

**MONTH ENDING MARCH 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	Price to List	Average Days on Market
91901 ALPINE	1	\$550,000	\$550,000	0	\$	\$	0.00%	
91902 BONITA	0	\$	\$	0	\$	\$	0.00%	
91905 BOULEVARD	0	\$	\$	0	\$	\$	0.00%	
91906 CAMPO	0	\$	\$	0	\$	\$	0.00%	
91910 CHULA VISTA	5	\$447,540	\$2,237,700	2	\$400,000	\$800,000	100.00%	41
91911 CHULA VISTA	1	\$460,000	\$460,000	0	\$	\$	0.00%	
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	5	\$361,600	\$1,808,000	3	\$868,000	\$2,604,000	93.10%	120
91934 JACUMBA	0	\$	\$	0	\$	\$	0.00%	
91935 JAMUL	0	\$	\$	0	\$	\$	0.00%	
91941 LA MESA	0	\$	\$	1	\$520,000	\$520,000	100.00%	50
91942 LA MESA	0	\$	\$	0	\$	\$	0.00%	
91945 LEMON GROVE	5	\$410,000	\$2,050,000	2	\$387,500	\$775,000	100.00%	8
91948 MOUNT LAGUNA	0	\$	\$	0	\$	\$	0.00%	
91950 NATIONAL CITY	3	\$504,000	\$1,512,000	3	\$355,000	\$1,065,000	99.63%	7
91962 PINE VALLEY	0	\$	\$	0	\$	\$	0.00%	
91963 POTRERO	0	\$	\$	0	\$	\$	0.00%	
91977 SPRING VALLEY	3	\$266,600	\$799,800	1	\$315,000	\$315,000	98.47%	63
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	2	\$1,234,000	\$2,468,000	0	\$	\$	0.00%	
92008 CARLSBAD	1	\$750,000	\$750,000	1	\$1,295,000	\$1,295,000	100.00%	2
92009 CARLSBAD	0	\$	\$	0	\$	\$	0.00%	
92014 DEL MAR	3	\$1,500,000	\$4,500,000	0	\$	\$	0.00%	
92019 EL CAJON	0	\$	\$	2	\$464,500	\$929,000	98.94%	48
92020 EL CAJON	1	\$389,000	\$389,000	3	\$423,366	\$1,270,100	97.78%	46
92021 EL CAJON	2	\$549,938	\$1,099,876	1	\$300,000	\$300,000	100.00%	0
92024 ENCINITAS	1	\$639,000	\$639,000	1	\$600,000	\$600,000	100.17%	173
92025 ESCONDIDO	8	\$379,375	\$3,035,000	3	\$318,333	\$955,000	95.50%	64
92026 ESCONDIDO	0	\$	\$	0	\$	\$	0.00%	
92027 ESCONDIDO	0	\$	\$	0	\$	\$	0.00%	
92028 FALLBROOK	0	\$	\$	2	\$239,500	\$479,000	96.96%	10
92029 ESCONDIDO	1	\$450,000	\$450,000	0	\$	\$	0.00%	
92036 JULIAN	0	\$	\$	0	\$	\$	0.00%	
92037 LA JOLLA	2	\$1,575,000	\$3,150,000	0	\$	\$	0.00%	
92040 LAKESIDE	4	\$266,250	\$1,065,000	0	\$	\$	0.00%	
92054 OCEANSIDE	2	\$592,000	\$1,184,000	3	\$578,666	\$1,736,000	98.47%	106
92056 OCEANSIDE	0	\$	\$	0	\$	\$	0.00%	
92057 OCEANSIDE	0	\$	\$	0	\$	\$	0.00%	
92059 PALA	0	\$	\$	0	\$	\$	0.00%	
92060 PALOMAR MTN	1	\$	\$	0	\$	\$	0.00%	
92061 PAUMA VALLEY	0	\$	\$	0	\$	\$	0.00%	
92064 POWAY	0	\$	\$	0	\$	\$	0.00%	
92065 RAMONA	0	\$	\$	1	\$259,000	\$259,000	89.34%	7
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	\$395,000	\$395,000	100.00%	45
92070 SANTA YSABEL	0	\$	\$	0	\$	\$	0.00%	
92071 SANTEE	1	\$599,000	\$599,000	0	\$	\$	0.00%	
92075 SOLANA BEACH	1	\$1,095,000	\$1,095,000	0	\$	\$	0.00%	

92078 SAN MARCOS	0	\$	\$	0	\$	\$	0.00%	
92082 VALLEY CENTER	0	\$	\$	0	\$	\$	0.00%	
92083 VISTA	1	\$449,900	\$449,900	0	\$	\$	0.00%	
92084 VISTA	4	\$447,475	\$1,789,900	0	\$	\$	0.00%	
92086 WARNER SPRINGS	0	\$	\$	0	\$	\$	0.00%	
92093 LA JOLLA	0	\$	\$	0	\$	\$	0.00%	
92101 SAN DIEGO DOWNTOWN	2	\$639,500	\$1,279,000	1	\$538,000	\$538,000	76.87%	28
92102 SAN DIEGO	5	\$366,400	\$1,832,000	3	\$333,666	\$1,001,000	101.93%	45
92103 MISSION HILLS	9	\$674,750	\$6,072,752	3	\$626,666	\$1,880,000	96.76%	71
92104 NORTH PARK	16	\$503,361	\$8,053,776	9	\$499,192	\$4,492,730	97.31%	55
92105 EAST SAN DIEGO	13	\$355,800	\$4,625,400	7	\$344,785	\$2,413,500	98.60%	38
92106 POINT LOMA	1	\$850,000	\$850,000	0	\$	\$	0.00%	
92107 OCEAN BEACH	3	\$938,333	\$2,815,000	1	\$530,000	\$530,000	96.54%	89
92108 MISSION VALLEY	0	\$	\$	0	\$	\$	0.00%	
92109 PACIFIC BEACH	14	\$939,785	\$13,157,000	6	\$1,125,833	\$6,755,000	92.36%	115
92110 OLD TOWN SD	0	\$	\$	1	\$475,000	\$475,000	99.16%	36
92111 LINDA VISTA	1	\$449,876	\$449,876	0	\$	\$	0.00%	
92113 LOGAN HEIGHTS	6	\$325,633	\$1,953,800	6	\$311,333	\$1,868,000	98.38%	38
92114 ENCANTO	2	\$447,500	\$895,000	2	\$348,450	\$696,900	95.61%	9
92115 COLLEGE GROVE	3	\$416,666	\$1,250,000	4	\$503,500	\$2,014,000	97.91%	29
92116 NORMAL HEIGHTS	10	\$541,320	\$5,413,200	4	\$537,475	\$2,149,900	99.31%	38
92117 CLAIREMONT MESA	1	\$399,888	\$399,888	1	\$415,000	\$415,000	100.00%	3
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	0	\$	\$	0	\$	\$	0.00%	
TOTALS	144		\$81,127,868	78		\$39,526,130		