

**MONTH ENDING FEBRUARY 29, 2004
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 | Average Days on Market |
|--------------------------|--------------|--------------------|-------------------|-------------------------|---------------|--------------------|-------------------|------------------|----------------------|------------------------|
| 91901 ALPINE | 0 | \$ | \$ | \$ | 0 | \$ | \$ | \$ | 0.00% | |
| 91902 BONITA | 0 | \$ | \$ | \$ | 1 | \$669,000 | \$669,000 | \$669,000 | 95.57% | 58 |
| 91905 BOULEVARD | 0 | \$ | \$ | \$ | 0 | \$ | \$ | \$ | 0.00% | |
| 91906 CAMPO | 0 | \$ | \$ | \$ | 0 | \$ | \$ | \$ | 0.00% | |
| 91910 CHULA VISTA | 2 | \$575,000 | \$525,000 | \$1,150,000 | 2 | \$622,500 | \$385,000 | \$1,245,000 | 96.90% | 54 |
| 91911 CHULA VISTA | 0 | \$ | \$ | \$ | 2 | \$422,500 | \$400,000 | \$845,000 | 98.84% | 65 |
| 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 | 2 | \$699,376 | \$498,753 | \$1,398,753 | 1 | \$780,000 | \$780,000 | \$780,000 | 97.50% | 35 |
| 91934 JACUMBA | 0 | \$ | \$ | \$ | 0 | \$ | \$ | \$ | 0.00% | |
| 91935 JAMUL | 0 | \$ | \$ | \$ | 0 | \$ | \$ | \$ | 0.00% | |
| 91941 LA MESA | 3 | \$371,333 | \$525,000 | \$1,114,000 | 2 | \$482,500 | \$450,000 | \$965,000 | 96.07% | 171 |
| 91942 LA MESA | 0 | \$ | \$ | \$ | 0 | \$ | \$ | \$ | 0.00% | |
| 91945 LEMON GROVE | 2 | \$702,000 | \$679,000 | \$1,404,000 | 4 | \$390,500 | \$390,000 | \$1,562,000 | 98.87% | 15 |
| 91948 MOUNT LAGUNA | 0 | \$ | \$ | \$ | 0 | \$ | \$ | \$ | 0.00% | |
| 91950 NATIONAL CITY | 2 | \$529,950 | \$529,900 | \$1,059,900 | 3 | \$350,000 | \$292,500 | \$1,050,000 | 97.22% | 10 |
| 91962 PINE VALLEY | 0 | \$ | \$ | \$ | 0 | \$ | \$ | \$ | 0.00% | |
| 91963 POTRERO | 0 | \$ | \$ | \$ | 0 | \$ | \$ | \$ | 0.00% | |
| 91977 SPRING VALLEY | 6 | \$467,166 | \$462,000 | \$2,803,000 | 2 | \$390,000 | \$370,000 | \$780,000 | 97.52% | 124 |
| 91978 SPRING VALLEY | 0 | \$ | \$ | \$ | 1 | \$520,000 | \$520,000 | \$520,000 | 99.05% | 57 |
| 91980 TECATE | 0 | \$ | \$ | \$ | 1 | \$285,000 | \$285,000 | \$285,000 | 84.57% | 89 |
| 92003 BONSAI | 0 | \$ | \$ | \$ | 0 | \$ | \$ | \$ | 0.00% | |
| 92004 BORREGO SPRINGS | 0 | \$ | \$ | \$ | 0 | \$ | \$ | \$ | 0.00% | |
| 92007 CARDIFF BY THE SEA | 1 | \$1,900,000 | \$1,900,000 | \$1,900,000 | 0 | \$ | \$ | \$ | 0.00% | |
| 92008 CARLSBAD | 0 | \$ | \$ | \$ | 0 | \$ | \$ | \$ | 0.00% | |
| 92009 CARLSBAD | 0 | \$ | \$ | \$ | 1 | \$849,000 | \$849,000 | \$849,000 | 99.89% | 34 |
| 92014 DEL MAR | 0 | \$ | \$ | \$ | 0 | \$ | \$ | \$ | 0.00% | |
| 92019 EL CAJON | 0 | \$ | \$ | \$ | 1 | \$380,000 | \$380,000 | \$380,000 | 100.00% | 12 |
| 92020 EL CAJON | 0 | \$ | \$ | \$ | 3 | \$395,500 | \$381,500 | \$1,186,500 | 90.82% | 78 |
| 92021 EL CAJON | 3 | \$581,000 | \$569,000 | \$1,743,000 | 1 | \$685,000 | \$685,000 | \$685,000 | 101.48% | 21 |
| 92024 ENCINITAS | 11 | \$748,525 | \$750,000 | \$8,233,776 | 1 | \$850,000 | \$850,000 | \$850,000 | 105.59% | 7 |
| 92025 ESCONDIDO | 7 | \$446,685 | \$429,000 | \$3,126,800 | 2 | \$357,500 | \$310,000 | \$715,000 | 96.63% | 7 |
| 92026 ESCONDIDO | 2 | \$607,000 | \$589,000 | \$1,214,000 | 0 | \$ | \$ | \$ | 0.00% | |
| 92027 ESCONDIDO | 0 | \$ | \$ | \$ | 0 | \$ | \$ | \$ | 0.00% | |
| 92028 FALLBROOK | 0 | \$ | \$ | \$ | 0 | \$ | \$ | \$ | 0.00% | |
| 92029 ESCONDIDO | 0 | \$ | \$ | \$ | 0 | \$ | \$ | \$ | 0.00% | |
| 92036 JULIAN | 0 | \$ | \$ | \$ | 0 | \$ | \$ | \$ | 0.00% | |
| 92037 LA JOLLA | 0 | \$ | \$ | \$ | 2 | \$960,000 | \$960,000 | \$1,920,000 | 90.57% | 24 |
| 92040 LAKESIDE | 7 | \$488,410 | \$520,000 | \$3,418,876 | 2 | \$475,000 | \$455,000 | \$950,000 | 100.12% | 73 |
| 92054 OCEANSIDE | 12 | \$774,129 | \$647,777 | \$9,289,553 | 6 | \$726,000 | \$560,000 | \$4,356,000 | 97.58% | 62 |
| 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 | 1 | \$790,000 | \$790,000 | \$790,000 | 1 | \$325,000 | \$325,000 | \$325,000 | 92.86% | 38 |
| 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 | 0 | \$ | \$ | \$ | 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 | 1 | \$540,000 | \$540,000 | \$540,000 | 0 | \$ | \$ | \$ | 0.00% | |
| 92083 VISTA | 3 | \$679,333 | \$839,000 | \$2,038,000 | 0 | \$ | \$ | \$ | 0.00% | |
| 92084 VISTA | 6 | \$479,812 | \$410,000 | \$2,878,876 | 1 | \$375,000 | \$375,000 | \$375,000 | 101.02% | 13 |
| 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 | \$ | \$ | \$ | 0 | \$ | \$ | \$ | 0.00% | |
| 92102 SAN DIEGO | 10 | \$466,800 | \$450,000 | \$4,668,000 | 9 | \$480,777 | \$462,000 | \$4,327,000 | 96.26% | 44 |
| 92103 MISSION HILLS | 4 | \$846,750 | \$887,000 | \$3,387,000 | 3 | \$633,166 | \$634,500 | \$1,899,500 | 96.52% | 75 |
| 92104 NORTH PARK | 15 | \$655,553 | \$625,000 | \$9,833,304 | 5 | \$516,200 | \$575,000 | \$2,581,000 | 97.03% | 39 |
| 92105 EAST SAN DIEGO | 21 | \$543,270 | \$574,876 | \$11,408,676 | 3 | \$458,333 | \$468,000 | \$1,375,000 | 98.99% | 38 |
| 92106 POINT LOMA | 0 | \$ | \$ | \$ | 0 | \$ | \$ | \$ | 0.00% | |
| 92107 OCEAN BEACH | 10 | \$942,987 | \$865,000 | \$9,429,876 | 2 | \$719,500 | \$589,000 | \$1,439,000 | 100.35% | 12 |
| 92108 MISSION VALLEY | 0 | \$ | \$ | \$ | 0 | \$ | \$ | \$ | 0.00% | |
| 92109 PACIFIC BEACH | 16 | \$1,142,492 | \$899,000 | \$18,279,876 | 7 | \$850,142 | \$908,000 | \$5,951,000 | 98.93% | 130 |
| 92110 OLD TOWN SD | 3 | \$773,000 | \$800,000 | \$2,319,000 | 0 | \$ | \$ | \$ | 0.00% | |
| 92111 LINDA VISTA | 3 | \$747,666 | \$815,000 | \$2,243,000 | 0 | \$ | \$ | \$ | 0.00% | |
| 92113 LOGAN HEIGHTS | 7 | \$476,985 | \$425,000 | \$3,338,900 | 5 | \$418,600 | \$443,000 | \$2,093,000 | 97.81% | 62 |
| 92114 ENCANTO | 2 | \$515,000 | \$510,000 | \$1,030,000 | 0 | \$ | \$ | \$ | 0.00% | |
| 92115 COLLEGE GROVE | 10 | \$560,389 | \$565,000 | \$5,603,899 | 0 | \$ | \$ | \$ | 0.00% | |
| 92116 NORMAL HEIGHTS | 16 | \$428,798 | \$499,900 | \$6,860,775 | 4 | \$530,750 | \$498,000 | \$2,123,000 | 98.17% | 34 |
| 92117 CLAIREMONT MESA | 3 | \$571,333 | \$540,000 | \$1,714,000 | 2 | \$542,500 | \$535,000 | \$1,085,000 | 99.63% | 6 |
| 92118 CORONADO | 1 | \$1,325,000 | \$1,325,000 | \$1,325,000 | 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 | 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 | 1 | \$450,000 | \$450,000 | \$450,000 | 0 | \$ | \$ | \$ | 0.00% | |
| TOTALS | 193 | | | \$125,993,840 | 80 | | | \$44,166,000 | | |