

MONTH ENDING OCTOBER 31, 2003 RESIDENTIAL INCOME 2-4 UNITS

Zip Code	New Listings	Average List Price	Total New		Average Sold Price	Total Sold Value	% Sale Price to List	Average Days on Market
			Listing Value	Sold Listings				
91901 ALPINE	1	\$315,000	\$315,000	0	\$355,000	\$355,000	101.43%	37
91902 BONITA	1	\$699,999	\$699,999	0	\$	\$	0.00%	
91905 BOULEVARD	0	\$	\$	0	\$	\$	0.00%	
91906 CAMPO	0	\$	\$	0	\$	\$	0.00%	
91910 CHULA VISTA	1	\$560,000	\$560,000	1	\$445,750	\$1,783,000	95.86%	24
91911 CHULA VISTA	3	\$450,000	\$1,350,000	2	\$	\$	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	1	\$925,000	\$925,000	0	\$	\$	0.00%	
91931 GUATAY	0	\$	\$	0	\$	\$	0.00%	
91932 IMPERIAL BEACH	4	\$744,625	\$2,978,500	1	\$409,666	\$1,229,000	98.79%	16
91934 JACUMBA	0	\$	\$	0	\$	\$	0.00%	
91935 JAMUL	0	\$	\$	0	\$	\$	0.00%	
91941 LA MESA	1	\$499,900	\$499,900	1	\$470,920	\$470,920	101.27%	4
91942 LA MESA	2	\$585,000	\$1,170,000	2	\$	\$	0.00%	
91945 LEMON GROVE	6	\$274,166	\$1,645,000	5	\$512,500	\$2,050,000	96.97%	15
91948 MOUNT LAGUNA	0	\$	\$	0	\$	\$	0.00%	
91950 NATIONAL CITY	6	\$411,666	\$2,470,000	5	\$425,000	\$850,000	93.41%	17
91962 PINE VALLEY	0	\$	\$	0	\$	\$	0.00%	
91963 POTRERO	0	\$	\$	0	\$	\$	0.00%	
91977 SPRING VALLEY	6	\$439,316	\$2,635,899	8	\$461,500	\$923,000	100.54%	37
91978 SPRING VALLEY	0	\$	\$	0	\$	\$	0.00%	
91980 TECATE	1	\$337,000	\$337,000	0	\$	\$	0.00%	
92003 BONSAI	0	\$	\$	0	\$	\$	0.00%	
92004 BORREGO SPRINGS	0	\$	\$	0	\$	\$	0.00%	
92007 CARDIFF BY THE SEA	0	\$	\$	3	\$	\$	0.00%	
92008 CARLSBAD	3	\$783,000	\$2,349,000	2	\$	\$	0.00%	
92009 CARLSBAD	0	\$	\$	0	\$677,000	\$677,000	95.35%	56
92014 DEL MAR	3	\$1,249,666	\$3,749,000	0	\$	\$	0.00%	
92019 EL CAJON	1	\$435,000	\$435,000	0	\$	\$	0.00%	
92020 EL CAJON	4	\$479,500	\$1,918,000	3	\$553,000	\$1,659,000	100.67%	31
92021 EL CAJON	3	\$606,666	\$1,820,000	1	\$	\$	0.00%	
92024 ENCINITAS	4	\$1,618,719	\$6,474,876	2	\$783,733	\$2,351,200	95.07%	52
92025 ESCONDIDO	8	\$408,350	\$3,266,800	9	\$403,111	\$3,628,000	98.54%	34
92026 ESCONDIDO	1	\$399,876	\$399,876	0	\$	\$	0.00%	
92027 ESCONDIDO	1	\$1,075,876	\$1,075,876	1	\$	\$	0.00%	
92028 FALLBROOK	0	\$	\$	0	\$480,000	\$480,000	100.00%	1
92029 ESCONDIDO	0	\$	\$	0	\$	\$	0.00%	
92036 JULIAN	0	\$	\$	0	\$415,000	\$415,000	93.26%	37
92037 LA JOLLA	0	\$	\$	2	\$	\$	0.00%	
92040 LAKESIDE	3	\$489,125	\$1,467,376	1	\$460,000	\$460,000	95.85%	145
92054 OCEANSIDE	5	\$860,580	\$4,302,900	6	\$547,250	\$2,189,000	100.05%	170
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	\$306,000	\$918,000	0	\$	\$	0.00%	
92066 RANCHITA	0	\$	\$	0	\$	\$	0.00%	
92067 RANCHO SANTA FE	1	\$1,700	\$1,700	0	\$	\$	0.00%	

92068 SAN LUIS REY	0	\$	\$	0	\$	\$	0.00%	
92069 SAN MARCOS	1	\$555,000	\$555,000	1	\$	\$	0.00%	
92070 SANTA YSABEL	0	\$	\$	0	\$	\$	0.00%	
92071 SANTEE	0	\$	\$	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	2	\$427,450	\$854,900	2	\$	\$	0.00%	
92084 VISTA	4	\$394,975	\$1,579,900	3	\$449,000	\$449,000	100.00%	70
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	0	\$	\$	0	\$	\$	0.00%	
92102 SAN DIEGO	10	\$502,800	\$5,028,000	10	\$417,500	\$1,670,000	99.72%	20
92103 MISSION HILLS	5	\$687,755	\$3,438,776	4	\$732,166	\$2,196,500	96.63%	33
92104 NORTH PARK	15	\$557,725	\$8,365,876	10	\$511,333	\$3,068,000	96.83%	25
92105 EAST SAN DIEGO	12	\$512,491	\$6,149,900	12	\$447,625	\$1,790,500	98.60%	37
92106 POINT LOMA	0	\$	\$	0	\$	\$	0.00%	
92107 OCEAN BEACH	5	\$721,977	\$3,609,888	4	\$870,687	\$3,482,749	98.69%	36
92108 MISSION VALLEY	1	\$699,000	\$699,000	0	\$	\$	0.00%	
92109 PACIFIC BEACH	13	\$767,376	\$9,975,900	7	\$1,003,750	\$4,015,000	95.85%	55
92110 OLD TOWN SD	2	\$495,000	\$990,000	2	\$	\$	0.00%	
92111 LINDA VISTA	1	\$679,000	\$679,000	2	\$389,000	\$389,000	99.77%	2
92113 LOGAN HEIGHTS	7	\$293,571	\$2,055,000	6	\$330,500	\$1,652,500	99.98%	3
92114 ENCANTO	0	\$	\$	0	\$387,500	\$775,000	98.73%	38
92115 COLLEGE GROVE	6	\$519,450	\$3,116,700	4	\$461,975	\$1,847,900	96.91%	20
92116 NORMAL HEIGHTS	7	\$582,342	\$4,076,400	10	\$577,800	\$2,889,000	99.28%	8
92117 CLAIREMONT MESA	3	\$479,666	\$1,439,000	1	\$452,000	\$904,000	102.86%	11
92118 CORONADO	0	\$	\$	0	\$1,200,000	\$1,200,000	92.66%	79
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	1	\$420,000	\$420,000	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	1	\$595,900	\$595,900	1	\$	\$	0.00%	
TOTALS	169		97,393,842	134		45,849,269		