

**MONTH ENDING JUNE 30, 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 Price	Average Days on Market
91901 ALPINE	0	\$	\$	\$	1	\$610,000	\$610,000	\$610,000	100.00%	13
91902 BONITA	0	\$	\$	\$	0	\$	\$	\$	0.00%	
91905 BOULEVARD	0	\$	\$	\$	0	\$	\$	\$	0.00%	
91906 CAMPO	0	\$	\$	\$	0	\$	\$	\$	0.00%	
91910 CHULA VISTA	9	\$542,652	\$550,000	\$4,883,876	1	\$566,000	\$566,000	\$566,000	95.13%	34
91911 CHULA VISTA	3	\$809,966	\$625,000	\$2,429,900	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	\$802,394	\$794,900	\$3,209,576	0	\$	\$	\$	0.00%	
91934 JACUMBA	0	\$	\$	\$	0	\$	\$	\$	0.00%	
91935 JAMUL	0	\$	\$	\$	0	\$	\$	\$	0.00%	
91941 LA MESA	0	\$	\$	\$	3	\$570,000	\$520,000	\$1,710,000	97.99%	14
91942 LA MESA	1	\$524,876	\$524,876	\$524,876	0	\$	\$	\$	0.00%	
91945 LEMON GROVE	2	\$680,000	\$580,000	\$1,360,000	5	\$514,200	\$465,000	\$2,571,000	93.84%	38
91948 MOUNT LAGUNA	0	\$	\$	\$	0	\$	\$	\$	0.00%	
91950 NATIONAL CITY	9	\$513,366	\$569,000	\$4,620,300	6	\$456,000	\$435,000	\$2,736,000	97.51%	10
91962 PINE VALLEY	0	\$	\$	\$	0	\$	\$	\$	0.00%	
91963 POTRERO	0	\$	\$	\$	0	\$	\$	\$	0.00%	
91977 SPRING VALLEY	7	\$636,314	\$650,000	\$4,454,200	2	\$510,000	\$485,000	\$1,020,000	100.00%	7
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	\$1,175,000	\$1,175,000	\$1,175,000	1	\$1,065,000	\$1,065,000	\$1,065,000	92.61%	83
92008 CARLSBAD	4	\$817,948	\$875,000	\$3,271,795	1	\$649,000	\$649,000	\$649,000	100.00%	14
92009 CARLSBAD	1	\$1,149,876	\$1,149,876	\$1,149,876	1	\$970,000	\$970,000	\$970,000	99.49%	15
92014 DEL MAR	1	\$	\$	\$	1	\$2,390,000	\$2,390,000	\$2,390,000	95.60%	11
92019 EL CAJON	3	\$509,666	\$750,000	\$1,529,000	0	\$	\$	\$	0.00%	
92020 EL CAJON	4	\$716,469	\$575,000	\$2,865,876	5	\$531,800	\$510,000	\$2,659,000	97.33%	14
92021 EL CAJON	4	\$630,375	\$597,500	\$2,521,500	3	\$531,666	\$520,000	\$1,595,000	98.15%	32
92024 ENCINITAS	6	\$1,023,333	\$899,000	\$6,140,000	3	\$730,000	\$730,000	\$2,190,000	95.30%	27
92025 ESCONDIDO	17	\$481,091	\$500,000	\$8,178,551	1	\$462,000	\$462,000	\$462,000	97.26%	9
92026 ESCONDIDO	2	\$665,000	\$480,000	\$1,330,000	0	\$	\$	\$	0.00%	
92027 ESCONDIDO	0	\$	\$	\$	0	\$	\$	\$	0.00%	
92028 FALLBROOK	1	\$375,000	\$375,000	\$375,000	2	\$512,500	\$400,000	\$1,025,000	97.62%	22
92029 ESCONDIDO	0	\$	\$	\$	0	\$	\$	\$	0.00%	
92036 JULIAN	0	\$	\$	\$	0	\$	\$	\$	0.00%	
92037 LA JOLLA	3	\$1,331,625	\$1,699,876	\$3,994,876	0	\$	\$	\$	0.00%	
92040 LAKE SIDE	2	\$637,900	\$595,800	\$1,275,800	1	\$540,000	\$540,000	\$540,000	90.02%	71
92054 OCEANSIDE	11	\$637,863	\$700,000	\$7,016,500	7	\$722,142	\$720,000	\$5,055,000	96.49%	29
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	3	\$458,266	\$499,000	\$1,374,800	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	1	\$89,900	\$89,900	\$89,900	0	\$	\$	\$	0.00%	
92070 SANTA YSABEL	0	\$	\$	\$	0	\$	\$	\$	0.00%	
92071 SANTEE	0	\$	\$	\$	1	\$656,500	\$656,500	\$656,500	101.00%	14
92075 SOLANA BEACH	0	\$	\$	\$	0	\$	\$	\$	0.00%	
92078 SAN MARCOS	0	\$	\$	\$	0	\$	\$	\$	0.00%	
92081 VISTA	1	\$750,000	\$750,000	\$750,000	0	\$	\$	\$	0.00%	
92082 VALLEY CENTER	0	\$	\$	\$	0	\$	\$	\$	0.00%	
92083 VISTA	2	\$707,450	\$629,900	\$1,414,900	1	\$839,000	\$839,000	\$839,000	98.82%	9
92084 VISTA	6	\$690,279	\$669,000	\$4,141,677	3	\$653,333	\$685,000	\$1,960,000	99.30%	39
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	3	\$1,396,666	\$1,700,000	\$4,190,000	0	\$	\$	\$	0.00%	
92102 SAN DIEGO	15	\$658,315	\$605,000	\$9,874,732	3	\$540,300	\$599,900	\$1,620,900	97.12%	45
92103 MISSION HILLS	11	\$897,061	\$749,876	\$9,867,676	5	\$832,000	\$810,000	\$4,160,000	99.05%	17
92104 NORTH PARK	12	\$650,521	\$679,000	\$7,806,252	6	\$700,333	\$710,000	\$4,202,000	98.48%	10
92105 EAST SAN DIEGO	24	\$519,002	\$499,900	\$12,456,066	9	\$533,222	\$580,000	\$4,799,000	98.67%	34
92106 POINT LOMA	1	\$895,000	\$895,000	\$895,000	0	\$	\$	\$	0.00%	

92107 OCEAN BEACH	10	\$885,400	\$775,000	\$8,854,000	5	\$670,300	\$690,000	\$3,351,500	98.78%	16
92108 MISSION VALLEY	0	\$	\$	\$	0	\$	\$	\$	0.00%	
92109 PACIFIC BEACH	22	\$1,074,943	\$852,000	\$23,648,752	5	\$999,625	\$1,100,000	\$4,998,125	93.88%	17
92110 OLD TOWN SD	1	\$625,000	\$625,000	\$625,000	0	\$	\$	\$	0.00%	
92111 LINDA VISTA	1	\$550,000	\$550,000	\$550,000	2	\$722,500	\$640,000	\$1,445,000	96.01%	15
92113 LOGAN HEIGHTS	13	\$386,107	\$449,900	\$5,019,400	5	\$555,800	\$515,000	\$2,779,000	99.15%	27
92114 ENCANTO	3	\$536,666	\$600,000	\$1,610,000	0	\$	\$	\$	0.00%	
92115 COLLEGE GROVE	12	\$641,962	\$615,000	\$7,703,552	3	\$568,333	\$575,000	\$1,705,000	98.04%	31
92116 NORMAL HEIGHTS	7	\$809,114	\$699,000	\$5,663,800	6	\$513,708	\$405,000	\$3,082,250	86.98%	35
92117 CLAIREMONT MESA	4	\$627,469	\$599,876	\$2,509,876	0	\$	\$	\$	0.00%	
92118 CORONADO	1	\$4,995,000	\$4,995,000	\$4,995,000	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	2	\$659,900	\$549,900	\$1,319,800	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	250			\$177,666,685	98			\$ 63,411,275		