

## FALLBROOK YEARLY APPRECIATION RATES

	<u>Single Family Homes</u>	<u>Lot/Land</u>	<u>Percentage Increase Over Prior Year Homes</u>	<u>Percentage Increase Over Prior Year Land</u>
<b>1999</b>				
Average Price	\$283,804	\$129,835		
Sales per Month	55.4	12.9		
<b>2000</b>				
Average Price	\$318,812	\$146,261	12.34%	12.65%
Median Price	\$285,000	\$124,500		
Sales per Month	51.1	13.6	-7.76%	5.43%
<b>2001</b>				
Average Price	\$366,598	\$173,346.00	14.68%	18.52%
Median Price	\$317,500	\$142,500	11.40%	14.46%
Sales per Month	47.1	11.3	-7.83%	-16.91%
<b>2002</b>				
Average Price	\$398,093	\$179,429	8.89%	3.51%
Median Price	\$349,900	\$150,000	10.20%	5.26%
Sales per Month	55.3	11.6	17.41%	2.65%
<b>2003</b>				
Average Price	\$468	\$227,135	17.74%	26.59%
Median Price	\$420,000	\$205,000	20.03%	36.67%
Sales per Month	58.1	11.5	5.06%	86.00%
<b>2004</b>				
Average Price	\$608,805	\$352,659	29.89%	55.26%
Median Price	\$535,000	\$275,000	27.38%	34.15%
Sales per Month	60.6	10.3	4.30%	-10.43%

Information current as of 12/31/04

Information obtained from SANDICOR, San Diego County MLS system for the 92028 Zip code

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