

**MONTH ENDING FEBRUARY 28, 2005
RESIDENTIAL INCOME 2-4 UNITS**

Zip Code	New Listings	Average List Price	Median List Price	Total New Listing Value	Sold Listings	Average Sold Price	Median Sale Price	Total Sold Value	% Sale Price to List Price	Average Days on Market	
91901	ALPINE	0	\$	\$	0	\$	\$	\$	0.00%		
91902	BONITA	1	\$	\$	0	\$	\$	\$	0.00%		
91905	BOULEVARD	0	\$	\$	0	\$	\$	\$	0.00%		
91906	CAMPO	0	\$	\$	0	\$	\$	\$	0.00%		
91910	CHULA VISTA	4	\$454,725	\$569,000	\$1,818,900	1	\$582,000	\$582,000	\$582,000	99.49%	87
91911	CHULA VISTA	1	\$649,000	\$649,000	\$649,000	4	\$691,000	\$530,000	\$2,764,000	93.92%	36
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	\$644,946	\$775,000	\$4,514,628	2	\$620,000	\$580,000	\$1,240,000	96.51%	27
91934	JACUMBA	0	\$	\$	\$	0	\$	\$	0.00%		
91935	JAMUL	1	\$	\$	\$	0	\$	\$	0.00%		
91941	LA MESA	5	\$634,800	\$635,000	\$3,174,000	2	\$703,500	\$507,000	\$1,407,000	99.87%	35
91942	LA MESA	2	\$525,000	\$525,000	\$1,050,000	0	\$	\$	\$	0.00%	
91945	LEMON GROVE	12	\$446,250	\$450,000	\$5,355,000	1	\$600,000	\$600,000	\$600,000	92.31%	170
91948	MOUNT LAGUNA	0	\$	\$	\$	0	\$	\$	0.00%		
91950	NATIONAL CITY	6	\$654,150	\$650,000	\$3,924,900	4	\$488,750	\$480,000	\$1,955,000	90.72%	51
91962	PINE VALLEY	0	\$	\$	\$	0	\$	\$	0.00%		
91963	POTRERO	0	\$	\$	\$	0	\$	\$	0.00%		
91977	SPRING VALLEY	4	\$712,219	\$575,000	\$2,848,876	2	\$621,438	\$590,876	\$1,242,876	96.43%	63
91978	SPRING VALLEY	0	\$	\$	\$	1	\$487,500	\$487,500	\$487,500	93.75%	22
91980	TECATE	0	\$	\$	\$	0	\$	\$	0.00%		
92003	BONSAL	0	\$	\$	\$	0	\$	\$	0.00%		
92004	BORREGO SPRINGS	0	\$	\$	\$	0	\$	\$	0.00%		
92007	CARDIFF BY THE SEA	2	\$874,000	\$799,000	\$1,748,000	0	\$	\$	\$	0.00%	
92008	CARLSBAD	1	\$1,550,000	\$1,550,000	\$1,550,000	1	\$3,200,000	\$3,200,000	\$3,200,000	90.14%	144
92009	CARLSBAD	1	\$849,000	\$849,000	\$849,000	0	\$	\$	\$	0.00%	
92014	DEL MAR	0	\$	\$	\$	0	\$	\$	0.00%		
92019	EL CAJON	1	\$725,000	\$725,000	\$725,000	0	\$	\$	\$	0.00%	
92020	EL CAJON	3	\$579,966	\$585,000	\$1,739,900	2	\$542,250	\$515,000	\$1,084,500	97.26%	150
92021	EL CAJON	2	\$607,000	\$499,000	\$1,214,000	1	\$499,000	\$499,000	\$499,000	97.84%	17
92024	ENCINITAS	4	\$1,063,469	\$975,000	\$4,253,876	0	\$	\$	\$	0.00%	
92025	ESCONDIDO	4	\$570,000	\$535,000	\$2,280,000	2	\$594,000	\$518,000	\$1,188,000	95.12%	9
92026	ESCONDIDO	1	\$665,000	\$665,000	\$665,000	0	\$	\$	\$	0.00%	
92027	ESCONDIDO	0	\$	\$	\$	0	\$	\$	0.00%		
92028	FALLBROOK	3	\$573,333	\$545,000	\$1,720,000	0	\$	\$	\$	0.00%	
92029	ESCONDIDO	0	\$	\$	\$	0	\$	\$	0.00%		
92036	JULIAN	1	\$1,395,000	\$1,395,000	\$1,395,000	0	\$	\$	\$	0.00%	
92037	LA JOLLA	3	\$1,648,292	\$1,795,000	\$4,944,876	1	\$1,205,000	\$1,205,000	\$1,205,000	86.07%	109
92040	LAKE SIDE	0	\$	\$	\$	2	\$496,000	\$467,000	\$992,000	99.71%	129
92054	OCEANSIDE	11	\$767,072	\$720,000	\$8,437,800	0	\$	\$	\$	0.00%	
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	0	\$	\$	\$	0	\$	\$	0.00%		
92070	SANTA YSABEL	0	\$	\$	\$	0	\$	\$	0.00%		
92071	SANTEE	1	\$589,000	\$589,000	\$589,000	0	\$	\$	\$	0.00%	
92075	SOLANA BEACH	0	\$	\$	\$	0	\$	\$	0.00%		
92078	SAN MARCOS	0	\$	\$	\$	0	\$	\$	0.00%		
92081	VISTA	0	\$	\$	\$	0	\$	\$	0.00%		
92082	VALLEY CENTER	0	\$	\$	\$	0	\$	\$	0.00%		
92083	VISTA	4	\$543,475	\$469,900	\$2,173,900	2	\$439,950	\$419,900	\$879,900	98.89%	64
92084	VISTA	4	\$705,969	\$675,000	\$2,823,876	3	\$535,666	\$431,000	\$1,607,000	98.47%	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	0	\$	\$	\$	1	\$534,900	\$534,900	\$534,900	103.88%	472
92102	SAN DIEGO	14	\$673,634	\$650,000	\$9,430,876	3	\$741,500	\$660,000	\$2,224,500	94.27%	78
92103	MISSION HILLS	6	\$1,131,500	\$995,000	\$6,789,000	3	\$1,266,666	\$1,375,000	\$3,800,000	88.49%	115
92104	NORTH PARK	8	\$635,469	\$650,000	\$5,083,752	6	\$661,833	\$610,000	\$3,971,000	97.76%	60
92105	EAST SAN DIEGO	16	\$570,250	\$545,000	\$9,124,000	4	\$486,250	\$460,000	\$1,945,000	96.06%	54
92106	POINT LOMA	3	\$750,000	\$950,000	\$2,250,000	0	\$	\$	\$	0.00%	
92107	OCEAN BEACH	4	\$907,219	\$769,000	\$3,628,876	0	\$	\$	\$	0.00%	
92108	MISSION VALLEY	0	\$	\$	\$	0	\$	\$	0.00%		
92109	PACIFIC BEACH	11	\$1,005,897	\$1,100,000	\$11,064,876	4	\$1,862,500	\$1,125,000	\$7,450,000	91.52%	64
92110	OLD TOWN SD	2	\$674,500	\$550,000	\$1,349,000	0	\$	\$	\$	0.00%	
92111	LINDA VISTA	3	\$760,000	\$675,000	\$2,280,000	1	\$530,000	\$530,000	\$530,000	92.17%	25
92113	LOGAN HEIGHTS	15	\$530,458	\$550,000	\$7,956,875	3	\$569,633	\$559,000	\$1,708,900	97.83%	114

92114	ENCANTO	3	\$540,000	\$550,000	\$1,620,000	1	\$650,000	\$650,000	\$650,000	118.18%	70
92115	COLLEGE GROVE	8	\$457,108	\$549,876	\$3,656,871	5	\$663,000	\$550,000	\$3,315,000	97.96%	59
92116	NORMAL HEIGHTS	17	\$664,769	\$650,000	\$11,301,076	1	\$590,000	\$590,000	\$590,000	94.55%	26
92117	CLAIREMONT MESA	2	\$679,450	\$559,900	\$1,358,900	0	\$	\$	\$	0.00%	
92118	CORONADO	1	\$1,350,000	\$1,350,000	\$1,350,000	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	2	\$	\$	\$	0	\$	\$	\$	0.00%	
92130	CARMEL VALLEY	0	\$	\$	\$	0	\$	\$	\$	0.00%	
92131	SCRIPPS MIRAMAR	0	\$	\$	\$	0	\$	\$	\$	0.00%	
92139	PARADISE HILLS	1	\$659,000	\$659,000	\$659,000	2	\$620,000	\$590,000	\$1,240,000	99.28%	19
92145	MIRAMAR	0	\$	\$	\$	0	\$	\$	\$	0.00%	
92154	OTAY MESA	1	\$585,000	\$585,000	\$585,000	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		206			\$139,932,634	65			\$48,893,076		