

**MONTH ENDING DECEMBER 31, 2003
SINGLE FAMILY DETACHED HOMES**

Zip Code	New Listings	Average List Price	Total New Listing Value	Sold Listings	Average Sold Price	Total Sold Value	% Sale	
							Price to List	Average Days on Market
91901 ALPINE	12	\$958,548	\$11,502,576	18	\$547,200	\$9,302,400	97.89%	41
91902 BONITA	15	\$883,906	\$13,258,600	14	\$629,493	\$9,442,400	96.80%	52
91905 BOULEVARD	5	\$259,600	\$1,298,000	2	\$204,750	\$819,000	100.12%	67
91906 CAMPO	3	\$254,566	\$763,700	3	\$272,800	\$1,636,800	97.50%	35
91910 CHULA VISTA	35	\$478,995	\$16,764,841	27	\$496,461	\$16,879,700	98.91%	45
91911 CHULA VISTA	25	\$418,107	\$10,452,690	32	\$410,937	\$16,437,500	97.80%	29
91913 CHULA VISTA	37	\$500,504	\$18,518,652	42	\$494,036	\$18,773,400	98.19%	39
91914 CHULA VISTA	16	\$630,314	\$10,085,037	14	\$691,100	\$9,675,400	96.79%	37
91915 CHULA VISTA	18	\$464,752	\$8,365,552	19	\$500,639	\$11,514,700	98.79%	32
91916 DESCANSO	3	\$263,300	\$789,900	2	\$465,000	\$930,000	96.94%	144
91917 DULZURA	4	\$457,000	\$1,828,000	2	\$	\$	0.00%	
91931 GUATAY	0	\$	\$	0	\$379,000	\$379,000	97.43%	32
91932 IMPERIAL BEACH	8	\$411,125	\$3,289,000	12	\$396,076	\$5,149,000	96.72%	28
91934 JACUMBA	1	\$249,900	\$249,900	3	\$116,766	\$350,300	101.26%	63
91935 JAMUL	10	\$851,330	\$8,513,300	15	\$434,000	\$2,170,000	99.12%	68
91941 LA MESA	34	\$666,371	\$22,656,647	23	\$492,033	\$14,761,000	96.86%	38
91942 LA MESA	7	\$429,542	\$3,006,800	7	\$382,062	\$3,056,500	98.44%	16
91945 LEMON GROVE	10	\$342,440	\$3,424,400	19	\$344,153	\$4,474,000	96.54%	17
91948 MOUNT LAGUNA	1	\$90,000	\$90,000	0	\$	\$	0.00%	
91950 NATIONAL CITY	15	\$330,906	\$4,963,600	9	\$331,909	\$3,651,000	99.17%	47
91962 PINE VALLEY	3	\$721,292	\$2,163,876	2	\$397,333	\$1,192,000	95.90%	60
91963 POTRERO	0	\$	\$	0	\$	\$	0.00%	
91977 SPRING VALLEY	38	\$406,757	\$15,456,776	43	\$372,557	\$14,902,300	99.13%	38
91978 SPRING VALLEY	6	\$503,146	\$3,018,876	6	\$444,500	\$1,333,500	94.25%	30
91980 TECATE	0	\$	\$	0	\$	\$	0.00%	
92003 BONSAI	6	\$642,779	\$3,856,677	10	\$794,592	\$2,383,777	93.89%	10
92004 BORREGO SPRINGS	0	\$	\$	1	\$183,000	\$183,000	104.63%	34
92007 CARDIFF BY THE SEA	3	\$1,231,666	\$3,695,000	5	\$713,571	\$4,995,000	96.36%	49
92008 CARLSBAD	22	\$859,735	\$18,914,180	21	\$613,767	\$22,709,400	98.04%	36
92009 CARLSBAD	44	\$730,652	\$32,148,731	42	\$704,130	\$47,880,850	96.84%	35
92014 DEL MAR	7	\$1,110,736	\$7,775,152	8	\$2,003,250	\$24,039,000	96.13%	66
92019 EL CAJON	29	\$592,915	\$17,194,542	22	\$485,313	\$12,132,848	97.16%	61
92020 EL CAJON	22	\$439,952	\$9,678,964	22	\$408,404	\$9,801,700	96.42%	23
92021 EL CAJON	27	\$446,894	\$12,066,139	20	\$388,054	\$12,029,700	97.56%	33
92024 ENCINITAS	30	\$1,256,205	\$37,686,168	35	\$890,996	\$40,985,850	97.51%	60
92025 ESCONDIDO	23	\$531,410	\$12,222,451	28	\$445,290	\$13,804,000	95.48%	30
92026 ESCONDIDO	37	\$431,848	\$15,978,378	34	\$411,283	\$18,096,475	97.47%	34
92027 ESCONDIDO	38	\$367,467	\$13,963,776	42	\$382,777	\$13,397,200	98.81%	28
92028 FALLBROOK	50	\$578,144	\$28,907,228	50	\$540,207	\$32,412,454	97.37%	53
92029 ESCONDIDO	14	\$584,896	\$8,188,552	10	\$543,125	\$6,517,500	96.66%	24
92036 JULIAN	11	\$346,090	\$3,807,000	6	\$271,142	\$1,898,000	95.08%	145
92037 LA JOLLA	34	\$2,160,978	\$73,473,256	26	\$1,300,731	\$41,623,400	93.14%	78
92040 LAKESIDE	19	\$421,762	\$8,013,482	21	\$437,600	\$13,128,000	97.60%	32
92054 OCEANSIDE	35	\$523,670	\$18,328,456	32	\$449,636	\$14,837,990	97.34%	39
92056 OCEANSIDE	37	\$429,457	\$15,889,918	44	\$430,124	\$16,774,850	97.97%	21
92057 OCEANSIDE	37	\$402,712	\$14,900,380	46	\$426,082	\$22,156,276	97.99%	43
92059 PALA	0	\$	\$	1	\$	\$	0.00%	
92060 PALOMAR MTN	2	\$199,900	\$399,800	4	\$169,000	\$676,000	95.49%	46
92061 PAUMA VALLEY	2	\$702,450	\$1,404,900	1	\$	\$	0.00%	
92064 POWAY	34	\$819,143	\$27,850,880	43	\$755,207	\$31,718,701	95.51%	67
92065 RAMONA	37	\$507,952	\$18,794,256	43	\$450,921	\$19,840,566	97.63%	63
92066 RANCHITA	1	\$325,000	\$325,000	0	\$	\$	0.00%	
92067 RANCHO SANTA FE	15	\$3,907,258	\$58,608,876	21	\$1,742,568	\$38,336,500	92.85%	152
92068 SAN LUIS REY	0	\$	\$	0	\$	\$	0.00%	
92069 SAN MARCOS	42	\$440,589	\$18,504,776	39	\$453,315	\$23,119,100	97.46%	26
92070 SANTA YSABEL	0	\$	\$	0	\$	\$	0.00%	

92071 SANTEE	28	\$336,207	\$9,413,800	23	\$380,576	\$9,514,400	98.43%	37
92075 SOLANA BEACH	2	\$1,212,500	\$2,425,000	3	\$1,012,714	\$7,089,000	96.60%	72
92078 SAN MARCOS	10	\$548,780	\$5,487,800	12	\$457,954	\$5,037,500	97.86%	31
92081 VISTA	13	\$441,736	\$5,742,576	17	\$440,921	\$6,172,900	99.36%	17
92082 VALLEY CENTER	22	\$737,371	\$16,222,176	21	\$590,250	\$5,902,500	94.91%	83
92083 VISTA	19	\$407,365	\$7,739,935	28	\$409,372	\$12,281,177	98.04%	35
92084 VISTA	20	\$663,076	\$13,261,520	25	\$473,080	\$14,192,400	97.64%	60
92086 WARNER SPRINGS	0	\$	\$	1	\$	\$	0.00%	
92091 RANCHO SANTA FE	0	\$	\$	1	\$	\$	0.00%	
92093 LA JOLLA	0	\$	\$	0	\$	\$	0.00%	
92101 SAN DIEGO DOWNTOWN	1	\$695,000	\$695,000	0	\$687,500	\$1,375,000	95.16%	36
92102 SAN DIEGO	15	\$350,733	\$5,261,000	11	\$419,235	\$5,869,300	98.17%	89
92103 MISSION HILLS	8	\$923,706	\$7,389,652	12	\$699,031	\$11,184,505	94.56%	72
92104 NORTH PARK	22	\$449,116	\$9,880,552	34	\$489,475	\$9,789,500	97.51%	30
92105 EAST SAN DIEGO	24	\$317,636	\$7,623,276	20	\$307,843	\$4,925,501	99.31%	39
92106 POINT LOMA	15	\$870,583	\$13,058,752	13	\$979,575	\$19,591,500	93.20%	78
92107 OCEAN BEACH	8	\$723,969	\$5,791,752	9	\$616,276	\$8,011,600	96.53%	48
92108 MISSION VALLEY	0	\$	\$	0	\$	\$	0.00%	
92109 PACIFIC BEACH	18	\$647,082	\$11,647,476	17	\$747,538	\$9,718,000	95.19%	70
92110 OLD TOWN SD	8	\$789,112	\$6,312,900	9	\$553,170	\$5,531,700	97.55%	42
92111 LINDA VISTA	11	\$488,050	\$5,368,552	15	\$423,000	\$4,230,000	96.26%	26
92113 LOGAN HEIGHTS	12	\$289,896	\$3,478,752	10	\$294,946	\$2,359,570	99.44%	70
92114 ENCANTO	33	\$325,729	\$10,749,063	39	\$312,734	\$10,945,700	98.56%	30
92115 COLLEGE GROVE	22	\$404,936	\$8,908,599	35	\$450,432	\$20,719,900	97.06%	31
92116 NORMAL HEIGHTS	20	\$544,915	\$10,898,300	19	\$496,196	\$13,893,500	97.89%	25
92117 CLAIREMONT MESA	17	\$487,987	\$8,295,780	13	\$473,290	\$9,939,100	98.24%	16
92118 CORONADO	20	\$1,345,050	\$26,901,000	14	\$1,202,408	\$14,428,899	94.21%	146
92119 SAN CARLOS	16	\$507,147	\$8,114,352	15	\$472,056	\$7,552,900	97.58%	29
92120 DEL CERRO	16	\$757,056	\$12,112,900	15	\$512,382	\$8,710,500	98.23%	43
92121 SORRENTO	5	\$768,955	\$3,844,776	5	\$696,666	\$2,090,000	94.37%	56
92122 UNIVERSITY CITY	16	\$595,368	\$9,525,900	11	\$613,468	\$9,815,500	97.58%	36
92123 MISSION VALLEY	11	\$398,949	\$4,388,440	11	\$468,183	\$7,022,750	98.46%	35
92124 TIERRASANTA	15	\$430,440	\$6,456,600	11	\$557,018	\$8,912,300	97.51%	41
92126 MIRA MESA	28	\$442,130	\$12,379,664	38	\$419,426	\$17,615,900	97.24%	24
92127 RANCHO BERNARDO	17	\$539,486	\$9,171,276	13	\$709,017	\$19,852,500	97.77%	28
92128 RANCHO BERNARDO	39	\$499,500	\$19,480,528	40	\$534,903	\$31,024,400	97.73%	34
92129 RANCHO PENASQUITOS	27	\$567,413	\$15,320,156	25	\$552,605	\$16,578,150	97.69%	17
92130 CARMEL VALLEY	35	\$1,130,255	\$39,558,931	28	\$1,014,071	\$45,633,201	91.59%	59
92131 SCRIPPS MIRAMAR	28	\$731,834	\$20,491,356	22	\$625,617	\$18,142,900	97.53%	29
92139 PARADISE HILLS	16	\$347,723	\$5,563,576	14	\$350,260	\$5,253,900	98.83%	20
92145 MIRAMAR	0	\$	\$	0	\$	\$	0.00%	
92154 OTAY MESA	40	\$417,665	\$16,706,630	34	\$406,392	\$11,379,000	97.95%	39
92155 SAN DIEGO	0	\$	\$	0	\$	\$	0.00%	
92161 SAN DIEGO	0	\$	\$	0	\$	\$	0.00%	
92173 SAN YSIDRO	7	\$386,857	\$2,708,000	4	\$362,166	\$2,173,000	98.59%	35
TOTALS	1,648		1,031,413,939	1,678		1,056,768,090		