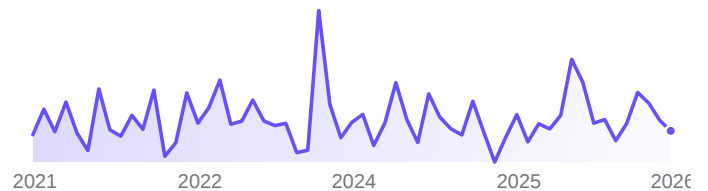


Financing (share of purchase price) Loan (LTV) 85% · Down payment 20%



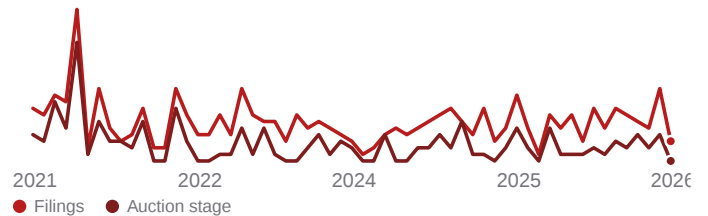
Typical hold before selling

6.0 yrs



Preforeclosure filings

Filings 3 · Auction stage 0



HOUSING STOCK

Homes	16,279
Median value (AVM)	\$855K
Median size	2,089 ft²
Median bedrooms	3
Median year built	1989
Single family	83%
Condos	5.5%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	54%
Underwater (LTV 125% or more)	1.2%
Owner occupied	77%
Company owned	44%
Median loan-to-value	47%

Typical ownership tenure

12.0 yrs

COMMUNITY

Population	51,846
Density	444 / mi²
Median household income	\$97K
Average household income	\$117K
Crime index (US avg 100)	80
Air pollution index (US avg 100)	101
Earthquake index (US avg 100)	268
Homes occupied	95%
Bachelor's or higher	23%
Poverty rate	10.3%
Unemployment	1.2%
Average temp	63°F
Annual precip	16 in
Sunshine	68%

Market metrics are derived from recorded arms-length deeds through July 2026. Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.