

**MONTH ENDING February 28, 2006**  
**Residential Income 2- 4 Units**

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	MoINV
91901 ALPINE	1	\$640,000	\$640,000	\$640,000	0	\$	\$	\$	0.00%		0
91902 BONITA	0	\$	\$	\$	0	\$	\$	\$	0.00%		0
91905 BOULEVARD	0	\$	\$	\$	0	\$	\$	\$	0.00%		0
91906 CAMPO	0	\$	\$	\$	0	\$	\$	\$	0.00%		0
91910 CHULA VISTA	2	\$389,999	\$	\$779,999	3	\$619,000	\$555,000	\$1,857,000	98.66%	97	3
91911 CHULA VISTA	2	\$817,500	\$710,000	\$1,635,000	1	\$725,000	\$725,000	\$725,000	96.03%	128	3
91913 CHULA VISTA	0	\$	\$	\$	0	\$	\$	\$	0.00%		0
91914 CHULA VISTA	0	\$	\$	\$	0	\$	\$	\$	0.00%		0
91915 CHULA VISTA	0	\$	\$	\$	0	\$	\$	\$	0.00%		0
91916 DESCANSO	0	\$	\$	\$	0	\$	\$	\$	0.00%		0
91917 DULZURA	0	\$	\$	\$	0	\$	\$	\$	0.00%		0
91931 GUATAY	0	\$	\$	\$	0	\$	\$	\$	0.00%		0
91932 IMPERIAL BEACH	7	\$706,078	\$649,900	\$4,942,552	0	\$	\$	\$	0.00%		19
91934 JACUMBA	0	\$	\$	\$	1	\$1,050,000	\$1,050,000	\$1,050,000	70.47%	65	0
91935 JAMUL	0	\$	\$	\$	0	\$	\$	\$	0.00%		0
91941 LA MESA	4	\$726,500	\$689,000	\$2,906,000	0	\$	\$	\$	0.00%		17
91942 LA MESA	0	\$	\$	\$	1	\$545,000	\$545,000	\$545,000	101.11%	93	0
91945 LEMON GROVE	4	\$818,968	\$624,999	\$3,275,875	3	\$559,666	\$567,000	\$1,679,000	100.85%	60	6
91948 MOUNT LAGUNA	0	\$	\$	\$	0	\$	\$	\$	0.00%		0
91950 NATIONAL CITY	7	\$526,000	\$555,000	\$3,682,000	3	\$492,333	\$505,000	\$1,477,000	95.85%	33	8
91962 PINE VALLEY	0	\$	\$	\$	0	\$	\$	\$	0.00%		0
91963 POTRERO	0	\$	\$	\$	0	\$	\$	\$	0.00%		0
91977 SPRING VALLEY	17	\$642,532	\$599,000	\$10,923,050	2	\$632,500	\$615,000	\$1,265,000	97.68%	50	19
91978 SPRING VALLEY	0	\$	\$	\$	0	\$	\$	\$	0.00%		0
91980 TECATE	0	\$	\$	\$	0	\$	\$	\$	0.00%		0
92003 BONSALE	0	\$	\$	\$	0	\$	\$	\$	0.00%		0
92004 BORREGO SPRING	0	\$	\$	\$	0	\$	\$	\$	0.00%		0
92007 CARDIFF BY THE SEA	3	\$1,416,666	\$1,500,000	\$4,250,000	0	\$	\$	\$	0.00%		1
92008 CARLSBAD	5	\$1,503,800	\$1,499,000	\$7,519,000	0	\$	\$	\$	0.00%		0
92009 CARLSBAD	5	\$928,800	\$975,000	\$4,644,000	1	\$960,000	\$960,000	\$960,000	96.10%	25	0
92010 CARLSBAD	0	\$	\$	\$	0	\$	\$	\$	0.00%		0
92011 CARLSBAD	0	\$	\$	\$	0	\$	\$	\$	0.00%		0
92014 DEL MAR	0	\$	\$	\$	0	\$	\$	\$	0.00%		0
92019 EL CAJON	1	\$880,000	\$880,000	\$880,000	0	\$	\$	\$	0.00%		0
92020 EL CAJON	4	\$798,225	\$765,000	\$3,192,900	1	\$469,000	\$469,000	\$469,000	100.00%	96	4
92021 EL CAJON	5	\$587,600	\$565,000	\$2,938,000	1	\$600,000	\$600,000	\$600,000	100.00%	18	1
92024 ENCINITAS	5	\$1,099,780	\$1,150,000	\$5,498,900	2	\$1,059,700	\$831,900	\$2,119,400	102.14%	65	13
92025 ESCONDIDO	12	\$702,066	\$615,000	\$8,424,800	4	\$572,500	\$575,000	\$2,290,000	96.30%	87	28
92026 ESCONDIDO	1	\$1,250,000	\$1,250,000	\$1,250,000	0	\$	\$	\$	0.00%		0
92027 ESCONDIDO	0	\$	\$	\$	0	\$	\$	\$	0.00%		0
92028 FALLBROOK	6	\$541,333	\$515,000	\$3,248,000	0	\$	\$	\$	0.00%		1
92029 ESCONDIDO	0	\$	\$	\$	0	\$	\$	\$	0.00%		0
92036 JULIAN	0	\$	\$	\$	0	\$	\$	\$	0.00%		0
92037 LA JOLLA	1	\$2,850,000	\$2,850,000	\$2,850,000	0	\$	\$	\$	0.00%		3
92040 LAKESIDE	2	\$562,000	\$489,000	\$1,124,000	0	\$	\$	\$	0.00%		0
92054 OCEANSIDE	9	\$714,666	\$850,000	\$6,432,000	3	\$690,000	\$705,000	\$2,070,000	98.34%	68	6
92056 OCEANSIDE	0	\$	\$	\$	0	\$	\$	\$	0.00%		0
92057 OCEANSIDE	0	\$	\$	\$	0	\$	\$	\$	0.00%		0
92059 PALA	0	\$	\$	\$	0	\$	\$	\$	0.00%		0
92060 PALOMAR MTN	0	\$	\$	\$	0	\$	\$	\$	0.00%		0
92061 PAUMA VALLEY	0	\$	\$	\$	0	\$	\$	\$	0.00%		0
92064 POWAY	0	\$	\$	\$	0	\$	\$	\$	0.00%		0
92065 RAMONA	2	\$625,000	\$585,000	\$1,250,000	0	\$	\$	\$	0.00%		4
92066 RANCHITA	0	\$	\$	\$	0	\$	\$	\$	0.00%		0
92067 RANCHO SANTA ANITA	0	\$	\$	\$	0	\$	\$	\$	0.00%		0
92068 SAN LUIS REY	0	\$	\$	\$	0	\$	\$	\$	0.00%		0
92069 SAN MARCOS	0	\$	\$	\$	0	\$	\$	\$	0.00%		0
92070 SANTA YSABEL	0	\$	\$	\$	0	\$	\$	\$	0.00%		0
92071 SANTEE	0	\$	\$	\$	0	\$	\$	\$	0.00%		0
92075 SOLANA BEACH	1	\$	\$	\$	0	\$	\$	\$	0.00%		0
92078 SAN MARCOS	0	\$	\$	\$	0	\$	\$	\$	0.00%		0
92081 VISTA	0	\$	\$	\$	0	\$	\$	\$	0.00%		0
92082 VALLEY CENTER	1	\$699,000	\$699,000	\$699,000	0	\$	\$	\$	0.00%		0
92083 VISTA	0	\$	\$	\$	0	\$	\$	\$	0.00%		5
92084 VISTA	7	\$676,642	\$575,000	\$4,736,500	1	\$799,000	\$799,000	\$799,000	99.89%	1	15
92086 WARNER SPRING	0	\$	\$	\$	0	\$	\$	\$	0.00%		0
92091 RANCHO SANTA ANITA	0	\$	\$	\$	0	\$	\$	\$	0.00%		0
92093 LA JOLLA	0	\$	\$	\$	0	\$	\$	\$	0.00%		0
92101 SAN DIEGO DOV	3	\$982,966	\$950,000	\$2,948,900	1	\$1,110,000	\$1,110,000	\$1,110,000	92.89%	16	0
92102 SAN DIEGO	9	\$574,197	\$639,000	\$5,167,776	2	\$460,000	\$460,000	\$920,000	102.22%	42	5
92103 MISSION HILLS	9	\$800,666	\$740,000	\$7,206,000	2	\$750,000	\$650,000	\$1,500,000	95.91%	118	4
92104 NORTH PARK	25	\$671,019	\$739,000	\$16,775,499	4	\$746,375	\$640,000	\$2,985,500	98.28%	120	7
92105 EAST SAN DIEGO	9	\$641,322	\$650,000	\$5,771,900	5	\$546,000	\$555,000	\$2,730,000	99.27%	90	4
92106 POINT LOMA	0	\$	\$	\$	1	\$887,500	\$887,500	\$887,500	91.04%	136	1
92107 OCEAN BEACH	9	\$1,154,222	\$1,095,000	\$10,388,000	4	\$675,750	\$668,000	\$2,703,000	88.98%	97	13
92108 MISSION VALLEY	0	\$	\$	\$	0	\$	\$	\$	0.00%		0
92109 PACIFIC BEACH	17	\$1,414,411	\$1,149,000	\$24,045,000	3	\$1,233,333	\$1,300,000	\$3,700,000	88.33%	100	10
92110 OLD TOWN SD	1	\$1,000,000	\$1,000,000	\$1,000,000	0	\$	\$	\$	0.00%		0
92111 LINDA VISTA	7	\$511,285	\$525,000	\$3,579,000	1	\$452,000	\$452,000	\$452,000	94.17%	37	4
92113 LOGAN HEIGHTS	12	\$578,650	\$550,000	\$6,943,800	3	\$606,666	\$615,000	\$1,820,000	95.54%	102	4
92114 ENCANTO	2	\$625,000	\$475,000	\$1,250,000	0	\$	\$	\$	0.00%		0
92115 COLLEGE GROVE	7	\$648,110	\$650,000	\$4,536,776	4	\$672,500	\$600,000	\$2,690,000	97.01%	87	4
92116 NORMAL HEIGHTS	9	\$713,629	\$699,876	\$6,422,664	1	\$605,000	\$605,000	\$605,000	96.82%	34	5
92117 CLAIREMONT MISSION	1	\$569,000	\$569,000	\$569,000	3	\$566,666	\$580,000	\$1,700,000	97.99%	15	2
92118 CORONADO	2	\$2,345,000	\$1,800,000	\$4,690,000	0	\$	\$	\$	0.00%		0
92119 SAN CARLOS	0	\$	\$	\$	0	\$	\$	\$	0.00%		0
92120 DEL CERRO	0	\$	\$	\$	0	\$	\$	\$	0.00%		0
92121 SORRENTO	0	\$	\$	\$	0	\$	\$	\$	0.00%		0
92122 UNIVERSITY CITY	0	\$	\$	\$	0	\$	\$	\$	0.00%		0
92123 MISSION VALLEY	0	\$	\$	\$	1	\$940,000	\$940,000	\$940,000	98.96%	141	0
92124 TIERRASANTA	0	\$	\$	\$	0	\$	\$	\$	0.00%		0
92126 MIRA MESA	0	\$	\$	\$	0	\$	\$	\$	0.00%		0
92127 RANCHO BERNARDO	0	\$	\$	\$	0	\$	\$	\$	0.00%		0
92128 RANCHO BERNARDO	0	\$	\$	\$	0	\$	\$	\$	0.00%		0
92129 RANCHO PENASQUITO	0	\$	\$	\$	0	\$	\$	\$	0.00%		0
92130 CARMEL VALLEY	1	\$	\$	\$	0	\$	\$	\$	0.00%		0
92131 SCRIPPS MIRAMONTE	0	\$	\$	\$	0	\$	\$	\$	0.00%		0

92139 PARADISE HILLS	2	\$722,450	\$719,900	\$1,444,900	0	\$	\$	\$	0.00%	0
92145 MIRAMAR	0	\$	\$	\$	0	\$	\$	\$	0.00%	0
92154 OTAY MESA	1	\$689,999	\$689,999	\$689,999	0	\$	\$	\$	0.00%	0
92155 SAN DIEGO	0	\$	\$	\$	0	\$	\$	\$	0.00%	0
92161 SAN DIEGO	0	\$	\$	\$	0	\$	\$	\$	0.00%	0
92173 SAN YSIDRO	2	\$755,438	\$735,876	\$1,510,876	0	\$	\$	\$	0.00%	0
<b>TOTAL</b>	<b>242</b>			<b>\$192,661,666</b>	<b>62</b>			<b>\$42,648,400</b>		