MONTH ENDING DECEMBER 31, 2002
RESIDENTIAL INCOME 2-4 UNITS

Zip Code	New Listings	Average List Price	Total New Listing Value	Sold Listings	Average Sold Price	Total Sold Value	% Sale Price to List Price	Average Days on Market
91901 ALPINE	1	$320,000	$320,000	0	$	$	0.00%	
91902 BONITA	0	$	$	0	$	$	0.00%	
91905 BOULEVARD	0	$	$	0	$	$	0.00%	
91906 CAMPO	0	$	$	0	$	$	0.00%	
91910 CHULA VISTA	3	$376,300	$1,128,900	1	$525,000	$525,000	91.30%	6
91911 CHULA VISTA	1	$699,900	$699,900	1	$570,000	$570,000	95.02%	41
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	$635,000	$635,000	1	$515,000	$515,000	99.04%	111
91934 JACUMBA	0	$	$	0	$	$	0.00%	
91935 JAMUL	0	$	$	0	$	$	0.00%	
91941 LA MESA	2	$574,500	$1,149,000	1	$570,000	$570,000	95.16%	28
91942 LA MESA	1	$950,000	$950,000	0	$	$	0.00%	
91945 LEMON GROVE	4	$361,250	$1,445,000	0	$	$	0.00%	
91948 MOUNT LAGUNA	0	$	$	0	$	$	0.00%	
91950 NATIONAL CITY	9	$314,321	$2,828,895	1	$440,000	$440,000	94.62%	32
91962 PINE VALLEY	0	$	$	0	$	$	0.00%	
91963 POTRERO	0	$	$	0	$	$	0.00%	
91977 SPRING VALLEY	3	$391,300	$1,173,900	2	$327,450	$654,900	100.02%	10
91978 SPRING VALLEY	0	$	$	0	$	$	0.00%	
91980 TECATE	0	$	$	0	$	$	0.00%	
92003 BONSAL	0	$	$	0	$	$	0.00%	
92004 BORREGO SPRINGS	0	$	$	0	$	$	0.00%	
92007 CARDIFF BY THE SEA	0	$	$	0	$	$	0.00%	
92008 CARLSBAD	0	$	$	0	$	$	0.00%	
92009 CARLSBAD	0	$	$	0	$	$	0.00%	
92014 DEL MAR	0	$	$	0	$	$	0.00%	
92019 EL CAJON	1	$559,000	$559,000	0	$	$	0.00%	
92020 EL CAJON	3	$545,666	$1,637,000	3	$535,000	$1,605,000	99.75%	13
92021 EL CAJON	1	$525,000	$525,000	2	$464,000	$928,000	100.34%	97
92024 ENCINITAS	0	$	$	2	$873,750	$1,747,500	90.31%	85
92025 ESCONDIDO	3	$266,300	$798,900	4	$348,375	$1,393,500	100.40%	59
92026 ESCONDIDO	0	$	$	0	$	$	0.00%	
92027 ESCONDIDO	0	$	$	0	$	$	0.00%	
92028 FALLBROOK	1	$285,000	$285,000	1	$369,000	$369,000	100.00%	86
92029 ESCONDIDO	0	$	$	0	$	$	0.00%	
92036 JULIAN	0	$	$	0	$	$	0.00%	
92037 LA JOLLA	2	$	$	0	$	$	0.00%	
92040 LAKESIDE	2	$284,950	$569,900	0	$	$	0.00%	
92054 OCEANSIDE	6	$685,814	$4,114,885	6	$522,666	$3,136,000	83.21%	40
92056 OCEANSIDE	1	$1,200	$1,200	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	$289,900	$289,900	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	$465,000	$465,000	0	$	$	0.00%	
92075	SOLANA BEACH	0	$	$	0	$	$	0.00%	
92078	SAN MARCOS	0	$	$	0	$	$	0.00%	
92082	VALLEY CENTER	0	$	$	0	$	$	0.00%	
92083	VISTA	1	$269,000	$269,000	2	$379,500	$759,000	96.70%	21
92084	VISTA	1	$500,000	$500,000	0	$	$	0.00%	
92086	WARNER SPRINGS	0	$	$	0	$	$	0.00%	
92093	LA JOLLA	0	$	$	0	$	$	0.00%	
92101	SAN DIEGO DOWNTOWN	2	$349,938	$699,876	0	$	$	0.00%	
92102	SAN DIEGO	4	$291,475	$1,165,900	6	$377,166	$2,263,000	91.85%	43
92103	MISSION HILLS	3	$581,258	$1,743,776	0	$	$	0.00%	
92104	NORTH PARK	12	$468,231	$5,618,776	8	$479,562	$3,836,500	96.73%	27
92105	EAST SAN DIEGO	12	$385,333	$4,624,000	5	$389,780	$1,948,900	100.33%	31
92106	POINT LOMA	0	$	$	0	$	$	0.00%	
92107	OCEAN BEACH	3	$687,666	$2,063,000	2	$630,250	$1,260,500	102.00%	11
92108	MISSION VALLEY	0	$	$	0	$	$	0.00%	
92109	PACIFIC BEACH	6	$755,666	$4,534,000	5	$1,118,200	$5,591,000	87.54%	52
92110	OLD TOWN SD	0	$	$	0	$	$	0.00%	
92111	LINDA VISTA	2	$600,000	$1,200,000	0	$	$	0.00%	
92113	LOGAN HEIGHTS	11	$353,890	$3,892,800	4	$405,500	$1,622,000	90.47%	63
92114	ENCANTO	1	$335,777	$335,777	1	$419,900	$419,900	100.00%	4
92115	COLLEGE GROVE	5	$434,300	$2,171,500	3	$374,666	$1,124,000	89.99%	43
92116	NORMAL HEIGHTS	3	$442,966	$1,328,900	2	$549,650	$1,099,300	99.21%	66
92117	CLAIREMONT MESA	2	$735,000	$1,470,000	2	$402,044	$804,088	96.31%	14
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	$	$	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	$485,000	$485,000	0	$	$	0.00%	
	TOTALS	**116**		**$51,678,685**	**65**		**$33,182,088**		