

**MONTH ENDING SEPTEMBER 30, 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	Average Days on Market
91901 ALPINE	0	\$	\$	0	\$	\$	0.00%	
91902 BONITA	0	\$	\$	0	\$	\$	0.00%	
91905 BOULEVARD	0	\$	\$	0	\$	\$	0.00%	
91906 CAMPO	1	\$194,400	\$194,400	0	\$	\$	0.00%	
91910 CHULA VISTA	3	\$254,966	\$764,900	1	\$600,000	\$600,000	98.36%	35
91911 CHULA VISTA	2	\$469,750	\$939,500	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	\$879,580	\$4,397,900	2	\$855,000	\$1,710,000	100.00%	9
91934 JACUMBA	0	\$	\$	0	\$	\$	0.00%	
91935 JAMUL	0	\$	\$	0	\$	\$	0.00%	
91941 LA MESA	5	\$202,980	\$1,014,900	4	\$391,625	\$1,566,500	99.87%	38
91942 LA MESA	0	\$	\$	1	\$323,000	\$323,000	100.94%	9
91945 LEMON GROVE	4	\$376,962	\$1,507,850	2	\$322,500	\$645,000	94.16%	7
91948 MOUNT LAGUNA	0	\$	\$	0	\$	\$	0.00%	
91950 NATIONAL CITY	6	\$367,500	\$2,205,000	3	\$244,333	\$733,000	97.09%	4
91962 PINE VALLEY	0	\$	\$	0	\$	\$	0.00%	
91963 POTRERO	0	\$	\$	0	\$	\$	0.00%	
91977 SPRING VALLEY	2	\$387,450	\$774,900	1	\$485,000	\$485,000	94.17%	66
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	5	\$560,875	\$2,804,376	0	\$	\$	0.00%	
92008 CARLSBAD	0	\$	\$	1	\$750,000	\$750,000	96.79%	3
92009 CARLSBAD	1	\$	\$	1	\$610,000	\$610,000	97.60%	15
92014 DEL MAR	4	\$437,250	\$1,749,000	0	\$	\$	0.00%	
92019 EL CAJON	0	\$	\$	0	\$	\$	0.00%	
92020 EL CAJON	4	\$459,500	\$1,838,000	4	\$340,250	\$1,361,000	94.98%	15
92021 EL CAJON	3	\$344,666	\$1,034,000	0	\$	\$	0.00%	
92024 ENCINITAS	6	\$844,000	\$5,064,000	1	\$780,000	\$780,000	97.62%	28
92025 ESCONDIDO	9	\$385,655	\$3,470,900	3	\$453,666	\$1,361,000	98.64%	25
92026 ESCONDIDO	1	\$	\$	1	\$305,000	\$305,000	101.70%	13
92027 ESCONDIDO	0	\$	\$	0	\$	\$	0.00%	
92028 FALLBROOK	1	\$390,000	\$390,000	1	\$399,000	\$399,000	93.88%	14
92029 ESCONDIDO	0	\$	\$	0	\$	\$	0.00%	
92036 JULIAN	0	\$	\$	0	\$	\$	0.00%	
92037 LA JOLLA	1	\$1,200,000	\$1,200,000	1	\$1,250,000	\$1,250,000	100.00%	16
92040 LAKESIDE	4	\$294,500	\$1,178,000	0	\$	\$	0.00%	
92054 OCEANSIDE	6	\$679,946	\$4,079,676	0	\$	\$	0.00%	
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	0	\$	\$	0	\$	\$	0.00%	
92065 RAMONA	0	\$	\$	1	\$410,000	\$410,000	97.64%	28
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	1	\$395,000	\$395,000	0	\$	\$	0.00%	
92070 SANTA YSABEL	0	\$	\$	0	\$	\$	0.00%	
92071 SANTEE	1	\$	\$	0	\$	\$	0.00%	
92075 SOLANA BEACH	0	\$	\$	0	\$	\$	0.00%	
92078 SAN MARCOS	0	\$	\$	0	\$	\$	0.00%	
92082 VALLEY CENTER	1	\$589,900	\$589,900	0	\$	\$	0.00%	

92083 VISTA	1	\$334,500	\$334,500	0	\$	\$	0.00%	
92084 VISTA	1	\$269,000	\$269,000	3	\$401,083	\$1,203,250	98.25%	42
92086 WARNER SPRINGS	0	\$	\$	0	\$	\$	0.00%	
92093 LA JOLLA	0	\$	\$	0	\$	\$	0.00%	
92101 SAN DIEGO DOWNTOWN	0	\$	\$	0	\$	\$	0.00%	
92102 SAN DIEGO	8	\$316,500	\$2,532,000	5	\$401,580	\$2,007,900	95.98%	24
92103 MISSION HILLS	3	\$1,121,000	\$3,363,000	2	\$527,500	\$1,055,000	95.48%	35
92104 NORTH PARK	18	\$446,763	\$8,041,740	9	\$426,000	\$3,834,000	98.56%	35
92105 EAST SAN DIEGO	14	\$315,514	\$4,417,200	4	\$322,750	\$1,291,000	101.34%	8
92106 POINT LOMA	0	\$	\$	0	\$	\$	0.00%	
92107 OCEAN BEACH	6	\$680,333	\$4,082,000	2	\$508,000	\$1,016,000	99.12%	37
92108 MISSION VALLEY	0	\$	\$	0	\$	\$	0.00%	
92109 PACIFIC BEACH	13	\$827,230	\$10,754,000	6	\$606,666	\$3,640,000	92.95%	64
92110 OLD TOWN SD	2	\$677,888	\$1,355,776	0	\$	\$	0.00%	
92111 LINDA VISTA	2	\$397,000	\$794,000	1	\$292,000	\$292,000	100.69%	9
92113 LOGAN HEIGHTS	8	\$420,487	\$3,363,900	2	\$162,500	\$325,000	100.15%	0
92114 ENCANTO	5	\$389,940	\$1,949,700	4	\$321,500	\$1,286,000	96.19%	7
92115 COLLEGE GROVE	2	\$383,000	\$766,000	2	\$457,500	\$915,000	101.67%	8
92116 NORMAL HEIGHTS	13	\$494,138	\$6,423,800	3	\$433,333	\$1,300,000	96.45%	12
92117 CLAIREMONT MESA	5	\$319,780	\$1,598,900	3	\$398,333	\$1,195,000	99.67%	1
92118 CORONADO	3	\$881,666	\$2,645,000	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	\$	\$	1	\$525,000	\$525,000	95.47%	18
92130 CARMEL VALLEY	0	\$	\$	0	\$	\$	0.00%	
92131 SCRIPPS MIRAMAR	0	\$	\$	0	\$	\$	0.00%	
92139 PARADISE HILLS	1	\$425,000	\$425,000	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	\$199,900	\$199,900	1	\$390,000	\$390,000	100.00%	40
TOTALS	182	\$88,907,618	\$88,907,618	76	\$33,563,650	\$33,563,650		