

**YEAR TO DATE ENDING FEBRUARY 29, 2004
SINGLE FAMILY DETACHED HOMES**

Zip Code	New Listing	Average List Price	Median List Price	Total New Listing Value	Sold Listing	Average Sold Price	Median Sale Price	Total Sold Value	% Sale Price to List	Average Days on Market
91901 ALPINE	41	\$636,501	\$557,000	\$26,096,552	26	\$554,726	\$490,000	\$14,422,900	95.82%	83
91902 BONITA	49	\$798,702	\$649,900	\$39,136,406	18	\$618,111	\$575,000	\$11,126,000	97.63%	26
91905 BOULEVARD	13	\$377,790	\$360,000	\$4,911,276	4	\$279,575	\$275,000	\$1,118,300	97.75%	50
91906 CAMPO	18	\$279,865	\$254,000	\$5,037,576	9	\$286,755	\$299,900	\$2,580,800	98.86%	77
91910 CHULA VISTA	119	\$534,276	\$475,000	\$63,578,930	48	\$505,604	\$445,000	\$24,269,000	98.54%	25
91911 CHULA VISTA	103	\$407,879	\$410,000	\$42,011,616	39	\$412,917	\$393,000	\$16,103,800	99.34%	25
91913 CHULA VISTA	117	\$535,468	\$520,000	\$62,649,784	73	\$498,000	\$485,000	\$36,354,050	98.33%	30
91914 CHULA VISTA	32	\$697,861	\$640,000	\$22,331,552	19	\$593,447	\$585,000	\$11,275,500	98.54%	32
91915 CHULA VISTA	84	\$594,033	\$565,000	\$49,898,849	33	\$512,063	\$455,000	\$16,898,100	98.45%	21
91916 DESCANSO	12	\$570,983	\$510,000	\$6,851,800	4	\$375,475	\$324,900	\$1,501,900	98.95%	60
91917 DULZURA	4	\$263,750	\$210,000	\$1,055,000	3	\$491,000	\$375,000	\$1,473,000	91.09%	69
91931 GUATAY	1	\$449,876	\$449,876	\$449,876	0	\$0	\$	\$	0.00%	0
91932 IMPERIAL BEACH	26	\$506,836	\$475,000	\$13,177,738	14	\$433,178	\$400,000	\$6,064,500	96.92%	70
91934 JACUMBA	4	\$187,000	\$155,000	\$748,000	1	\$150,000	\$150,000	\$150,000	100.67%	161
91935 JAMUL	29	\$728,700	\$685,000	\$21,132,328	28	\$655,103	\$612,900	\$18,342,900	96.03%	74
91941 LA MESA	96	\$623,333	\$575,000	\$59,840,056	57	\$533,252	\$445,000	\$30,395,385	97.11%	51
91942 LA MESA	28	\$452,559	\$445,000	\$12,671,676	16	\$428,862	\$425,000	\$6,861,800	98.30%	16
91945 LEMON GROVE	46	\$363,215	\$385,000	\$16,707,915	26	\$352,826	\$342,800	\$9,173,500	98.38%	32
91948 MOUNT LAGUNA	0	\$0	\$	\$	0	\$0	\$	\$	0.00%	0
91950 NATIONAL CITY	43	\$323,648	\$345,000	\$13,916,904	20	\$342,795	\$325,000	\$6,855,900	99.29%	36
91962 PINE VALLEY	12	\$487,439	\$460,000	\$5,849,276	7	\$483,571	\$480,000	\$3,385,000	98.33%	60
91963 POTRERO	3	\$250,025	\$260,000	\$750,076	1	\$333,000	\$333,000	\$333,000	97.97%	113
91977 SPRING VALLEY	144	\$418,322	\$395,000	\$60,238,386	73	\$391,434	\$375,000	\$28,574,700	97.50%	35
91978 SPRING VALLEY	15	\$532,311	\$445,000	\$7,984,676	10	\$463,900	\$446,000	\$4,639,000	98.10%	31
91980 TECATE	0	\$0	\$	\$	0	\$0	\$	\$	0.00%	0
92003 BONSAL	21	\$811,690	\$769,000	\$17,045,500	6	\$634,046	\$449,500	\$3,804,277	95.65%	79
92004 BORREGO SPRINGS	0	\$0	\$	\$	1	\$525,000	\$525,000	\$525,000	98.13%	153
92007 CARDIFF BY THE SEA	18	\$1,024,640	\$1,000,000	\$18,443,527	8	\$751,000	\$685,000	\$6,008,000	93.57%	64
92008 CARLSBAD	83	\$644,901	\$659,000	\$53,526,831	39	\$711,723	\$629,900	\$27,757,200	96.65%	38
92009 CARLSBAD	160	\$849,481	\$824,876	\$135,916,984	84	\$730,590	\$675,000	\$61,369,598	97.72%	31
92014 DEL MAR	66	\$1,545,998	\$1,295,000	\$102,035,908	23	\$1,565,434	\$1,225,000	\$36,005,000	93.05%	94
92019 EL CAJON	82	\$506,187	\$474,950	\$41,507,356	56	\$490,807	\$450,000	\$27,485,200	98.26%	37
92020 EL CAJON	62	\$489,824	\$459,500	\$30,369,089	45	\$443,448	\$408,000	\$19,955,200	98.26%	34
92021 EL CAJON	102	\$453,401	\$410,000	\$46,246,902	50	\$419,275	\$385,000	\$20,963,750	97.82%	35
92024 ENCINITAS	105	\$1,076,966	\$824,876	\$113,081,476	74	\$860,941	\$720,000	\$63,709,690	96.26%	48
92025 ESCONDIDO	93	\$583,356	\$485,000	\$54,252,149	52	\$481,490	\$405,000	\$25,037,500	97.14%	47
92026 ESCONDIDO	152	\$506,510	\$449,876	\$76,989,604	69	\$455,318	\$425,000	\$31,416,976	98.11%	30
92027 ESCONDIDO	127	\$469,691	\$410,000	\$59,650,762	80	\$402,190	\$370,000	\$32,175,200	98.11%	36
92028 FALLBROOK	182	\$686,292	\$599,000	\$124,905,263	97	\$550,117	\$500,000	\$53,361,425	97.26%	68
92029 ESCONDIDO	70	\$708,608	\$629,900	\$49,602,560	38	\$558,986	\$600,000	\$21,241,500	96.16%	45
92036 JULIAN	26	\$440,199	\$362,000	\$11,445,177	15	\$305,233	\$310,000	\$4,578,500	94.50%	71
92037 LA JOLLA	105	\$2,488,375	\$1,695,000	\$261,279,420	58	\$2,023,281	\$1,425,000	\$117,350,305	91.24%	117
92040 LAKESIDE	70	\$492,825	\$469,000	\$34,497,783	46	\$432,380	\$420,000	\$19,889,500	96.58%	55
92054 OCEANSIDE	109	\$515,065	\$450,000	\$56,142,098	50	\$425,966	\$425,000	\$21,298,300	97.66%	30
92056 OCEANSIDE	114	\$469,938	\$450,000	\$53,573,000	80	\$449,371	\$435,000	\$35,949,700	98.37%	24
92057 OCEANSIDE	169	\$428,640	\$430,000	\$72,440,314	94	\$419,361	\$410,000	\$39,419,950	98.14%	27
92059 PALA	1	\$479,900	\$479,900	\$479,900	2	\$642,500	\$525,000	\$1,285,000	90.18%	94
92060 PALOMAR MTN	4	\$392,250	\$225,000	\$1,569,000	2	\$62,100	\$60,000	\$124,200	83.41%	41
92061 PAUMA VALLEY	15	\$766,325	\$499,000	\$11,494,876	7	\$1,106,285	\$805,000	\$7,744,000	130.95%	126
92064 POWAY	128	\$963,523	\$679,000	\$123,331,023	81	\$863,069	\$683,000	\$69,908,600	95.54%	51
92065 RAMONA	129	\$558,328	\$525,000	\$72,024,316	83	\$475,516	\$439,000	\$39,467,850	98.21%	51
92066 RANCHITA	1	\$325,000	\$325,000	\$325,000	0	\$0	\$	\$	0.00%	0
92067 RANCHO SANTA FE	108	\$3,340,694	\$2,595,000	\$360,795,031	38	\$2,745,640	\$2,090,000	\$104,334,350	87.40%	144
92068 SAN LUIS REY	0	\$0	\$	\$	0	\$0	\$	\$	0.00%	0
92069 SAN MARCOS	164	\$524,943	\$500,270	\$86,090,782	73	\$474,972	\$435,000	\$34,672,996	97.72%	33
92070 SANTA YSABEL	0	\$0	\$	\$	1	\$410,000	\$410,000	\$410,000	97.85%	215
92071 SANTEE	68	\$415,231	\$410,000	\$28,235,769	49	\$398,415	\$390,000	\$19,522,350	98.86%	23
92075 SOLANA BEACH	23	\$1,314,353	\$1,195,000	\$30,230,128	11	\$1,458,181	\$1,300,000	\$16,040,000	94.56%	68

92078	SAN MARCOS	48	\$546,743	\$535,000	\$26,243,706	29	\$549,979	\$512,000	\$15,949,400	97.91%	24
92081	VISTA	59	\$446,686	\$449,876	\$26,354,504	26	\$463,611	\$420,000	\$12,053,900	97.84%	26
92082	VALLEY CENTER	78	\$715,001	\$650,000	\$55,770,108	31	\$523,935	\$488,000	\$16,242,000	95.85%	59
92083	VISTA	74	\$415,508	\$409,900	\$30,747,655	45	\$407,815	\$402,000	\$18,351,700	98.03%	39
92084	VISTA	118	\$549,559	\$485,000	\$64,847,970	54	\$481,727	\$429,000	\$26,013,308	98.52%	45
92086	WARNER SPRINGS	3	\$472,000	\$420,000	\$1,416,000	1	\$282,000	\$282,000	\$282,000	98.95%	20
92091	RANCHO SANTA FE	1	\$925,000	\$925,000	\$925,000	1	\$825,000	\$825,000	\$825,000	94.29%	27
92093	LA JOLLA	0	\$0	\$	\$	0	\$0	\$	\$	0.00%	0
92101	SAN DIEGO DOWNTOWN	4	\$593,500	\$275,000	\$2,374,000	2	\$972,500	\$685,000	\$1,945,000	98.03%	145
92102	SAN DIEGO	32	\$387,822	\$379,000	\$12,410,327	27	\$386,961	\$350,200	\$10,447,950	97.66%	38
92103	MISSION HILLS	53	\$1,047,654	\$825,000	\$55,525,704	28	\$816,745	\$733,000	\$22,868,886	96.48%	56
92104	NORTH PARK	58	\$529,099	\$509,000	\$30,687,782	46	\$462,587	\$475,000	\$21,279,027	97.64%	32
92105	EAST SAN DIEGO	67	\$344,201	\$360,000	\$23,061,493	41	\$313,082	\$315,000	\$12,836,400	98.13%	41
92106	POINT LOMA	37	\$1,016,159	\$798,000	\$37,597,908	24	\$887,362	\$715,000	\$21,296,711	96.26%	47
92107	OCEAN BEACH	40	\$856,991	\$739,000	\$34,279,652	19	\$793,156	\$705,000	\$15,069,965	95.49%	53
92108	MISSION VALLEY	1	\$550,000	\$550,000	\$550,000	0	\$0	\$	\$	0.00%	0
92109	PACIFIC BEACH	50	\$1,092,996	\$850,000	\$54,649,832	27	\$928,560	\$740,000	\$25,071,140	95.47%	53
92110	OLD TOWN SD	26	\$648,560	\$699,000	\$16,862,563	20	\$636,382	\$599,000	\$12,727,650	96.16%	66
92111	LINDA VISTA	44	\$435,626	\$485,000	\$19,167,564	26	\$459,903	\$440,000	\$11,957,500	98.52%	34
92113	LOGAN HEIGHTS	31	\$309,002	\$320,000	\$9,579,080	23	\$276,097	\$280,000	\$6,350,250	99.68%	35
92114	ENCANTO	108	\$346,268	\$350,000	\$37,396,952	56	\$332,443	\$327,000	\$18,616,850	97.78%	36
92115	COLLEGE GROVE	100	\$485,302	\$439,900	\$48,530,231	51	\$409,762	\$390,000	\$20,897,900	97.09%	35
92116	NORMAL HEIGHTS	72	\$469,757	\$465,000	\$33,822,567	46	\$453,195	\$391,000	\$20,847,000	98.22%	38
92117	CLAIREMONT MESA	71	\$495,560	\$495,000	\$35,184,775	39	\$507,688	\$470,000	\$19,799,850	97.76%	34
92118	CORONADO	50	\$1,989,268	\$1,599,876	\$99,463,404	27	\$1,337,092	\$995,000	\$36,101,500	95.93%	76
92119	SAN CARLOS	45	\$510,894	\$505,000	\$22,990,240	31	\$499,152	\$469,000	\$15,473,740	98.54%	16
92120	DEL CERRO	60	\$600,033	\$549,000	\$36,001,988	28	\$573,708	\$521,800	\$16,063,830	98.07%	30
92121	SORRENTO	8	\$731,316	\$774,876	\$5,850,528	9	\$737,433	\$725,000	\$6,636,900	95.71%	30
92122	UNIVERSITY CITY	34	\$710,243	\$695,000	\$24,148,270	27	\$648,579	\$626,900	\$17,511,650	97.98%	23
92123	MISSION VALLEY	33	\$498,456	\$479,000	\$16,449,076	19	\$432,889	\$420,000	\$8,224,900	97.34%	23
92124	TIERRASANTA	30	\$559,339	\$635,000	\$16,780,176	21	\$539,708	\$530,000	\$11,333,875	97.94%	20
92126	MIRA MESA	94	\$441,211	\$450,000	\$41,473,841	73	\$443,380	\$430,000	\$32,366,788	98.92%	20
92127	RANCHO BERNARDO	73	\$852,011	\$674,875	\$62,196,813	27	\$641,666	\$575,000	\$17,325,000	98.69%	18
92128	RANCHO BERNARDO	133	\$542,576	\$549,876	\$72,162,618	82	\$552,652	\$525,000	\$45,317,465	98.19%	27
92129	RANCHO PENASQUITOS	94	\$538,313	\$595,000	\$50,601,477	45	\$564,930	\$555,000	\$25,421,876	99.11%	19
92130	CARMEL VALLEY	122	\$1,121,176	\$949,876	\$136,783,592	59	\$927,355	\$859,000	\$54,713,974	96.25%	33
92131	SCRIPPS MIRAMAR	62	\$730,827	\$699,900	\$45,311,274	36	\$701,638	\$717,000	\$25,259,000	97.37%	23
92139	PARADISE HILLS	39	\$372,468	\$398,500	\$14,526,276	25	\$363,160	\$360,000	\$9,079,000	98.71%	35
92145	MIRAMAR	0	\$0	\$	\$	0	\$0	\$	\$	0.00%	0
92154	OTAY MESA	94	\$411,524	\$399,876	\$38,683,332	60	\$406,530	\$379,900	\$24,391,800	98.25%	42
92155	SAN DIEGO	0	\$0	\$	\$	0	\$0	\$	\$	0.00%	0
92161	SAN DIEGO	0	\$0	\$	\$	0	\$0	\$	\$	0.00%	0
92173	SAN YSIDRO	21	\$395,594	\$410,000	\$8,307,476	12	\$371,916	\$389,000	\$4,463,000	97.72%	44
TOTALS		5,763			\$4,014,269,530	3,184			\$1,896,123,837		