

**MONTH ENDING OCTOBER 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	\$7,501	\$7,501	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	\$385,775	\$1,928,876	2	\$307,450	\$614,900	97.93%	13
91911 CHULA VISTA	3	\$363,000	\$1,089,000	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	11	\$375,545	\$4,131,000	2	\$407,500	\$815,000	98.20%	9
91934 JACUMBA	0	\$	\$	0	\$	\$	0.00%	
91935 JAMUL	0	\$	\$	0	\$	\$	0.00%	
91941 LA MESA	5	\$408,499	\$2,042,499	1	\$310,000	\$310,000	96.88%	52
91942 LA MESA	1	\$425,000	\$425,000	2	\$349,000	\$698,000	100.00%	4
91945 LEMON GROVE	1	\$449,000	\$449,000	3	\$325,751	\$977,255	96.78%	27
91948 MOUNT LAGUNA	0	\$	\$	0	\$	\$	0.00%	
91950 NATIONAL CITY	8	\$459,609	\$3,676,876	5	\$264,000	\$1,320,000	94.97%	51
91962 PINE VALLEY	0	\$	\$	0	\$	\$	0.00%	
91963 POTRERO	0	\$	\$	0	\$	\$	0.00%	
91977 SPRING VALLEY	3	\$364,892	\$1,094,676	2	\$503,500	\$1,007,000	98.24%	95
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	0	\$	\$	2	\$620,000	\$1,240,000	96.57%	30
92008 CARLSBAD	1	\$1,100,000	\$1,100,000	0	\$	\$	0.00%	
92009 CARLSBAD	0	\$	\$	0	\$	\$	0.00%	
92014 DEL MAR	0	\$	\$	1	\$1,375,000	\$1,375,000	94.83%	19
92019 EL CAJON	0	\$	\$	0	\$	\$	0.00%	
92020 EL CAJON	8	\$440,125	\$3,521,000	1	\$285,000	\$285,000	95.00%	22
92021 EL CAJON	1	\$800,000	\$800,000	3	\$272,666	\$818,000	96.24%	28
92024 ENCINITAS	9	\$745,111	\$6,706,000	1	\$500,000	\$500,000	100.20%	6
92025 ESCONDIDO	9	\$515,111	\$4,636,000	1	\$429,000	\$429,000	100.00%	2
92026 ESCONDIDO	0	\$	\$	0	\$	\$	0.00%	
92027 ESCONDIDO	0	\$	\$	0	\$	\$	0.00%	
92028 FALLBROOK	2	\$424,500	\$849,000	0	\$	\$	0.00%	
92029 ESCONDIDO	0	\$	\$	0	\$	\$	0.00%	
92036 JULIAN	0	\$	\$	0	\$	\$	0.00%	
92037 LA JOLLA	3	\$1,463,333	\$4,390,000	0	\$	\$	0.00%	
92040 LAKESIDE	1	\$285,000	\$285,000	0	\$	\$	0.00%	
92054 OCEANSIDE	12	\$654,408	\$7,852,900	1	\$425,000	\$425,000	95.51%	12
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	2	\$404,400	\$808,800	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	1	\$354,900	\$354,900	0	\$	\$	0.00%	
92070 SANTA YSABEL	0	\$	\$	0	\$	\$	0.00%	
92071 SANTEE	0	\$	\$	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	4	\$342,225	\$1,368,900	0	\$	\$	0.00%	
92084 VISTA	1	\$395,000	\$395,000	2	\$392,500	\$785,000	101.29%	112
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	11	\$389,727	\$4,286,999	6	\$452,666	\$2,716,000	98.02%	22
92103 MISSION HILLS	10	\$768,087	\$7,680,876	2	\$433,000	\$866,000	112.47%	29
92104 NORTH PARK	12	\$476,000	\$5,712,000	6	\$470,333	\$2,822,000	99.12%	36
92105 EAST SAN DIEGO	10	\$414,444	\$4,144,449	6	\$328,750	\$1,972,500	102.00%	34
92106 POINT LOMA	1	\$780,000	\$780,000	3	\$810,833	\$2,432,500	96.20%	76
92107 OCEAN BEACH	9	\$421,407	\$3,792,671	0	\$	\$	0.00%	
92108 MISSION VALLEY	0	\$	\$	0	\$	\$	0.00%	
92109 PACIFIC BEACH	8	\$810,234	\$6,481,876	3	\$893,333	\$2,680,000	91.19%	40
92110 OLD TOWN SD	3	\$860,666	\$2,582,000	2	\$625,000	\$1,250,000	96.15%	33
92111 LINDA VISTA	1	\$250,000	\$250,000	1	\$475,000	\$475,000	90.48%	41
92113 LOGAN HEIGHTS	10	\$227,019	\$2,270,199	5	\$279,500	\$1,397,500	97.73%	47
92114 ENCANTO	6	\$322,500	\$1,935,000	2	\$257,500	\$515,000	89.57%	77
92115 COLLEGE GROVE	8	\$420,812	\$3,366,500	9	\$371,255	\$3,341,300	99.04%	41
92116 NORMAL HEIGHTS	6	\$497,983	\$2,987,900	5	\$541,200	\$2,706,000	99.23%	23
92117 CLAIREMONT MESA	0	\$	\$	1	\$405,000	\$405,000	101.50%	6
92118 CORONADO	0	\$	\$	1	\$890,000	\$890,000	93.68%	70
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	1	\$629,000	\$629,000	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	\$	\$	1	\$330,000	\$330,000	100.00%	7
92145 MIRAMAR	0	\$	\$	0	\$	\$	0.00%	
92154 OTAY MESA	1	\$329,000	\$329,000	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	189		\$95,140,398	82		\$36,397,955		