

**MONTH ENDING NOVEMBER 30, 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	0	\$	\$	0	\$	\$	0.00%	
91902 BONITA	0	\$	\$	0	\$	\$	0.00%	
91905 BOULEVARD	0	\$	\$	0	\$	\$	0.00%	
91906 CAMPO	0	\$	\$	0	\$	\$	0.00%	
91910 CHULA VISTA	4	\$452,219	\$1,808,876	2	\$421,666	\$1,265,000	97.06%	46
91911 CHULA VISTA	1	\$730,000	\$730,000	4	\$	\$	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	1	\$415,000	\$415,000	3	\$	\$	0.00%	
91934 JACUMBA	0	\$	\$	0	\$	\$	0.00%	
91935 JAMUL	0	\$	\$	0	\$	\$	0.00%	
91941 LA MESA	0	\$	\$	3	\$249,000	\$249,000	71.16%	5
91942 LA MESA	1	\$459,000	\$459,000	3	\$	\$	0.00%	
91945 LEMON GROVE	4	\$511,400	\$2,045,600	3	\$362,500	\$725,000	96.67%	18
91948 MOUNT LAGUNA	0	\$	\$	0	\$	\$	0.00%	
91950 NATIONAL CITY	5	\$382,800	\$1,914,000	4	\$491,000	\$982,000	99.90%	5
91962 PINE VALLEY	0	\$	\$	0	\$	\$	0.00%	
91963 POTRERO	0	\$	\$	0	\$	\$	0.00%	
91977 SPRING VALLEY	1	\$399,900	\$399,900	2	\$414,300	\$1,242,900	98.66%	18
91978 SPRING VALLEY	1	\$485,000	\$485,000	0	\$	\$	0.00%	
91980 TECATE	0	\$	\$	0	\$	\$	0.00%	
92003 BONSAI	0	\$	\$	0	\$	\$	0.00%	
92004 BORREGO SPRINGS	0	\$	\$	0	\$192,500	\$385,000	84.62%	265
92007 CARDIFF BY THE SEA	0	\$	\$	0	\$930,000	\$930,000	93.09%	94
92008 CARLSBAD	2	\$325,000	\$650,000	1	\$718,000	\$718,000	95.86%	5
92009 CARLSBAD	3	\$530,266	\$1,590,800	1	\$	\$	0.00%	
92014 DEL MAR	0	\$	\$	0	\$	\$	0.00%	
92019 EL CAJON	3	\$499,833	\$1,499,500	1	\$	\$	0.00%	
92020 EL CAJON	3	\$456,663	\$1,369,990	3	\$533,000	\$1,599,000	99.07%	32
92021 EL CAJON	3	\$487,966	\$1,463,900	4	\$397,566	\$1,192,700	99.39%	3
92024 ENCINITAS	2	\$1,075,000	\$2,150,000	1	\$1,000,000	\$1,000,000	100.05%	2
92025 ESCONDIDO	2	\$324,500	\$649,000	5	\$	\$	0.00%	
92026 ESCONDIDO	0	\$	\$	0	\$700,000	\$700,000	103.70%	222
92027 ESCONDIDO	0	\$	\$	1	\$	\$	0.00%	
92028 FALLBROOK	0	\$	\$	1	\$	\$	0.00%	
92029 ESCONDIDO	0	\$	\$	0	\$	\$	0.00%	
92036 JULIAN	0	\$	\$	1	\$	\$	0.00%	
92037 LA JOLLA	1	\$1,195,000	\$1,195,000	0	\$1,355,000	\$2,710,000	90.82%	168
92040 LAKESIDE	1	\$489,900	\$489,900	1	\$591,500	\$1,183,000	100.68%	14
92054 OCEANSIDE	6	\$727,483	\$4,364,900	5	\$579,250	\$2,317,000	96.51%	59
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	\$459,000	\$459,000	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	0	\$	\$	0	\$	\$	0.00%	
92075 SOLANA BEACH	1	\$1,205,000	\$1,205,000	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	2	\$552,500	\$1,105,000	2	\$345,000	\$345,000	98.85%	132
92084 VISTA	3	\$511,733	\$1,535,200	2	\$	\$	0.00%	
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	\$550,000	\$550,000	100.00%	0
92102 SAN DIEGO	7	\$549,107	\$3,843,752	6	\$582,500	\$2,330,000	98.11%	48
92103 MISSION HILLS	8	\$743,250	\$5,946,000	3	\$725,000	\$725,000	96.68%	155
92104 NORTH PARK	11	\$571,527	\$6,286,800	7	\$501,250	\$3,007,500	97.89%	20
92105 EAST SAN DIEGO	14	\$330,028	\$4,620,400	8	\$427,150	\$4,271,500	98.23%	17
92106 POINT LOMA	0	\$	\$	0	\$	\$	0.00%	
92107 OCEAN BEACH	8	\$695,250	\$5,562,000	5	\$529,000	\$1,587,000	96.47%	116
92108 MISSION VALLEY	0	\$	\$	0	\$	\$	0.00%	
92109 PACIFIC BEACH	6	\$829,133	\$4,974,800	7	\$801,000	\$3,204,000	98.61%	14
92110 OLD TOWN SD	1	\$619,000	\$619,000	1	\$405,000	\$405,000	100.00%	75
92111 LINDA VISTA	2	\$682,438	\$1,364,876	1	\$750,000	\$750,000	100.13%	10
92113 LOGAN HEIGHTS	6	\$450,129	\$2,700,776	6	\$290,000	\$290,000	94.16%	7
92114 ENCANTO	4	\$442,500	\$1,770,000	3	\$	\$	0.00%	
92115 COLLEGE GROVE	6	\$521,445	\$3,128,675	5	\$595,500	\$1,191,000	101.45%	153
92116 NORMAL HEIGHTS	3	\$517,666	\$1,553,000	3	\$572,142	\$4,005,000	96.95%	35
92117 CLAIREMONT MESA	5	\$406,000	\$2,030,000	3	\$475,000	\$475,000	103.28%	10
92118 CORONADO	0	\$	\$	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	\$	\$	1	\$420,000	\$420,000	100.00%	7
92145 MIRAMAR	0	\$	\$	0	\$	\$	0.00%	
92154 OTAY MESA	1	\$1,900	\$1,900	0	\$	\$	0.00%	
92155 SAN DIEGO	0	\$	\$	0	\$	\$	0.00%	
92161 SAN DIEGO	0	\$	\$	0	\$	\$	0.00%	
92173 SAN YSIDRO	1	\$365,000	\$365,000	0	\$	\$	0.00%	
TOTALS	134		72,751,545	112		40,754,600		