

**MONTH ENDING DECEMBER 31, 2003  
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	Average Days on Market
91901 ALPINE	0	\$	\$	1	\$	\$	0.00%	
91902 BONITA	0	\$	\$	1	\$	\$	0.00%	
91905 BOULEVARD	0	\$	\$	0	\$	\$	0.00%	
91906 CAMPO	0	\$	\$	1	\$	\$	0.00%	
91910 CHULA VISTA	2	\$584,500	\$1,169,000	2	\$	\$	0.00%	
91911 CHULA VISTA	2	\$454,950	\$909,900	1	\$614,400	\$3,072,000	97.53%	24
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	\$550,000	\$550,000	0	\$	\$	0.00%	
91931 GUATAY	0	\$	\$	0	\$	\$	0.00%	
91932 IMPERIAL BEACH	0	\$	\$	1	\$625,000	\$625,000	100.02%	36
91934 JACUMBA	0	\$	\$	0	\$	\$	0.00%	
91935 JAMUL	0	\$	\$	0	\$	\$	0.00%	
91941 LA MESA	1	\$650,000	\$650,000	0	\$	\$	0.00%	
91942 LA MESA	0	\$	\$	0	\$	\$	0.00%	
91945 LEMON GROVE	4	\$298,500	\$1,194,000	7	\$581,000	\$2,905,000	99.18%	28
91948 MOUNT LAGUNA	0	\$	\$	0	\$	\$	0.00%	
91950 NATIONAL CITY	3	\$464,333	\$1,393,000	5	\$391,250	\$1,565,000	98.86%	11
91962 PINE VALLEY	0	\$	\$	0	\$	\$	0.00%	
91963 POTRERO	0	\$	\$	0	\$	\$	0.00%	
91977 SPRING VALLEY	2	\$549,500	\$1,099,000	7	\$504,950	\$1,009,900	100.00%	15
91978 SPRING VALLEY	0	\$	\$	0	\$	\$	0.00%	
91980 TECATE	0	\$	\$	0	\$	\$	0.00%	
92003 BONSAI	0	\$	\$	0	\$	\$	0.00%	
92004 BORREGO SPRINGS	0	\$	\$	0	\$	\$	0.00%	
92007 CARDIFF BY THE SEA	1	\$699,876	\$699,876	1	\$1,150,000	\$1,150,000	90.20%	43
92008 CARLSBAD	2	\$1,054,500	\$2,109,000	0	\$	\$	0.00%	
92009 CARLSBAD	0	\$	\$	1	\$	\$	0.00%	
92014 DEL MAR	0	\$	\$	0	\$	\$	0.00%	
92019 EL CAJON	1	\$380,000	\$380,000	0	\$	\$	0.00%	
92020 EL CAJON	0	\$	\$	1	\$573,500	\$1,147,000	100.17%	50
92021 EL CAJON	3	\$506,666	\$1,520,000	3	\$	\$	0.00%	
92024 ENCINITAS	1	\$805,000	\$805,000	2	\$	\$	0.00%	
92025 ESCONDIDO	6	\$697,129	\$4,182,776	3	\$390,800	\$1,954,000	98.25%	47
92026 ESCONDIDO	0	\$	\$	0	\$	\$	0.00%	
92027 ESCONDIDO	0	\$	\$	0	\$	\$	0.00%	
92028 FALLBROOK	1	\$779,777	\$779,777	0	\$500,000	\$500,000	90.91%	405
92029 ESCONDIDO	0	\$	\$	0	\$	\$	0.00%	
92036 JULIAN	0	\$	\$	0	\$	\$	0.00%	
92037 LA JOLLA	2	\$474,750	\$949,500	2	\$1,450,000	\$1,450,000	78.38%	94
92040 LAKESIDE	1	\$485,000	\$485,000	2	\$	\$	0.00%	
92054 OCEANSIDE	2	\$447,500	\$895,000	3	\$931,663	\$2,794,990	98.94%	144
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	1	\$375,000	\$375,000	0	\$	\$	0.00%	
92065	RAMONA	0	\$	\$	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	\$	\$	1	\$	\$	0.00%	
92070	SANTA YSABEL	0	\$	\$	0	\$	\$	0.00%	
92071	SANTEE	0	\$	\$	0	\$	\$	0.00%	
92075	SOLANA BEACH	1	\$825,000	\$825,000	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	1	\$525,000	\$525,000	0	\$645,000	\$645,000	102.38%	5
92084	VISTA	0	\$	\$	3	\$452,500	\$905,000	101.80%	38
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	2	\$362,500	\$725,000	1	\$	\$	0.00%	
92102	SAN DIEGO	8	\$578,862	\$4,630,900	3	\$471,875	\$1,887,500	92.07%	29
92103	MISSION HILLS	1	\$1,150,000	\$1,150,000	4	\$703,333	\$2,110,000	99.76%	6
92104	NORTH PARK	12	\$575,273	\$6,903,276	8	\$577,666	\$3,466,000	98.30%	22
92105	EAST SAN DIEGO	7	\$367,571	\$2,573,000	9	\$350,000	\$350,000	97.22%	55
92106	POINT LOMA	0	\$	\$	0	\$	\$	0.00%	
92107	OCEAN BEACH	2	\$632,000	\$1,264,000	4	\$552,500	\$1,105,000	99.10%	96
92108	MISSION VALLEY	0	\$	\$	0	\$	\$	0.00%	
92109	PACIFIC BEACH	5	\$714,100	\$3,570,500	10	\$932,666	\$2,798,000	99.04%	35
92110	OLD TOWN SD	1	\$450,000	\$450,000	1	\$405,000	\$405,000	95.29%	27
92111	LINDA VISTA	1	\$629,000	\$629,000	1	\$472,500	\$472,500	100.53%	50
92113	LOGAN HEIGHTS	3	\$376,333	\$1,129,000	7	\$420,000	\$1,260,000	96.63%	98
92114	ENCANTO	1	\$525,000	\$525,000	1	\$345,500	\$345,500	98.71%	6
92115	COLLEGE GROVE	6	\$534,966	\$3,209,800	4	\$505,000	\$2,020,000	100.15%	29
92116	NORMAL HEIGHTS	5	\$588,700	\$2,943,500	4	\$504,000	\$1,008,000	100.00%	24
92117	CLAIREMONT MESA	3	\$504,333	\$1,513,000	3	\$464,500	\$929,000	100.43%	17
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	1	\$	\$	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	2	\$182,500	\$365,000	1	\$	\$	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	0	\$	\$	1	\$	\$	0.00%	
<b>TOTALS</b>		<b>98</b>	<b>53,076,805</b>	<b>110</b>	<b>37,879,390</b>				