

**MONTH ENDING JANUARY 31, 2004
RESIDENTIAL INCOME 2-4 UNITS**

Zip Code	New Listing s	Average List Price	Median List Price	Total New Listing Value	Sold Listing s	Average Sold Price	Median Sale Price	Total Sold Value	% Sale Price to List Price	Average Days on Market
91901 ALPINE	2	\$	\$	\$	1	\$297,500	\$297,500	\$297,500	94.44%	46
91902 BONITA	0	\$	\$	\$	0	\$	\$	\$	0.00%	
91905 BOULEVARD	0	\$	\$	\$	0	\$	\$	\$	0.00%	
91906 CAMPO	0	\$	\$	\$	0	\$	\$	\$	0.00%	
91910 CHULA VISTA	6	\$365,649	\$489,000	\$2,193,899	0	\$	\$	\$	0.00%	
91911 CHULA VISTA	0	\$	\$	\$	1	\$480,000	\$480,000	\$480,000	100.00%	37
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	3	\$473,333	\$450,000	\$1,420,000	3	\$578,333	\$600,000	\$1,735,000	98.58%	31
91934 JACUMBA	0	\$	\$	\$	0	\$	\$	\$	0.00%	
91935 JAMUL	0	\$	\$	\$	0	\$	\$	\$	0.00%	
91941 LA MESA	3	\$398,333	\$595,000	\$1,195,000	2	\$458,000	\$451,000	\$916,000	92.06%	60
91942 LA MESA	1	\$470,000	\$470,000	\$470,000	3	\$640,000	\$750,000	\$1,920,000	100.00%	17
91945 LEMON GROVE	4	\$436,000	\$425,000	\$1,744,000	4	\$499,625	\$442,500	\$1,998,500	99.15%	70
91948 MOUNT LAGUNA	0	\$	\$	\$	0	\$	\$	\$	0.00%	
91950 NATIONAL CITY	7	\$448,557	\$395,000	\$3,139,900	3	\$487,633	\$473,000	\$1,462,900	98.25%	22
91962 PINE VALLEY	0	\$	\$	\$	0	\$	\$	\$	0.00%	
91963 POTRERO	0	\$	\$	\$	0	\$	\$	\$	0.00%	
91977 SPRING VALLEY	6	\$490,450	\$485,000	\$2,942,700	5	\$466,900	\$452,500	\$2,334,500	96.12%	51
91978 SPRING VALLEY	0	\$	\$	\$	0	\$	\$	\$	0.00%	
91980 TECATE	0	\$	\$	\$	0	\$	\$	\$	0.00%	
92003 BONSAI	0	\$	\$	\$	0	\$	\$	\$	0.00%	
92004 BORREGO SPRINGS	0	\$	\$	\$	0	\$	\$	\$	0.00%	
92007 CARDIFF BY THE SEA	3	\$1,204,333	\$1,198,000	\$3,613,000	1	\$640,000	\$640,000	\$640,000	91.44%	5
92008 CARLSBAD	1	\$599,900	\$599,900	\$599,900	0	\$	\$	\$	0.00%	
92009 CARLSBAD	0	\$	\$	\$	1	\$735,000	\$735,000	\$735,000	99.46%	3
92014 DEL MAR	0	\$	\$	\$	0	\$	\$	\$	0.00%	
92019 EL CAJON	0	\$	\$	\$	0	\$	\$	\$	0.00%	
92020 EL CAJON	2	\$374,450	\$349,000	\$748,900	2	\$472,500	\$445,000	\$945,000	94.97%	25
92021 EL CAJON	0	\$	\$	\$	4	\$465,000	\$430,000	\$1,860,000	99.21%	33
92024 ENCINITAS	6	\$665,479	\$675,000	\$3,992,876	1	\$540,000	\$540,000	\$540,000	98.18%	8
92025 ESCONDIDO	7	\$636,841	\$675,000	\$4,457,890	3	\$460,000	\$460,000	\$1,380,000	94.53%	12
92026 ESCONDIDO	1	\$525,000	\$525,000	\$525,000	0	\$	\$	\$	0.00%	
92027 ESCONDIDO	1	\$	\$	\$	0	\$	\$	\$	0.00%	
92028 FALLBROOK	0	\$	\$	\$	0	\$	\$	\$	0.00%	
92029 ESCONDIDO	0	\$	\$	\$	0	\$	\$	\$	0.00%	
92036 JULIAN	0	\$	\$	\$	1	\$375,250	\$375,250	\$375,250	89.35%	126
92037 LA JOLLA	3	\$725,000	\$925,000	\$2,175,000	0	\$	\$	\$	0.00%	
92040 LAKESIDE	0	\$	\$	\$	1	\$565,000	\$565,000	\$565,000	98.28%	77
92054 OCEANSIDE	8	\$625,612	\$550,000	\$5,004,900	3	\$611,333	\$649,000	\$1,834,000	96.53%	39
92056 OCEANSIDE	0	\$	\$	\$	0	\$	\$	\$	0.00%	
92057 OCEANSIDE	0	\$	\$	\$	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	0	\$	\$	\$	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	1	\$479,000	\$479,000	\$479,000	0	\$	\$	\$	0.00%	
92070 SANTA YSABEL	0	\$	\$	\$	0	\$	\$	\$	0.00%	
92071 SANTEE	0	\$	\$	\$	0	\$	\$	\$	0.00%	
92075 SOLANA BEACH	0	\$	\$	\$	1	\$2,200,000	\$2,200,000	\$2,200,000	91.67%	0

92078	SAN MARCOS	0	\$	\$	\$	0	\$	\$	\$	0.00%	
92081	VISTA	1	\$479,000	\$479,000	\$479,000	0	\$	\$	\$	0.00%	
92082	VALLEY CENTER	0	\$	\$	\$	0	\$	\$	\$	0.00%	
92083	VISTA	2	\$309,500	\$	\$619,000	0	\$	\$	\$	0.00%	
92084	VISTA	3	\$129,666	\$	\$389,000	1	\$390,000	\$390,000	\$390,000	97.52%	14
92086	WARNER SPRINGS	0	\$	\$	\$	0	\$	\$	\$	0.00%	
92091	RANCHO SANTA FE	0	\$	\$	\$	0	\$	\$	\$	0.00%	
92093	LA JOLLA	0	\$	\$	\$	0	\$	\$	\$	0.00%	
92101	SAN DIEGO DOWNTOWN	3	\$1,149,625	\$899,876	\$3,448,876	0	\$	\$	\$	0.00%	
92102	SAN DIEGO	7	\$496,696	\$475,000	\$3,476,876	2	\$405,000	\$350,000	\$810,000	100.12%	53
92103	MISSION HILLS	3	\$854,333	\$959,000	\$2,563,000	5	\$598,180	\$581,000	\$2,990,900	98.68%	87
92104	NORTH PARK	13	\$599,761	\$585,000	\$7,796,900	10	\$588,400	\$559,000	\$5,884,000	98.40%	36
92105	EAST SAN DIEGO	17	\$415,817	\$410,000	\$7,068,900	4	\$378,156	\$375,000	\$1,512,625	95.98%	34
92106	POINT LOMA	1	\$765,000	\$765,000	\$765,000	0	\$	\$	\$	0.00%	
92107	OCEAN BEACH	6	\$870,652	\$599,000	\$5,223,915	3	\$581,500	\$604,500	\$1,744,500	97.79%	82
92108	MISSION VALLEY	0	\$	\$	\$	0	\$	\$	\$	0.00%	
92109	PACIFIC BEACH	12	\$1,110,739	\$1,150,000	\$13,328,876	8	\$870,250	\$728,000	\$6,962,000	97.07%	34
92110	OLD TOWN SD	7	\$702,857	\$700,000	\$4,920,000	1	\$740,000	\$740,000	\$740,000	87.16%	126
92111	LINDA VISTA	1	\$570,000	\$570,000	\$570,000	0	\$	\$	\$	0.00%	
92113	LOGAN HEIGHTS	5	\$463,599	\$449,000	\$2,317,999	3	\$314,133	\$312,500	\$942,400	97.27%	22
92114	ENCANTO	2	\$447,000	\$399,000	\$894,000	1	\$515,000	\$515,000	\$515,000	98.10%	18
92115	COLLEGE GROVE	4	\$466,000	\$455,000	\$1,864,000	2	\$513,125	\$495,000	\$1,026,250	99.16%	19
92116	NORMAL HEIGHTS	9	\$699,333	\$700,000	\$6,294,000	5	\$493,000	\$505,000	\$2,465,000	99.44%	24
92117	CLAIREMONT MESA	4	\$532,475	\$525,000	\$2,129,900	3	\$515,100	\$520,000	\$1,545,300	100.41%	11
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	0	\$	\$	\$	0	\$	\$	\$	0.00%	
92145	MIRAMAR	0	\$	\$	\$	0	\$	\$	\$	0.00%	
92154	OTAY MESA	0	\$	\$	\$	0	\$	\$	\$	0.00%	
92155	SAN DIEGO	0	\$	\$	\$	0	\$	\$	\$	0.00%	
92161	SAN DIEGO	0	\$	\$	\$	0	\$	\$	\$	0.00%	
92173	SAN YSIDRO	0	\$	\$	\$	0	\$	\$	\$	0.00%	
TOTALS		165		\$98,851,207		88		\$49,746,625			