

**MONTH ENDING FEBRUARY 29, 2004  
SINGLE FAMILY DETACHED HOMES**

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	16	\$651,992	\$575,000	\$10,431,876	13	\$561,761	\$490,000	\$7,302,900	97.57%	75
91902 BONITA	26	\$768,355	\$649,900	\$19,977,230	10	\$633,700	\$600,000	\$6,337,000	97.15%	36
91905 BOULEVARD	7	\$363,285	\$359,000	\$2,543,000	2	\$247,150	\$156,800	\$494,300	95.15%	91
91906 CAMPO	6	\$292,400	\$275,000	\$1,754,400	5	\$293,080	\$310,500	\$1,465,400	99.10%	70
91910 CHULA VISTA	57	\$548,444	\$499,000	\$31,261,326	24	\$568,562	\$459,000	\$13,645,500	98.61%	25
91911 CHULA VISTA	53	\$410,036	\$424,876	\$21,731,936	16	\$421,187	\$390,000	\$6,739,000	99.40%	17
91913 CHULA VISTA	54	\$512,068	\$510,000	\$27,651,680	36	\$520,533	\$500,000	\$18,739,200	98.66%	30
91914 CHULA VISTA	15	\$618,718	\$674,876	\$9,280,776	7	\$597,642	\$620,000	\$4,183,500	97.89%	13
91915 CHULA VISTA	44	\$647,993	\$624,876	\$28,511,697	19	\$498,436	\$450,000	\$9,470,300	98.60%	17
91916 DESCANSO	4	\$558,500	\$539,000	\$2,234,000	3	\$337,966	\$324,900	\$1,013,900	99.52%	33
91917 DULZURA	2	\$372,500	\$210,000	\$745,000	1	\$375,000	\$375,000	\$375,000	98.94%	67
91931 GUATAY	1	\$449,876	\$449,876	\$449,876	0	\$	\$	\$	0.00%	
91932 IMPERIAL BEACH	17	\$514,631	\$475,000	\$8,748,738	4	\$415,750	\$400,000	\$1,663,000	94.23%	128
91934 JACUMBA	3	\$162,666	\$155,000	\$488,000	0	\$	\$	\$	0.00%	
91935 JAMUL	18	\$695,098	\$685,000	\$12,511,776	15	\$657,926	\$612,900	\$9,868,900	95.54%	57
91941 LA MESA	50	\$553,141	\$560,000	\$27,657,096	36	\$552,719	\$480,000	\$19,897,885	96.31%	53
91942 LA MESA	14	\$447,412	\$445,000	\$6,263,776	9	\$443,000	\$448,000	\$3,987,000	98.06%	14
91945 LEMON GROVE	26	\$341,805	\$380,000	\$8,886,952	12	\$334,333	\$330,000	\$4,012,000	99.28%	29
91948 MOUNT LAGUNA	0	\$	\$	\$	0	\$	\$	\$	0.00%	
91950 NATIONAL CITY	20	\$333,372	\$349,000	\$6,667,452	9	\$349,555	\$325,000	\$3,146,000	101.85%	18
91962 PINE VALLEY	8	\$495,800	\$460,000	\$3,966,400	3	\$431,666	\$410,000	\$1,295,000	99.33%	54
91963 POTRERO	1	\$260,000	\$260,000	\$260,000	1	\$333,000	\$333,000	\$333,000	97.97%	113
91977 SPRING VALLEY	71	\$425,797	\$409,000	\$30,231,605	31	\$392,435	\$375,000	\$12,165,500	97.45%	32
91978 SPRING VALLEY	5	\$652,555	\$579,000	\$3,262,776	4	\$442,000	\$415,000	\$1,768,000	98.83%	34
91980 TECATE	0	\$	\$	\$	0	\$	\$	\$	0.00%	
92003 BONSAI	9	\$1,007,000	\$1,120,000	\$9,063,000	3	\$876,925	\$815,000	\$2,630,777	94.00%	101
92004 BORREGO SPRINGS	0	\$	\$	\$	0	\$	\$	\$	0.00%	
92007 CARDIFF BY THE SEA	7	\$980,700	\$1,000,000	\$6,864,900	3	\$694,333	\$633,000	\$2,083,000	91.49%	71
92008 CARLSBAD	42	\$702,793	\$695,000	\$29,517,327	20	\$763,075	\$595,000	\$15,261,500	95.91%	28
92009 CARLSBAD	83	\$840,859	\$825,000	\$69,791,336	33	\$705,506	\$679,900	\$23,281,698	97.78%	27
92014 DEL MAR	34	\$1,249,860	\$1,149,000	\$42,495,256	11	\$1,390,818	\$892,500	\$15,299,000	93.45%	89
92019 EL CAJON	32	\$540,177	\$480,000	\$17,285,680	25	\$504,680	\$450,000	\$12,617,000	97.48%	37
92020 EL CAJON	30	\$472,375	\$450,000	\$14,171,262	26	\$426,246	\$375,000	\$11,082,400	97.91%	33
92021 EL CAJON	54	\$505,612	\$430,000	\$27,303,101	26	\$438,000	\$388,000	\$11,388,000	97.77%	40
92024 ENCINITAS	50	\$1,215,820	\$929,900	\$60,791,020	38	\$790,971	\$705,000	\$30,056,900	97.04%	34
92025 ESCONDIDO	40	\$629,834	\$530,876	\$25,193,393	23	\$526,108	\$465,000	\$12,100,500	96.92%	46
92026 ESCONDIDO	67	\$536,026	\$459,000	\$35,913,804	38	\$445,052	\$415,000	\$16,911,976	98.39%	24
92027 ESCONDIDO	68	\$458,372	\$415,000	\$31,169,332	36	\$406,763	\$365,000	\$14,643,500	98.07%	33
92028 FALLBROOK	75	\$658,110	\$619,000	\$49,358,290	60	\$558,966	\$501,000	\$33,537,999	97.40%	73
92029 ESCONDIDO	33	\$751,303	\$699,000	\$24,793,028	25	\$548,820	\$600,000	\$13,720,500	96.25%	48
92036 JULIAN	11	\$418,354	\$362,000	\$4,601,900	6	\$289,416	\$231,000	\$1,736,500	98.27%	42
92037 LA JOLLA	55	\$2,819,298	\$1,799,900	\$155,061,412	29	\$1,482,206	\$1,450,000	\$42,984,000	94.06%	106
92040 LAKESIDE	34	\$501,811	\$470,000	\$17,061,580	20	\$424,575	\$430,000	\$8,491,500	98.23%	61
92054 OCEANSIDE	45	\$591,298	\$479,900	\$26,608,452	25	\$451,016	\$427,500	\$11,275,400	97.94%	25
92056 OCEANSIDE	47	\$475,367	\$460,000	\$22,342,275	45	\$447,931	\$435,000	\$20,156,900	98.32%	19
92057 OCEANSIDE	65	\$426,946	\$429,000	\$27,751,495	50	\$423,406	\$414,000	\$21,170,300	98.20%	26
92059 PALA	0	\$	\$	\$	1	\$525,000	\$525,000	\$525,000	96.33%	32
92060 PALOMAR MTN	3	\$273,000	\$225,000	\$819,000	1	\$64,200	\$64,200	\$64,200	81.27%	83
92061 PAUMA VALLEY	8	\$977,359	\$495,000	\$7,818,876	2	\$824,500	\$349,000	\$1,649,000	89.18%	55
92064 POWAY	61	\$866,261	\$679,000	\$52,841,964	40	\$932,022	\$675,000	\$37,280,900	96.20%	42
92065 RAMONA	60	\$585,932	\$539,900	\$35,155,932	46	\$478,218	\$445,000	\$21,998,050	98.56%	41
92066 RANCHITA	0	\$	\$	\$	0	\$	\$	\$	0.00%	
92067 RANCHO SANTA FE	61	\$2,971,170	\$2,395,000	\$181,241,404	21	\$2,337,397	\$2,100,000	\$49,085,350	86.37%	125
92068 SAN LUIS REY	0	\$	\$	\$	0	\$	\$	\$	0.00%	
92069 SAN MARCOS	77	\$525,486	\$513,000	\$40,462,422	39	\$486,151	\$445,000	\$18,959,906	97.42%	30
92070 SANTA YSABEL	0	\$	\$	\$	0	\$	\$	\$	0.00%	
92071 SANTEE	32	\$444,308	\$449,000	\$14,217,876	28	\$402,121	\$390,400	\$11,259,400	99.32%	22
92075 SOLANA BEACH	9	\$1,334,639	\$1,075,876	\$12,011,752	7	\$1,737,857	\$1,500,000	\$12,165,000	94.09%	56
92078 SAN MARCOS	28	\$575,649	\$565,000	\$16,118,178	14	\$524,464	\$495,000	\$7,342,500	97.40%	21
92081 VISTA	37	\$459,651	\$450,000	\$17,007,104	15	\$440,740	\$439,900	\$6,611,100	99.13%	24
92082 VALLEY CENTER	44	\$716,362	\$695,000	\$31,519,932	11	\$583,181	\$514,000	\$6,415,000	94.22%	90
92083 VISTA	32	\$414,264	\$408,000	\$13,256,476	18	\$405,355	\$420,000	\$7,296,400	98.83%	43
92084 VISTA	52	\$604,454	\$490,000	\$31,431,639	24	\$475,076	\$410,000	\$11,401,831	97.49%	35
92086 WARNER SPRINGS	1	\$600,000	\$600,000	\$600,000	0	\$	\$	\$	0.00%	
92091 RANCHO SANTA FE	0	\$	\$	\$	0	\$	\$	\$	0.00%	
92093 LA JOLLA	0	\$	\$	\$	0	\$	\$	\$	0.00%	
92101 SAN DIEGO DOWNTOWN	2	\$762,500	\$275,000	\$1,525,000	1	\$685,000	\$685,000	\$685,000	98.56%	35
92102 SAN DIEGO	18	\$433,316	\$399,900	\$7,799,699	13	\$435,334	\$394,000	\$5,659,350	96.73%	38
92103 MISSION HILLS	27	\$990,574	\$835,000	\$26,745,504	18	\$718,722	\$707,500	\$12,937,000	96.80%	52
92104 NORTH PARK	28	\$521,771	\$535,000	\$14,609,606	16	\$463,595	\$465,000	\$7,417,527	96.34%	32
92105 EAST SAN DIEGO	28	\$355,073	\$375,000	\$9,942,065	25	\$321,120	\$320,000	\$8,028,000	97.95%	36

92106 POINT LOMA	14	\$1,187,412	\$990,000	\$16,623,776	10	\$922,350	\$675,000	\$9,223,500	96.68%	53
92107 OCEAN BEACH	15	\$991,526	\$815,000	\$14,872,900	8	\$901,576	\$705,000	\$7,212,615	94.19%	61
92108 MISSION VALLEY	1	\$550,000	\$550,000	\$550,000	0	\$	\$	\$	0.00%	
92109 PACIFIC BEACH	33	\$854,028	\$774,900	\$28,182,956	18	\$1,017,333	\$740,000	\$18,312,000	95.35%	58
92110 OLD TOWN SD	10	\$595,767	\$595,000	\$5,957,676	8	\$680,500	\$675,000	\$5,444,000	98.68%	64
92111 LINDA VISTA	21	\$475,032	\$485,000	\$9,975,688	16	\$481,750	\$467,000	\$7,708,000	98.43%	28
92113 LOGAN HEIGHTS	17	\$301,747	\$320,000	\$5,129,700	11	\$274,659	\$280,000	\$3,021,250	102.40%	31
92114 ENCANTO	50	\$346,689	\$350,000	\$17,334,452	26	\$338,584	\$326,500	\$8,803,200	97.74%	39
92115 COLLEGE GROVE	55	\$536,063	\$474,900	\$29,483,503	22	\$413,090	\$405,000	\$9,088,000	97.69%	40
92116 NORMAL HEIGHTS	28	\$521,238	\$475,000	\$14,594,676	24	\$447,320	\$390,000	\$10,735,700	98.16%	35
92117 CLAIREMONT MESA	43	\$501,350	\$499,000	\$21,558,071	23	\$509,317	\$470,000	\$11,714,300	98.03%	31
92118 CORONADO	25	\$2,048,950	\$1,685,000	\$51,223,752	14	\$1,456,528	\$882,000	\$20,391,400	96.52%	58
92119 SAN CARLOS	21	\$517,936	\$509,900	\$10,876,664	19	\$503,649	\$465,000	\$9,569,340	99.02%	11
92120 DEL CERRO	28	\$599,771	\$509,000	\$16,793,612	17	\$581,687	\$550,000	\$9,888,680	98.14%	31
92121 SORRENTO	3	\$941,958	\$801,000	\$2,825,876	6	\$787,833	\$730,000	\$4,727,000	96.38%	36
92122 UNIVERSITY CITY	19	\$725,771	\$700,000	\$13,789,652	17	\$663,361	\$626,900	\$11,277,150	98.68%	28
92123 MISSION VALLEY	19	\$499,210	\$450,000	\$9,485,000	9	\$438,166	\$430,000	\$3,943,500	97.46%	21
92124 TIERRASANTA	16	\$599,229	\$649,876	\$9,587,676	10	\$555,790	\$530,000	\$5,557,900	98.67%	18
92126 MIRA MESA	51	\$435,571	\$465,000	\$22,214,125	39	\$450,635	\$435,000	\$17,574,788	99.47%	17
92127 RANCHO BERNARDO	50	\$846,006	\$729,900	\$42,300,333	14	\$640,142	\$553,000	\$8,962,000	99.02%	14
92128 RANCHO BERNARDO	75	\$525,767	\$549,876	\$39,432,536	40	\$545,929	\$505,000	\$21,837,165	98.13%	25
92129 RANCHO PENASQUITOS	46	\$555,109	\$595,000	\$25,535,046	22	\$574,990	\$587,000	\$12,649,800	99.20%	12
92130 CARMEL VALLEY	69	\$1,117,352	\$999,876	\$77,097,338	28	\$1,007,199	\$940,000	\$28,201,574	95.52%	28
92131 SCRIPPS MIRAMAR	33	\$771,894	\$731,000	\$25,472,519	13	\$729,615	\$725,000	\$9,485,000	97.98%	29
92139 PARADISE HILLS	22	\$381,880	\$399,000	\$8,401,376	13	\$361,615	\$360,000	\$4,701,000	98.29%	19
92145 MIRAMAR	0	\$	\$	\$	0	\$	\$	\$	0.00%	
92154 OTAY MESA	41	\$421,214	\$415,000	\$17,269,804	27	\$418,792	\$390,000	\$11,307,400	97.88%	51
92155 SAN DIEGO	0	\$	\$	\$	0	\$	\$	\$	0.00%	
92161 SAN DIEGO	0	\$	\$	\$	0	\$	\$	\$	0.00%	
92173 SAN YSIDRO	8	\$374,359	\$390,000	\$2,994,876	7	\$378,571	\$410,000	\$2,650,000	97.32%	28
<b>TOTALS</b>	<b>2,820</b>			<b>\$2,017,343,223</b>	<b>1,603</b>			<b>\$949,098,411</b>		