MONTH ENDING FEBRUARY 28, 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	1	$800,000	$800,000	0	$	$	0.00%	
91902 BONITA	0	$	$	0	$	$	0.00%	
91905 BOULEVARD	0	$	$	0	$	$	0.00%	
91906 CAMPO	0	$	$	0	$	$	0.00%	
91910 CHULA VISTA	4	$397,000	$1,588,000	2	$333,500	$667,000	99.70%	5
91911 CHULA VISTA	0	$	$	2	$377,500	$755,000	100.00%	80
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	0	$	$	2	$621,500	$1,243,000	99.84%	102
91934 JACUMBA	0	$	$	0	$	$	0.00%	
91935 JAMUL	0	$	$	0	$	$	0.00%	
91941 LA MESA	0	$	$	2	$400,000	$800,000	100.13%	40
91942 LA MESA	0	$	$	0	$	$	0.00%	
91945 LEMON GROVE	4	$413,450	$1,653,800	3	$414,950	$1,244,850	100.00%	8
91948 MOUNT LAGUNA	0	$	$	0	$	$	0.00%	
91950 NATIONAL CITY	4	$342,500	$1,370,000	2	$352,000	$704,000	96.58%	74
91962 PINE VALLEY	0	$	$	0	$	$	0.00%	
91963 POTRERO	0	$	$	0	$	$	0.00%	
91977 SPRING VALLEY	1	$560,000	$560,000	4	$345,615	$1,382,462	96.14%	47
91978 SPRING VALLEY	0	$	$	0	$	$	0.00%	
91980 TECATE	0	$	$	0	$	$	0.00%	
92003 BONSAL	0	$	$	0	$	$	0.00%	
92004 BORREGO SPRINGS	0	$	$	0	$	$	0.00%	
92007 CARDIFF BY THE SEA	0	$	$	1	$865,000	$865,000	96.22%	20
92008 CARLSBAD	6	$674,166	$4,045,000	0	$	$	0.00%	
92009 CARLSBAD	0	$	$	0	$	$	0.00%	
92014 DEL MAR	1	$	$	0	$	$	0.00%	
92019 EL CAJON	1	$345,000	$345,000	0	$	$	0.00%	
92020 EL CAJON	0	$	$	4	$515,250	$2,061,000	99.76%	49
92021 EL CAJON	1	$399,000	$399,000	1	$232,000	$232,000	92.80%	54
92024 ENCINITAS	4	$783,469	$3,133,876	4	$582,500	$2,330,000	90.00%	67
92025 ESCONDIDO	7	$386,828	$2,707,800	5	$397,600	$1,988,000	98.56%	41
92026 ESCONDIDO	1	$399,985	$399,985	1	$299,900	$299,900	100.00%	9
92027 ESCONDIDO	0	$	$	0	$	$	0.00%	
92028 FALLBROOK	2	$424,950	$849,900	3	$329,333	$988,000	101.13%	23
92029 ESCONDIDO	0	$	$	0	$	$	0.00%	
92036 JULIAN	1	$329,000	$329,000	0	$	$	0.00%	
92037 LA JOLLA	0	$	$	0	$	$	0.00%	
92040 LAKESIDE	0	$	$	0	$	$	0.00%	
92054 OCEANSIDE	3	$644,333	$1,933,000	3	$483,333	$1,450,000	95.46%	11
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	2	$399,900	$799,800	1	$400,000	$400,000	92.21%	13
92066 RANCHITA	0	$	$	0	$	$	0.00%	
92067 RANCHO SANTA FE	1	$6,900	$6,900	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	0	$	$	0	$	$	0.00%	
92075	SOLANA BEACH	1	$	$	0	$	$	0.00%	
92078	SAN MARCOS	0	$	$	0	$	$	0.00%	
92082	VALLEY CENTER	1	$589,900	$589,900	0	$	$	0.00%	
92083	VISTA	2	$414,850	$829,700	1	$235,000	$235,000	97.92%	108
92084	VISTA	3	$478,333	$1,435,000	1	$292,000	$292,000	97.66%	95
92086	WARNER SPRINGS	0	$	$	0	$	$	0.00%	
92093	LA JOLLA	0	$	$	0	$	$	0.00%	
92101	SAN DIEGO DOWNTOWN	2	$424,938	$849,876	0	$	$	0.00%	
92102	SAN DIEGO	5	$323,980	$1,619,900	4	$286,250	$1,145,000	99.23%	38
92103	MISSION HILLS	6	$534,271	$3,205,626	5	$730,000	$3,650,000	90.62%	71
92104	NORTH PARK	15	$509,518	$7,642,776	6	$471,633	$2,829,800	97.42%	25
92105	EAST SAN DIEGO	12	$394,575	$4,734,900	7	$387,428	$2,712,000	99.02%	18
92106	POINT LOMA	0	$	$	0	$	$	0.00%	
92107	OCEAN BEACH	2	$732,438	$1,464,876	3	$641,333	$1,924,000	96.25%	47
92108	MISSION VALLEY	0	$	$	0	$	$	0.00%	
92109	PACIFIC BEACH	10	$1,064,100	$10,641,000	6	$658,733	$3,952,400	98.24%	23
92110	OLD TOWN SD	2	$273,500	$547,000	0	$	$	0.00%	
92111	LINDA VISTA	0	$	$	0	$	$	0.00%	
92113	LOGAN HEIGHTS	2	$345,000	$690,000	9	$295,777	$2,662,000	97.56%	55
92114	ENCANTO	2	$422,000	$844,000	2	$260,000	$520,000	101.17%	48
92115	COLLEGE GROVE	6	$421,916	$2,531,500	6	$401,666	$2,410,000	99.53%	52
92116	NORMAL HEIGHTS	4	$622,250	$2,489,000	6	$426,000	$2,556,000	96.32%	56
92117	CLAIREMONT MESA	2	$417,450	$834,900	4	$386,375	$1,545,500	95.43%	43
92118	CORONADO	0	$	$	1	$1,275,000	$1,275,000	98.46%	48
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	$	$	1	$318,000	$318,000	96.36%	40
92145	MIRAMAR	0	$	$	0	$	$	0.00%	
92154	OTAY MESA	1	$399,000	$399,000	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	**122**		**$62,270,015**	**102**		**$45,436,912**		