

**MONTH ENDING OCTOBER 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 Price	Average Days on Market
91901 ALPINE	0	\$	\$	\$	0	\$	\$	\$	0.00%	
91902 BONITA	1	\$	\$	\$	0	\$	\$	\$	0.00%	
91905 BOULEVARD	0	\$	\$	\$	0	\$	\$	\$	0.00%	
91906 CAMPO	0	\$	\$	\$	0	\$	\$	\$	0.00%	
91910 CHULA VISTA	4	\$816,750	\$559,000	\$3,267,000	3	\$599,666	\$535,000	\$1,799,000	98.36%	51
91911 CHULA VISTA	7	\$433,571	\$535,000	\$3,035,000	1	\$750,000	\$750,000	\$750,000	103.45%	9
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	3	\$858,000	\$850,000	\$2,574,000	1	\$740,000	\$740,000	\$740,000	98.67%	21
91934 JACUMBA	0	\$	\$	\$	0	\$	\$	\$	0.00%	
91935 JAMUL	0	\$	\$	\$	0	\$	\$	\$	0.00%	
91941 LA MESA	4	\$762,444	\$675,000	\$3,049,776	3	\$738,333	\$750,000	\$2,215,000	97.58%	8
91942 LA MESA	4	\$607,500	\$520,000	\$2,430,000	1	\$520,000	\$520,000	\$520,000	99.05%	7
91945 LEMON GROVE	8	\$549,584	\$519,900	\$4,396,676	3	\$530,666	\$539,000	\$1,592,000	99.25%	43
91948 MOUNT LAGUNA	0	\$	\$	\$	0	\$	\$	\$	0.00%	
91950 NATIONAL CITY	15	\$506,926	\$525,000	\$7,603,900	1	\$345,000	\$345,000	\$345,000	98.85%	7
91962 PINE VALLEY	0	\$	\$	\$	0	\$	\$	\$	0.00%	
91963 POTRERO	0	\$	\$	\$	0	\$	\$	\$	0.00%	
91977 SPRING VALLEY	5	\$603,800	\$625,000	\$3,019,000	1	\$554,000	\$554,000	\$554,000	100.73%	25
91978 SPRING VALLEY	0	\$	\$	\$	0	\$	\$	\$	0.00%	
91980 TECATE	0	\$	\$	\$	0	\$	\$	\$	0.00%	
92003 BONSAI	1	\$735,000	\$735,000	\$735,000	0	\$	\$	\$	0.00%	
92004 BORREGO SPRINGS	0	\$	\$	\$	0	\$	\$	\$	0.00%	
92007 CARDIFF BY THE SEA	0	\$	\$	\$	0	\$	\$	\$	0.00%	
92008 CARLSBAD	0	\$	\$	\$	2	\$1,165,750	\$879,000	\$2,331,500	94.43%	38
92009 CARLSBAD	2	\$1,062,438	\$1,025,000	\$2,124,876	0	\$	\$	\$	0.00%	
92014 DEL MAR	0	\$	\$	\$	0	\$	\$	\$	0.00%	
92019 EL CAJON	0	\$	\$	\$	0	\$	\$	\$	0.00%	
92020 EL CAJON	6	\$713,962	\$730,000	\$4,283,776	3	\$588,583	\$550,000	\$1,765,750	93.67%	27
92021 EL CAJON	2	\$602,450	\$509,900	\$1,204,900	3	\$488,883	\$465,000	\$1,466,650	99.31%	23
92024 ENCINITAS	8	\$871,125	\$825,000	\$6,969,000	5	\$899,400	\$825,000	\$4,497,000	91.79%	61
92025 ESCONDIDO	12	\$553,108	\$535,000	\$6,637,300	5	\$598,400	\$525,000	\$2,992,000	96.71%	57
92026 ESCONDIDO	1	\$659,000	\$659,000	\$659,000	1	\$550,000	\$550,000	\$550,000	95.65%	22
92027 ESCONDIDO	1	\$565,000	\$565,000	\$565,000	0	\$	\$	\$	0.00%	
92028 FALLBROOK	2	\$644,500	\$539,000	\$1,289,000	1	\$300,000	\$300,000	\$300,000	92.31%	42
92029 ESCONDIDO	0	\$	\$	\$	0	\$	\$	\$	0.00%	
92036 JULIAN	0	\$	\$	\$	0	\$	\$	\$	0.00%	
92037 LA JOLLA	4	\$1,923,500	\$1,100,000	\$7,694,000	1	\$1,410,000	\$1,410,000	\$1,410,000	98.95%	14
92040 LAKESIDE	1	\$650,000	\$650,000	\$650,000	0	\$	\$	\$	0.00%	
92054 OCEANSIDE	6	\$681,316	\$720,000	\$4,087,900	6	\$988,333	\$770,000	\$5,930,000	90.09%	58
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	\$879,000	\$879,000	\$879,000	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	0	\$	\$	\$	0	\$	\$	\$	0.00%	
92070 SANTA YSABEL	0	\$	\$	\$	0	\$	\$	\$	0.00%	
92071 SANTEE	1	\$515,000	\$515,000	\$515,000	1	\$380,000	\$380,000	\$380,000	105.56%	7
92075 SOLANA BEACH	1	\$1,100,000	\$1,100,000	\$1,100,000	2	\$884,500	\$779,000	\$1,769,000	95.73%	61
92078 SAN MARCOS	0	\$	\$	\$	0	\$	\$	\$	0.00%	
92081 VISTA	0	\$	\$	\$	0	\$	\$	\$	0.00%	
92082 VALLEY CENTER	0	\$	\$	\$	0	\$	\$	\$	0.00%	
92083 VISTA	2	\$587,500	\$525,000	\$1,175,000	2	\$485,000	\$480,000	\$970,000	98.08%	100
92084 VISTA	2	\$537,000	\$449,000	\$1,074,000	1	\$750,000	\$750,000	\$750,000	96.77%	36
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	\$1,098,333	\$1,250,000	\$3,295,000	2	\$832,500	\$765,000	\$1,665,000	85.38%	65
92102 SAN DIEGO	14	\$616,128	\$589,000	\$8,625,799	8	\$530,025	\$550,000	\$4,240,200	95.25%	89
92103 MISSION HILLS	3	\$1,324,792	\$1,399,500	\$3,974,376	3	\$791,666	\$720,000	\$2,375,000	97.02%	13
92104 NORTH PARK	13	\$723,523	\$725,000	\$9,405,800	6	\$670,083	\$618,000	\$4,020,500	95.51%	57
92105 EAST SAN DIEGO	13	\$589,059	\$555,000	\$7,657,776	6	\$580,900	\$515,000	\$3,485,400	100.62%	39

92106 POINT LOMA	0	\$	\$	\$	0	\$	\$	\$	0.00%	
92107 OCEAN BEACH	2	\$918,500	\$672,000	\$1,837,000	3	\$594,500	\$614,000	\$1,783,500	99.42%	27
92108 MISSION VALLEY	0	\$	\$	\$	0	\$	\$	\$	0.00%	
92109 PACIFIC BEACH	17	\$1,489,647	\$1,200,000	\$25,324,000	4	\$876,250	\$825,000	\$3,505,000	96.45%	41
92110 OLD TOWN SD	3	\$686,333	\$799,000	\$2,059,000	0	\$	\$	\$	0.00%	
92111 LINDA VISTA	4	\$750,500	\$599,000	\$3,002,000	0	\$	\$	\$	0.00%	
92113 LOGAN HEIGHTS	7	\$600,089	\$585,000	\$4,200,628	9	\$452,372	\$440,000	\$4,071,350	96.76%	53
92114 ENCANTO	3	\$566,333	\$485,000	\$1,699,000	2	\$590,000	\$590,000	\$1,180,000	98.33%	20
92115 COLLEGE GROVE	8	\$663,961	\$650,000	\$5,311,695	2	\$539,057	\$475,000	\$1,078,115	95.83%	22
92116 NORMAL HEIGHTS	8	\$708,484	\$645,000	\$5,667,876	6	\$750,000	\$625,000	\$4,500,000	95.38%	57
92117 CLAIREMONT MESA	7	\$404,142	\$555,000	\$2,829,000	1	\$555,000	\$555,000	\$555,000	100.91%	5
92118 CORONADO	0	\$	\$	\$	1	\$4,150,000	\$4,150,000	\$4,150,000	96.51%	97
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	\$525,000	\$525,000	\$525,000	0	\$	\$	\$	0.00%	
92155 SAN DIEGO	0	\$	\$	\$	0	\$	\$	\$	0.00%	
92161 SAN DIEGO	0	\$	\$	\$	0	\$	\$	\$	0.00%	
92173 SAN YSIDRO	0	\$	\$	\$	1	\$415,000	\$415,000	\$415,000	97.65%	60
TOTALS	210			\$ 156,432,054	101			\$70,650,965		