

**MONTH ENDING MARCH 31, 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	1	\$610,000	\$610,000	\$610,000	0	\$	\$	\$	0.00%	
91902 BONITA	0	\$	\$	\$	0	\$	\$	\$	0.00%	
91905 BOULEVARD	0	\$	\$	\$	0	\$	\$	\$	0.00%	
91906 CAMPO	0	\$	\$	\$	0	\$	\$	\$	0.00%	
91910 CHULA VISTA	5	\$617,575	\$619,000	\$3,087,876	4	\$612,500	\$520,000	\$2,450,000	99.88%	37
91911 CHULA VISTA	2	\$547,438	\$529,000	\$1,094,876	0	\$	\$	\$	0.00%	
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	4	\$607,250	\$560,000	\$2,429,000	3	\$575,000	\$510,000	\$1,725,000	97.51%	23
91934 JACUMBA	0	\$	\$	\$	0	\$	\$	\$	0.00%	
91935 JAMUL	0	\$	\$	\$	0	\$	\$	\$	0.00%	
91941 LA MESA	5	\$474,000	\$550,000	\$2,370,000	1	\$600,000	\$600,000	\$600,000	100.00%	23
91942 LA MESA	0	\$	\$	\$	1	\$445,000	\$445,000	\$445,000	94.68%	27
91945 LEMON GROVE	5	\$479,780	\$489,000	\$2,398,900	5	\$461,800	\$400,000	\$2,309,000	96.85%	27
91948 MOUNT LAGUNA	0	\$	\$	\$	0	\$	\$	\$	0.00%	
91950 NATIONAL CITY	7	\$534,839	\$450,000	\$3,743,876	1	\$385,000	\$385,000	\$385,000	97.47%	13
91962 PINE VALLEY	0	\$	\$	\$	0	\$	\$	\$	0.00%	
91963 POTRERO	0	\$	\$	\$	0	\$	\$	\$	0.00%	
91977 SPRING VALLEY	8	\$468,250	\$475,000	\$3,746,000	4	\$478,450	\$475,000	\$1,913,800	96.23%	94
91978 SPRING VALLEY	0	\$	\$	\$	0	\$	\$	\$	0.00%	
91980 TECATE	0	\$	\$	\$	0	\$	\$	\$	0.00%	
92003 BONSAI	1	\$550,000	\$550,000	\$550,000	0	\$	\$	\$	0.00%	
92004 BORREGO SPRINGS	0	\$	\$	\$	0	\$	\$	\$	0.00%	
92007 CARDIFF BY THE SEA	5	\$1,184,800	\$1,150,000	\$5,924,000	0	\$	\$	\$	0.00%	
92008 CARLSBAD	3	\$1,283,000	\$700,000	\$3,849,000	1	\$750,000	\$750,000	\$750,000	93.75%	98
92009 CARLSBAD	0	\$	\$	\$	0	\$	\$	\$	0.00%	
92014 DEL MAR	0	\$	\$	\$	0	\$	\$	\$	0.00%	
92019 EL CAJON	3	\$529,000	\$479,000	\$1,587,000	0	\$	\$	\$	0.00%	
92020 EL CAJON	1	\$575,000	\$575,000	\$575,000	0	\$	\$	\$	0.00%	
92021 EL CAJON	5	\$576,200	\$611,000	\$2,881,000	2	\$583,500	\$512,000	\$1,167,000	95.34%	85
92024 ENCINITAS	6	\$970,000	\$899,000	\$5,820,000	5	\$782,380	\$757,000	\$3,911,900	97.46%	4
92025 ESCONDIDO	6	\$518,816	\$499,000	\$3,112,900	3	\$389,666	\$390,000	\$1,169,000	93.75%	10
92026 ESCONDIDO	1	\$2,000,000	\$2,000,000	\$2,000,000	0	\$	\$	\$	0.00%	
92027 ESCONDIDO	0	\$	\$	\$	1	\$800,000	\$800,000	\$800,000	74.36%	16
92028 FALLBROOK	2	\$400,000	\$400,000	\$800,000	0	\$	\$	\$	0.00%	
92029 ESCONDIDO	0	\$	\$	\$	0	\$	\$	\$	0.00%	
92036 JULIAN	0	\$	\$	\$	0	\$	\$	\$	0.00%	
92037 LA JOLLA	0	\$	\$	\$	0	\$	\$	\$	0.00%	
92040 LAKESIDE	1	\$550,000	\$550,000	\$550,000	2	\$425,000	\$300,000	\$850,000	100.00%	3
92054 OCEANSIDE	10	\$799,587	\$695,000	\$7,995,876	3	\$575,925	\$555,000	\$1,727,777	98.35%	13
92056 OCEANSIDE	0	\$	\$	\$	0	\$	\$	\$	0.00%	
92057 OCEANSIDE	1	\$750,000	\$750,000	\$750,000	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	1	\$625,000	\$625,000	\$625,000	2	\$449,500	\$445,000	\$899,000	97.93%	90
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	\$	\$	\$	1	\$505,000	\$505,000	\$505,000	98.06%	121
92070 SANTA YSABEL	1	\$	\$	\$	0	\$	\$	\$	0.00%	
92071 SANTEE	1	\$555,000	\$555,000	\$555,000	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	0	\$	\$	\$	1	\$500,000	\$500,000	\$500,000	100.00%	27
92084	VISTA	2	\$549,438	\$399,000	\$1,098,876	1	\$345,000	\$345,000	\$345,000	101.21%	10
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	4	\$1,612,438	\$949,876	\$6,449,752	2	\$792,500	\$685,000	\$1,585,000	99.13%	24
92102	SAN DIEGO	9	\$541,430	\$565,876	\$4,872,876	5	\$553,400	\$507,500	\$2,767,000	104.46%	15
92103	MISSION HILLS	2	\$1,100,438	\$950,000	\$2,200,876	3	\$1,103,333	\$965,000	\$3,310,000	97.24%	50
92104	NORTH PARK	13	\$445,675	\$550,000	\$5,793,775	9	\$585,333	\$555,000	\$5,268,000	98.69%	38
92105	EAST SAN DIEGO	14	\$516,514	\$465,000	\$7,231,200	7	\$462,214	\$450,000	\$3,235,500	98.37%	53
92106	POINT LOMA	0	\$	\$	\$	1	\$1,175,000	\$1,175,000	\$1,175,000	97.92%	145
92107	OCEAN BEACH	4	\$725,850	\$669,000	\$2,903,400	5	\$902,200	\$775,000	\$4,511,000	98.82%	73
92108	MISSION VALLEY	0	\$	\$	\$	0	\$	\$	\$	0.00%	
92109	PACIFIC BEACH	7	\$1,402,571	\$1,199,000	\$9,818,000	9	\$927,555	\$875,000	\$8,348,000	91.54%	58
92110	OLD TOWN SD	1	\$749,000	\$749,000	\$749,000	0	\$	\$	\$	0.00%	
92111	LINDA VISTA	2	\$699,500	\$649,000	\$1,399,000	1	\$570,000	\$570,000	\$570,000	97.29%	44
92113	LOGAN HEIGHTS	13	\$438,713	\$430,000	\$5,703,276	5	\$432,000	\$395,000	\$2,160,000	95.87%	88
92114	ENCANTO	2	\$375,000	\$275,000	\$750,000	1	\$321,000	\$321,000	\$321,000	97.27%	58
92115	COLLEGE GROVE	6	\$434,650	\$450,000	\$2,607,900	2	\$477,500	\$450,000	\$955,000	97.95%	59
92116	NORMAL HEIGHTS	7	\$622,525	\$599,900	\$4,357,676	7	\$669,785	\$754,000	\$4,688,500	99.56%	39
92117	CLAIREMONT MESA	4	\$581,000	\$579,000	\$2,324,000	2	\$503,750	\$482,500	\$1,007,500	95.51%	36
92118	CORONADO	1	\$1,595,000	\$1,595,000	\$1,595,000	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	1	\$799,876	\$799,876	\$799,876	0	\$	\$	\$	0.00%	
92155	SAN DIEGO	0	\$	\$	\$	0	\$	\$	\$	0.00%	
92161	SAN DIEGO	0	\$	\$	\$	0	\$	\$	\$	0.00%	
92173	SAN YSIDRO	1	\$1,000,000	\$1,000,000	\$1,000,000	0	\$	\$	\$	0.00%	
TOTALS		178			\$118,709,787	100			\$62,353,977		