

**MONTH ENDING MAY 31, 2004
RESIDENTIAL INCOME 2-4 UNITS**

Zip Code	New			Sold			Median Sale Price	Total Sold Value	% Sale Price to List Price	Average Days on Market
	Listing s	Average List Price	Median List Price	Total New Listing Value	Listing s	Average Sold Price				
91901 ALPINE	1	\$399,000	\$399,000	\$399,000	0	\$	\$	\$	0.00%	
91902 BONITA	0	\$	\$	\$	0	\$	\$	\$	0.00%	
91905 BOULEVARD	0	\$	\$	\$	0	\$	\$	\$	0.00%	
91906 CAMPO	0	\$	\$	\$	0	\$	\$	\$	0.00%	
91910 CHULA VISTA	6	\$618,650	\$619,900	\$3,711,900	5	\$566,200	\$556,000	\$2,831,000	98.51%	33
91911 CHULA VISTA	3	\$733,250	\$749,999	\$2,199,751	1	\$595,000	\$595,000	\$595,000	105.15%	10
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	5	\$832,000	\$805,000	\$4,160,000	2	\$479,500	\$429,000	\$959,000	101.48%	35
91934 JACUMBA	0	\$	\$	\$	0	\$	\$	\$	0.00%	
91935 JAMUL	0	\$	\$	\$	0	\$	\$	\$	0.00%	
91941 LA MESA	0	\$	\$	\$	2	\$565,000	\$550,000	\$1,130,000	96.58%	42
91942 LA MESA	5	\$316,775	\$490,000	\$1,583,876	2	\$506,000	\$502,000	\$1,012,000	100.35%	2
91945 LEMON GROVE	5	\$498,580	\$475,000	\$2,492,900	2	\$485,000	\$475,000	\$970,000	100.00%	9
91948 MOUNT LAGUNA	0	\$	\$	\$	0	\$	\$	\$	0.00%	
91950 NATIONAL CITY	13	\$523,761	\$515,000	\$6,808,900	7	\$455,665	\$452,000	\$3,189,660	101.61%	64
91962 PINE VALLEY	0	\$	\$	\$	0	\$	\$	\$	0.00%	
91963 POTRERO	0	\$	\$	\$	0	\$	\$	\$	0.00%	
91977 SPRING VALLEY	11	\$475,345	\$549,900	\$5,228,800	6	\$470,000	\$420,000	\$2,820,000	97.23%	32
91978 SPRING VALLEY	0	\$	\$	\$	0	\$	\$	\$	0.00%	
91980 TECATE	0	\$	\$	\$	0	\$	\$	\$	0.00%	
92003 BONSAI	0	\$	\$	\$	0	\$	\$	\$	0.00%	
92004 BORREGO SPRINGS	0	\$	\$	\$	0	\$	\$	\$	0.00%	
92007 CARDIFF BY THE SEA	1	\$1,299,000	\$1,299,000	\$1,299,000	0	\$	\$	\$	0.00%	
92008 CARLSBAD	1	\$2,595,000	\$2,595,000	\$2,595,000	0	\$	\$	\$	0.00%	
92009 CARLSBAD	4	\$1,105,600	\$975,000	\$4,422,400	0	\$	\$	\$	0.00%	
92014 DEL MAR	1	\$2,500,000	\$2,500,000	\$2,500,000	0	\$	\$	\$	0.00%	
92019 EL CAJON	1	\$475,000	\$475,000	\$475,000	0	\$	\$	\$	0.00%	
92020 EL CAJON	4	\$655,750	\$575,000	\$2,623,000	0	\$	\$	\$	0.00%	
92021 EL CAJON	4	\$555,950	\$525,000	\$2,223,800	5	\$543,000	\$570,000	\$2,715,000	96.93%	35
92024 ENCINITAS	8	\$949,236	\$899,900	\$7,593,895	4	\$931,250	\$899,000	\$3,725,000	94.74%	71
92025 ESCONDIDO	12	\$585,916	\$510,000	\$7,031,000	3	\$498,292	\$455,000	\$1,494,876	101.71%	18
92026 ESCONDIDO	5	\$324,000	\$	\$1,620,000	0	\$	\$	\$	0.00%	
92027 ESCONDIDO	0	\$	\$	\$	0	\$	\$	\$	0.00%	
92028 FALLBROOK	5	\$561,000	\$650,000	\$2,805,000	0	\$	\$	\$	0.00%	
92029 ESCONDIDO	0	\$	\$	\$	0	\$	\$	\$	0.00%	
92036 JULIAN	0	\$	\$	\$	0	\$	\$	\$	0.00%	
92037 LA JOLLA	3	\$2,066,666	\$1,600,000	\$6,200,000	1	\$1,315,000	\$1,315,000	\$1,315,000	97.41%	12
92040 LAKESIDE	3	\$586,333	\$609,000	\$1,759,000	4	\$413,000	\$340,000	\$1,652,000	96.34%	20
92054 OCEANSIDE	11	\$693,693	\$679,000	\$7,630,628	8	\$669,250	\$620,000	\$5,354,000	98.93%	12
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	1	\$850,000	\$850,000	\$850,000	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	2	\$637,000	\$599,000	\$1,274,000	1	\$402,500	\$402,500	\$402,500	96.06%	8
92070 SANTA YSABEL	0	\$	\$	\$	0	\$	\$	\$	0.00%	
92071 SANTEE	0	\$	\$	\$	0	\$	\$	\$	0.00%	
92075 SOLANA BEACH	1	\$950,000	\$950,000	\$950,000	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	7	\$493,828	\$515,000	\$3,456,800	0	\$	\$	\$	0.00%	
92084 VISTA	5	\$513,735	\$489,000	\$2,568,676	2	\$424,500	\$395,000	\$849,000	98.84%	17
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	1	\$1,200,000	\$1,200,000	\$1,200,000	0	\$	\$	\$	0.00%	
92102 SAN DIEGO	16	\$601,533	\$565,876	\$9,624,528	5	\$467,000	\$430,000	\$2,335,000	100.04%	51
92103 MISSION HILLS	4	\$903,250	\$825,000	\$3,613,000	1	\$100,000,000	\$100,000,000	\$100,000,000	9294.75%	12
92104 NORTH PARK	21	\$661,521	\$649,900	\$13,891,952	9	\$619,388	\$585,000	\$5,574,500	95.43%	34

92105 EAST SAN DIEGO	25	\$542,874	\$550,000	\$13,571,850	9	\$562,777	\$555,000	\$5,065,000	100.67%	25
92106 POINT LOMA	0	\$	\$	\$	0	\$	\$	\$	0.00%	
92107 OCEAN BEACH	15	\$1,017,726	\$780,000	\$15,265,900	6	\$716,166	\$689,000	\$4,297,000	101.06%	59
92108 MISSION VALLEY	0	\$	\$	\$	0	\$	\$	\$	0.00%	
92109 PACIFIC BEACH	29	\$1,071,064	\$950,000	\$31,060,876	9	\$923,844	\$930,000	\$8,314,600	98.62%	29
92110 OLD TOWN SD	3	\$903,000	\$925,000	\$2,709,000	0	\$	\$	\$	0.00%	
92111 LINDA VISTA	1	\$799,000	\$799,000	\$799,000	2	\$519,500	\$489,000	\$1,039,000	98.11%	30
92113 LOGAN HEIGHTS	16	\$563,431	\$550,000	\$9,014,900	5	\$443,740	\$460,000	\$2,218,700	97.83%	9
92114 ENCANTO	2	\$492,500	\$450,000	\$985,000	1	\$275,000	\$275,000	\$275,000	100.00%	0
92115 COLLEGE GROVE	7	\$721,714	\$639,000	\$5,052,000	3	\$515,000	\$512,000	\$1,545,000	98.30%	54
92116 NORMAL HEIGHTS	18	\$705,749	\$699,000	\$12,703,499	5	\$755,040	\$637,800	\$3,775,200	97.24%	40
92117 CLAIREMONT MESA	4	\$652,000	\$549,000	\$2,608,000	1	\$540,000	\$540,000	\$540,000	100.00%	31
92118 CORONADO	1	\$1,295,000	\$1,295,000	\$1,295,000	1	\$1,180,000	\$1,180,000	\$1,180,000	92.55%	67
92119 SAN CARLOS	0	\$	\$	\$	0	\$	\$	\$	0.00%	
92120 DEL CERRO	0	\$	\$	\$	0	\$	\$	\$	0.00%	
92121 SORRENTO	0	\$	\$	\$	0	\$	\$	\$	0.00%	
92122 UNIVERSITY CITY	1	\$	\$	\$	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	1	\$	\$	\$	0	\$	\$	\$	0.00%	
92129 RANCHO PENASQUITOS	1	\$575,000	\$575,000	\$575,000	0	\$	\$	\$	0.00%	
92130 CARMEL VALLEY	0	\$	\$	\$	0	\$	\$	\$	0.00%	
92131 SCRIPPS MIRAMAR	0	\$	\$	\$	0	\$	\$	\$	0.00%	
92139 PARADISE HILLS	1	\$685,000	\$685,000	\$685,000	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	0	\$	\$	\$	0	\$	\$	\$	0.00%	
TOTALS	295			\$211,116,831	112			\$167,173,036		