

**MONTH ENDING JANUARY 31, 2003  
RESIDENTIAL INCOME 2-4 UNITS**

Zip Code	New Listings	Average List Price	Total New Listing Value	Sold Listings	Average Sold Price	Total Sold Value	% Sale Price to List Price	Average Days on Market
91901 ALPINE	0	\$	\$	0	\$	\$	0.00%	
91902 BONITA	1	\$100,000	\$100,000	0	\$	\$	0.00%	
91905 BOULEVARD	0	\$	\$	0	\$	\$	0.00%	
91906 CAMPO	0	\$	\$	0	\$	\$	0.00%	
91910 CHULA VISTA	2	\$389,950	\$779,900	1	\$495,000	\$495,000	101.04%	13
91911 CHULA VISTA	0	\$	\$	0	\$	\$	0.00%	
91913 CHULA VISTA	0	\$	\$	0	\$	\$	0.00%	
91914 CHULA VISTA	0	\$	\$	0	\$	\$	0.00%	
91915 CHULA VISTA	0	\$	\$	0	\$	\$	0.00%	
91916 DESCANSO	0	\$	\$	0	\$	\$	0.00%	
91917 DULZURA	0	\$	\$	0	\$	\$	0.00%	
91931 GUATAY	0	\$	\$	0	\$	\$	0.00%	
91932 IMPERIAL BEACH	7	\$484,557	\$3,391,900	2	\$307,500	\$615,000	93.18%	26
91934 JACUMBA	0	\$	\$	0	\$	\$	0.00%	
91935 JAMUL	0	\$	\$	0	\$	\$	0.00%	
91941 LA MESA	2	\$937,500	\$1,875,000	0	\$	\$	0.00%	
91942 LA MESA	1	\$399,000	\$399,000	0	\$	\$	0.00%	
91945 LEMON GROVE	5	\$363,000	\$1,815,000	4	\$325,750	\$1,303,000	97.38%	49
91948 MOUNT LAGUNA	0	\$	\$	0	\$	\$	0.00%	
91950 NATIONAL CITY	2	\$472,000	\$944,000	1	\$330,000	\$330,000	104.76%	18
91962 PINE VALLEY	0	\$	\$	0	\$	\$	0.00%	
91963 POTRERO	0	\$	\$	0	\$	\$	0.00%	
91977 SPRING VALLEY	3	\$358,300	\$1,074,900	3	\$376,920	\$1,130,760	100.08%	43
91978 SPRING VALLEY	0	\$	\$	0	\$	\$	0.00%	
91980 TECATE	0	\$	\$	0	\$	\$	0.00%	
92003 BONSAI	0	\$	\$	0	\$	\$	0.00%	
92004 BORREGO SPRINGS	1	\$445,000	\$445,000	0	\$	\$	0.00%	
92007 CARDIFF BY THE SEA	2	\$1,206,500	\$2,413,000	2	\$700,000	\$1,400,000	88.95%	60
92008 CARLSBAD	1	\$600,000	\$600,000	0	\$	\$	0.00%	
92009 CARLSBAD	0	\$	\$	0	\$	\$	0.00%	
92014 DEL MAR	1	\$1,699,876	\$1,699,876	0	\$	\$	0.00%	
92019 EL CAJON	0	\$	\$	0	\$	\$	0.00%	
92020 EL CAJON	2	\$665,000	\$1,330,000	0	\$	\$	0.00%	
92021 EL CAJON	1	\$300,000	\$300,000	0	\$	\$	0.00%	
92024 ENCINITAS	3	\$661,333	\$1,984,000	1	\$532,263	\$532,263	98.75%	4
92025 ESCONDIDO	14	\$332,999	\$4,661,999	4	\$411,750	\$1,647,000	98.39%	87
92026 ESCONDIDO	2	\$474,950	\$949,900	0	\$	\$	0.00%	
92027 ESCONDIDO	2	\$450,000	\$900,000	0	\$	\$	0.00%	
92028 FALLBROOK	4	\$300,250	\$1,201,000	0	\$	\$	0.00%	
92029 ESCONDIDO	0	\$	\$	0	\$	\$	0.00%	
92036 JULIAN	0	\$	\$	0	\$	\$	0.00%	
92037 LA JOLLA	2	\$1,067,500	\$2,135,000	1	\$915,000	\$915,000	94.43%	114
92040 LAKESIDE	4	\$389,700	\$1,558,800	0	\$	\$	0.00%	
92054 OCEANSIDE	5	\$937,000	\$4,685,000	3	\$556,666	\$1,670,000	98.58%	37
92056 OCEANSIDE	0	\$	\$	0	\$	\$	0.00%	
92057 OCEANSIDE	1	\$289,000	\$289,000	0	\$	\$	0.00%	
92059 PALA	0	\$	\$	0	\$	\$	0.00%	
92060 PALOMAR MTN	0	\$	\$	0	\$	\$	0.00%	
92061 PAUMA VALLEY	0	\$	\$	0	\$	\$	0.00%	
92064 POWAY	0	\$	\$	0	\$	\$	0.00%	
92065 RAMONA	2	\$324,000	\$648,000	0	\$	\$	0.00%	
92066 RANCHITA	0	\$	\$	0	\$	\$	0.00%	
92067 RANCHO SANTA FE	0	\$	\$	0	\$	\$	0.00%	
92068 SAN LUIS REY	0	\$	\$	0	\$	\$	0.00%	
92069 SAN MARCOS	2	\$397,500	\$795,000	1	\$345,000	\$345,000	97.21%	37
92070 SANTA YSABEL	0	\$	\$	0	\$	\$	0.00%	

92071 SANTEE	0	\$	\$	0	\$	\$	0.00%	
92075 SOLANA BEACH	0	\$	\$	0	\$	\$	0.00%	
92078 SAN MARCOS	0	\$	\$	0	\$	\$	0.00%	
92082 VALLEY CENTER	0	\$	\$	0	\$	\$	0.00%	
92083 VISTA	3	\$514,625	\$1,543,876	1	\$310,000	\$310,000	92.68%	15
92084 VISTA	2	\$265,000	\$530,000	2	\$332,500	\$665,000	100.15%	44
92086 WARNER SPRINGS	0	\$	\$	0	\$	\$	0.00%	
92093 LA JOLLA	0	\$	\$	0	\$	\$	0.00%	
92101 SAN DIEGO DOWNTOWN	1	\$995,000	\$995,000	1	\$700,000	\$700,000	91.50%	72
92102 SAN DIEGO	3	\$487,666	\$1,463,000	0	\$	\$	0.00%	
92103 MISSION HILLS	8	\$593,750	\$4,750,000	2	\$612,500	\$1,225,000	94.68%	5
92104 NORTH PARK	12	\$433,233	\$5,198,800	13	\$485,461	\$6,311,000	99.76%	28
92105 EAST SAN DIEGO	10	\$386,357	\$3,863,576	2	\$347,500	\$695,000	98.30%	66
92106 POINT LOMA	2	\$1,000,000	\$2,000,000	0	\$	\$	0.00%	
92107 OCEAN BEACH	12	\$520,656	\$6,247,876	2	\$682,500	\$1,365,000	96.81%	17
92108 MISSION VALLEY	0	\$	\$	0	\$	\$	0.00%	
92109 PACIFIC BEACH	11	\$1,483,422	\$16,317,652	3	\$770,833	\$2,312,500	98.70%	47
92110 OLD TOWN SD	2	\$609,000	\$1,218,000	0	\$	\$	0.00%	
92111 LINDA VISTA	1	\$625,000	\$625,000	0	\$	\$	0.00%	
92113 LOGAN HEIGHTS	8	\$316,487	\$2,531,900	1	\$385,000	\$385,000	96.25%	17
92114 ENCANTO	1	\$389,900	\$389,900	1	\$435,000	\$435,000	102.35%	39
92115 COLLEGE GROVE	11	\$446,788	\$4,914,676	0	\$	\$	0.00%	
92116 NORMAL HEIGHTS	7	\$542,285	\$3,796,000	2	\$417,500	\$835,000	99.40%	31
92117 CLAIREMONT MESA	1	\$460,000	\$460,000	0	\$	\$	0.00%	
92118 CORONADO	0	\$	\$	0	\$	\$	0.00%	
92119 SAN CARLOS	0	\$	\$	0	\$	\$	0.00%	
92120 DEL CERRO	0	\$	\$	0	\$	\$	0.00%	
92121 SORRENTO	0	\$	\$	0	\$	\$	0.00%	
92122 UNIVERSITY CITY	0	\$	\$	0	\$	\$	0.00%	
92123 MISSION VALLEY	0	\$	\$	0	\$	\$	0.00%	
92124 TIERRASANTA	0	\$	\$	0	\$	\$	0.00%	
92126 MIRA MESA	0	\$	\$	0	\$	\$	0.00%	
92127 RANCHO BERNARDO	0	\$	\$	0	\$	\$	0.00%	
92128 RANCHO BERNARDO	0	\$	\$	0	\$	\$	0.00%	
92129 RANCHO PENASQUITOS	0	\$	\$	0	\$	\$	0.00%	
92130 CARMEL VALLEY	0	\$	\$	0	\$	\$	0.00%	
92131 SCRIPPS MIRAMAR	0	\$	\$	0	\$	\$	0.00%	
92139 PARADISE HILLS	1	\$265,000	\$265,000	0	\$	\$	0.00%	
92145 MIRAMAR	0	\$	\$	0	\$	\$	0.00%	
92154 OTAY MESA	0	\$	\$	1	\$327,500	\$327,500	99.54%	23
92155 SAN DIEGO	0	\$	\$	0	\$	\$	0.00%	
92161 SAN DIEGO	0	\$	\$	0	\$	\$	0.00%	
92173 SAN YSIDRO	2	\$337,500	\$675,000	0	\$	\$	0.00%	
<b>TOTALS</b>	<b>170</b>		<b>\$94,760,531</b>	<b>54</b>		<b>\$25,949,023</b>		