

**MONTH ENDING DECEMBER 31, 2004
SINGLE FAMILY DETACHED HOMES**

| 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 | 19 | \$725,390 | \$675,000 | \$13,782,427 | 22 | \$695,727 | \$669,000 | \$15,306,000 | 96.82% | 96 |
| 91902 BONITA | 16 | \$719,924 | \$749,900 | \$11,518,790 | 9 | \$661,655 | \$660,000 | \$5,954,900 | 95.98% | 46 |
| 91905 BOULEVARD | 3 | \$393,333 | \$424,999 | \$1,179,999 | 4 | \$335,250 | \$340,000 | \$1,341,000 | 98.47% | 46 |
| 91906 CAMPO | 7 | \$307,742 | \$285,000 | \$2,154,199 | 3 | \$370,000 | \$364,000 | \$1,110,000 | 96.61% | 92 |
| 91910 CHULA VISTA | 36 | \$674,231 | \$609,900 | \$24,272,330 | 33 | \$577,414 | \$549,900 | \$19,054,677 | 97.14% | 46 |
| 91911 CHULA VISTA | 49 | \$515,164 | \$499,000 | \$25,243,084 | 38 | \$484,078 | \$472,000 | \$18,395,000 | 97.07% | 32 |
| 91913 CHULA VISTA | 60 | \$623,026 | \$620,000 | \$37,381,562 | 29 | \$647,570 | \$639,000 | \$18,779,555 | 97.30% | 54 |
| 91914 CHULA VISTA | 19 | \$831,040 | \$715,000 | \$15,789,776 | 15 | \$685,800 | \$670,000 | \$10,287,000 | 97.08% | 49 |
| 91915 CHULA VISTA | 19 | \$610,461 | \$569,900 | \$11,598,775 | 39 | \$630,211 | \$600,000 | \$24,578,250 | 97.47% | 49 |
| 91916 DESCANSO | 3 | \$882,666 | \$649,000 | \$2,648,000 | 0 | \$ | \$ | \$ | 0.00% | |
| 91917 DULZURA | 2 | \$574,500 | \$399,000 | \$1,149,000 | 0 | \$ | \$ | \$ | 0.00% | |
| 91931 GUATAY | 0 | \$ | \$ | \$ | 0 | \$ | \$ | \$ | 0.00% | |
| 91932 IMPERIAL BEACH | 9 | \$455,444 | \$519,000 | \$4,099,000 | 5 | \$526,800 | \$555,000 | \$2,634,000 | 93.51% | 19 |
| 91934 JACUMBA | 1 | \$205,000 | \$205,000 | \$205,000 | 0 | \$ | \$ | \$ | 0.00% | |
| 91935 JAMUL | 10 | \$829,287 | \$799,000 | \$8,292,876 | 7 | \$814,928 | \$865,000 | \$5,704,500 | 96.38% | 50 |
| 91941 LA MESA | 35 | \$603,572 | \$590,000 | \$21,125,027 | 33 | \$558,075 | \$552,000 | \$18,416,500 | 95.12% | 56 |
| 91942 LA MESA | 10 | \$512,880 | \$498,000 | \$5,128,800 | 15 | \$531,133 | \$500,000 | \$7,967,000 | 97.63% | 59 |
| 91945 LEMON GROVE | 15 | \$452,448 | \$450,000 | \$6,786,732 | 17 | \$419,176 | \$422,000 | \$7,125,999 | 97.27% | 56 |
| 91948 MOUNT LAGUNA | 1 | \$82,500 | \$82,500 | \$82,500 | 0 | \$ | \$ | \$ | 0.00% | |
| 91950 NATIONAL CITY | 14 | \$420,041 | \$405,000 | \$5,880,576 | 12 | \$415,125 | \$405,000 | \$4,981,500 | 95.95% | 41 |
| 91962 PINE VALLEY | 0 | \$ | \$ | \$ | 1 | \$579,000 | \$579,000 | \$579,000 | 89.21% | 82 |
| 91963 POTRERO | 0 | \$ | \$ | \$ | 1 | \$500,000 | \$500,000 | \$500,000 | 84.03% | 44 |
| 91977 SPRING VALLEY | 44 | \$473,501 | \$475,000 | \$20,834,079 | 39 | \$482,271 | \$478,000 | \$18,808,569 | 97.97% | 46 |
| 91978 SPRING VALLEY | 1 | \$649,900 | \$649,900 | \$649,900 | 4 | \$632,750 | \$650,000 | \$2,531,000 | 95.94% | 31 |
| 91980 TECATE | 0 | \$ | \$ | \$ | 1 | \$210,000 | \$210,000 | \$210,000 | 87.50% | 85 |
| 92003 BONSAI | 2 | \$1,042,500 | \$535,000 | \$2,085,000 | 4 | \$1,049,750 | \$775,000 | \$4,199,000 | 87.03% | 49 |
| 92004 BORREGO SPRINGS | 0 | \$ | \$ | \$ | 0 | \$ | \$ | \$ | 0.00% | |
| 92007 CARDIFF BY THE SEA | 10 | \$1,360,187 | \$1,250,876 | \$13,601,876 | 5 | \$985,900 | \$875,000 | \$4,929,500 | 104.39% | 68 |
| 92008 CARLSBAD | 31 | \$944,083 | \$775,000 | \$29,266,580 | 21 | \$795,785 | \$735,000 | \$16,711,500 | 97.34% | 52 |
| 92009 CARLSBAD | 56 | \$934,494 | \$899,876 | \$52,331,680 | 46 | \$791,286 | \$745,000 | \$36,399,175 | 95.57% | 51 |
| 92014 DEL MAR | 11 | \$1,997,181 | \$1,700,000 | \$21,968,999 | 18 | \$2,580,194 | \$1,440,000 | \$46,443,500 | 90.96% | 65 |
| 92019 EL CAJON | 41 | \$651,806 | \$599,000 | \$26,724,080 | 34 | \$683,179 | \$645,000 | \$23,228,088 | 95.43% | 68 |
| 92020 EL CAJON | 26 | \$602,807 | \$535,000 | \$15,673,004 | 25 | \$584,220 | \$567,500 | \$14,605,500 | 95.87% | 34 |
| 92021 EL CAJON | 31 | \$648,753 | \$499,000 | \$20,111,352 | 25 | \$538,726 | \$463,500 | \$13,468,150 | 96.90% | 112 |
| 92024 ENCINITAS | 34 | \$998,019 | \$859,000 | \$33,932,652 | 31 | \$910,369 | \$796,000 | \$28,221,450 | 91.65% | 53 |
| 92025 ESCONDIDO | 41 | \$540,211 | \$514,800 | \$22,148,680 | 32 | \$553,078 | \$489,000 | \$17,698,500 | 97.24% | 45 |
| 92026 ESCONDIDO | 39 | \$604,969 | \$585,000 | \$23,593,803 | 43 | \$495,354 | \$473,750 | \$21,300,250 | 97.68% | 45 |
| 92027 ESCONDIDO | 33 | \$488,188 | \$489,876 | \$16,110,232 | 42 | \$509,690 | \$460,000 | \$21,407,000 | 96.39% | 54 |
| 92028 FALLBROOK | 48 | \$588,009 | \$575,000 | \$28,224,453 | 55 | \$655,958 | \$560,000 | \$36,077,714 | 96.18% | 81 |
| 92029 ESCONDIDO | 29 | \$815,281 | \$675,000 | \$23,643,175 | 21 | \$689,314 | \$710,000 | \$14,475,600 | 95.53% | 58 |
| 92036 JULIAN | 3 | \$367,666 | \$399,000 | \$1,103,000 | 7 | \$393,400 | \$413,500 | \$2,753,800 | 95.65% | 80 |
| 92037 LA JOLLA | 23 | \$3,705,951 | \$1,750,000 | \$85,236,880 | 29 | \$1,698,798 | \$1,500,000 | \$49,265,170 | 86.37% | 70 |
| 92040 LAKESIDE | 28 | \$477,362 | \$499,900 | \$13,366,160 | 20 | \$546,050 | \$535,000 | \$10,921,000 | 97.61% | 58 |
| 92054 OCEANSIDE | 34 | \$816,106 | \$529,900 | \$27,747,604 | 37 | \$552,818 | \$530,000 | \$20,454,300 | 96.41% | 62 |
| 92056 OCEANSIDE | 35 | \$525,445 | \$535,000 | \$18,390,590 | 46 | \$520,623 | \$500,000 | \$23,948,700 | 96.82% | 60 |
| 92057 OCEANSIDE | 46 | \$506,785 | \$539,000 | \$23,312,154 | 64 | \$510,944 | \$507,000 | \$32,700,450 | 97.35% | 55 |
| 92059 PALA | 0 | \$ | \$ | \$ | 0 | \$ | \$ | \$ | 0.00% | |
| 92060 PALOMAR MTN | 2 | \$494,000 | \$259,000 | \$988,000 | 2 | \$245,500 | \$239,000 | \$491,000 | 98.59% | 56 |
| 92061 PAUMA VALLEY | 6 | \$719,500 | \$575,000 | \$4,317,000 | 5 | \$908,900 | \$750,000 | \$4,544,500 | 97.48% | 204 |
| 92064 POWAY | 26 | \$1,068,673 | \$585,000 | \$27,785,504 | 31 | \$704,741 | \$600,000 | \$21,847,000 | 94.49% | 61 |
| 92065 RAMONA | 25 | \$612,144 | \$589,000 | \$15,303,604 | 27 | \$546,066 | \$560,000 | \$14,743,800 | 96.33% | 67 |
| 92066 RANCHITA | 3 | \$374,666 | \$359,000 | \$1,124,000 | 0 | \$ | \$ | \$ | 0.00% | |
| 92067 RANCHO SANTA FE | 9 | \$2,788,847 | \$2,299,000 | \$25,099,628 | 18 | \$3,011,388 | \$2,579,000 | \$54,204,991 | 91.82% | 119 |
| 92068 SAN LUIS REY | 0 | \$ | \$ | \$ | 0 | \$ | \$ | \$ | 0.00% | |
| 92069 SAN MARCOS | 25 | \$581,224 | \$545,000 | \$14,530,619 | 49 | \$558,722 | \$520,000 | \$27,377,400 | 96.33% | 56 |
| 92070 SANTA YSABEL | 0 | \$ | \$ | \$ | 2 | \$517,500 | \$450,000 | \$1,035,000 | 94.95% | 50 |
| 92071 SANTEE | 23 | \$500,575 | \$469,000 | \$11,513,237 | 29 | \$468,396 | \$459,900 | \$13,583,500 | 98.26% | 41 |
| 92075 SOLANA BEACH | 9 | \$1,316,016 | \$1,323,400 | \$11,844,152 | 5 | \$1,096,000 | \$1,075,000 | \$5,480,000 | 95.92% | 67 |
| 92078 SAN MARCOS | 47 | \$691,083 | \$729,900 | \$32,480,906 | 32 | \$649,474 | \$620,000 | \$20,783,178 | 96.73% | 64 |
| 92081 VISTA | 24 | \$579,460 | \$490,000 | \$13,907,052 | 33 | \$496,109 | \$485,000 | \$16,371,600 | 96.85% | 50 |
| 92082 VALLEY CENTER | 20 | \$744,973 | \$699,876 | \$14,899,464 | 18 | \$722,050 | \$609,000 | \$12,996,900 | 99.39% | 81 |
| 92083 VISTA | 23 | \$464,967 | \$489,000 | \$10,694,252 | 23 | \$488,847 | \$440,000 | \$11,243,500 | 97.56% | 41 |
| 92084 VISTA | 25 | \$572,623 | \$499,000 | \$14,315,576 | 34 | \$521,745 | \$510,000 | \$17,739,350 | 96.68% | 58 |
| 92086 WARNER SPRINGS | 2 | \$374,500 | \$360,000 | \$749,000 | 2 | \$404,669 | \$389,339 | \$809,339 | 96.93% | 133 |
| 92091 RANCHO SANTA FE | 2 | \$3,772,500 | \$3,350,000 | \$7,545,000 | 3 | \$1,030,000 | \$1,025,000 | \$3,090,000 | 89.25% | 99 |
| 92093 LA JOLLA | 0 | \$ | \$ | \$ | 0 | \$ | \$ | \$ | 0.00% | |
| 92101 SAN DIEGO DOWNTOWN | 1 | \$795,000 | \$795,000 | \$795,000 | 1 | \$879,000 | \$879,000 | \$879,000 | 100.00% | 45 |
| 92102 SAN DIEGO | 7 | \$473,242 | \$399,900 | \$3,312,700 | 12 | \$409,000 | \$369,000 | \$4,908,000 | 96.64% | 45 |
| 92103 MISSION HILLS | 13 | \$910,980 | \$835,000 | \$11,842,752 | 19 | \$877,868 | \$715,000 | \$16,679,500 | 96.95% | 87 |
| 92104 NORTH PARK | 12 | \$647,306 | \$646,000 | \$7,767,676 | 17 | \$612,470 | \$599,000 | \$10,412,000 | 102.41% | 52 |
| 92105 EAST SAN DIEGO | 34 | \$386,461 | \$429,000 | \$13,139,676 | 21 | \$395,142 | \$400,000 | \$8,298,000 | 97.25% | 40 |

| | | | | | | | | | | |
|--------------------------|--------------|-------------|-------------|------------------------|--------------|-------------|-------------|------------------------|--------|-----|
| 92106 POINT LOMA | 20 | \$1,338,645 | \$1,165,000 | \$26,772,900 | 10 | \$842,300 | \$750,000 | \$8,423,000 | 92.36% | 66 |
| 92107 OCEAN BEACH | 15 | \$809,378 | \$725,000 | \$12,140,676 | 13 | \$870,042 | \$795,000 | \$11,310,555 | 94.83% | 49 |
| 92108 MISSION VALLEY | 1 | \$799,000 | \$799,000 | \$799,000 | 0 | \$ | \$ | \$ | 0.00% | |
| 92109 PACIFIC BEACH | 18 | \$677,980 | \$719,000 | \$12,203,652 | 11 | \$974,181 | \$947,000 | \$10,716,000 | 94.39% | 47 |
| 92110 OLD TOWN SD | 6 | \$745,625 | \$749,000 | \$4,473,752 | 8 | \$695,687 | \$657,500 | \$5,565,500 | 96.22% | 46 |
| 92111 LINDA VISTA | 11 | \$488,159 | \$519,000 | \$5,369,752 | 13 | \$499,684 | \$505,000 | \$6,495,899 | 99.11% | 68 |
| 92113 LOGAN HEIGHTS | 19 | \$307,352 | \$350,000 | \$5,839,700 | 9 | \$383,833 | \$425,000 | \$3,454,500 | 97.67% | 38 |
| 92114 ENCANTO | 53 | \$425,266 | \$450,000 | \$22,539,128 | 40 | \$422,685 | \$417,000 | \$16,907,400 | 95.72% | 40 |
| 92115 COLLEGE GROVE | 50 | \$438,854 | \$477,900 | \$21,942,728 | 30 | \$570,983 | \$490,000 | \$17,129,500 | 97.35% | 54 |
| 92116 NORMAL HEIGHTS | 22 | \$603,159 | \$575,000 | \$13,269,515 | 22 | \$515,359 | \$469,000 | \$11,337,900 | 95.87% | 60 |
| 92117 CLAIREMONT MESA | 21 | \$564,732 | \$560,000 | \$11,859,375 | 24 | \$587,443 | \$515,000 | \$14,098,650 | 95.25% | 53 |
| 92118 CORONADO | 12 | \$1,817,833 | \$1,645,000 | \$21,814,000 | 11 | \$1,941,818 | \$1,650,000 | \$21,360,000 | 92.96% | 107 |
| 92119 SAN CARLOS | 12 | \$557,869 | \$549,900 | \$6,694,428 | 21 | \$554,428 | \$554,000 | \$11,643,000 | 96.29% | 55 |
| 92120 DEL CERRO | 18 | \$720,962 | \$635,876 | \$12,977,328 | 16 | \$540,542 | \$538,000 | \$8,648,675 | 96.67% | 48 |
| 92121 SORRENTO | 3 | \$549,500 | \$749,000 | \$1,648,500 | 3 | \$727,666 | \$730,000 | \$2,183,000 | 96.82% | 66 |
| 92122 UNIVERSITY CITY | 9 | \$660,319 | \$800,000 | \$5,942,876 | 10 | \$745,300 | \$745,000 | \$7,453,000 | 95.60% | 44 |
| 92123 MISSION VALLEY | 17 | \$560,625 | \$530,000 | \$9,530,636 | 11 | \$538,363 | \$535,000 | \$5,922,000 | 98.51% | 51 |
| 92124 TIERRASANTA | 4 | \$590,725 | \$519,900 | \$2,362,900 | 13 | \$639,145 | \$635,000 | \$8,308,890 | 96.76% | 35 |
| 92126 MIRA MESA | 32 | \$546,188 | \$540,000 | \$17,478,016 | 52 | \$526,750 | \$515,000 | \$27,391,000 | 97.35% | 49 |
| 92127 RANCHO BERNARDO | 30 | \$864,771 | \$679,900 | \$25,943,152 | 29 | \$957,534 | \$802,000 | \$27,768,500 | 95.30% | 69 |
| 92128 RANCHO BERNARDO | 40 | \$584,150 | \$635,000 | \$23,366,030 | 41 | \$678,080 | \$640,000 | \$27,801,300 | 96.58% | 54 |
| 92129 RANCHO PENASQUITOS | 37 | \$710,023 | \$674,876 | \$26,270,855 | 51 | \$628,392 | \$620,000 | \$32,048,000 | 96.18% | 45 |
| 92130 CARMEL VALLEY | 29 | \$1,563,969 | \$1,295,000 | \$45,355,128 | 44 | \$1,046,411 | \$975,000 | \$46,042,100 | 94.51% | 60 |
| 92131 SCRIPPS MIRAMAR | 28 | \$803,268 | \$725,000 | \$22,491,527 | 40 | \$779,521 | \$725,000 | \$31,180,878 | 95.62% | 46 |
| 92139 PARADISE HILLS | 18 | \$486,325 | \$485,000 | \$8,753,850 | 16 | \$467,500 | \$452,000 | \$7,480,000 | 97.77% | 38 |
| 92145 MIRAMAR | 0 | \$ | \$ | \$ | 0 | \$ | \$ | \$ | 0.00% | |
| 92154 OTAY MESA | 38 | \$561,242 | \$565,000 | \$21,327,218 | 33 | \$528,303 | \$525,000 | \$17,434,000 | 98.05% | 35 |
| 92155 SAN DIEGO | 0 | \$ | \$ | \$ | 0 | \$ | \$ | \$ | 0.00% | |
| 92161 SAN DIEGO | 0 | \$ | \$ | \$ | 0 | \$ | \$ | \$ | 0.00% | |
| 92173 SAN YSIDRO | 9 | \$516,766 | \$529,900 | \$4,650,900 | 10 | \$457,200 | \$470,000 | \$4,572,000 | 98.20% | 44 |
| TOTALS | 1,884 | | | \$1,356,146,706 | 1,896 | | | \$1,283,665,602 | | |