

**MONTH ENDING NOVEMBER 30, 2002  
RESIDENTIAL INCOME 2 - 4 UNITS**

<b>Zip Code</b>	<b>New Listings</b>	<b>Average List Price</b>	<b>Total New Listing Value</b>	<b>Sold Listings</b>	<b>Average Sold Price</b>	<b>Total Sold Value</b>	<b>% Sale Price to List Price</b>	<b>Average Days on Market</b>
91901 ALPINE	0	\$	\$	0	\$	\$	0.00%	
91902 BONITA	0	\$	\$	0	\$	\$	0.00%	
91905 BOULEVARD	0	\$	\$	0	\$	\$	0.00%	
91906 CAMPO	0	\$	\$	0	\$	\$	0.00%	
91910 CHULA VISTA	2	\$694,950	\$1,389,900	3	\$351,666	\$1,055,000	94.20%	21
91911 CHULA VISTA	2	\$215,000	\$430,000	1	\$475,000	\$475,000	90.48%	246
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	1	\$599,000	\$599,000	3	\$607,000	\$1,821,000	99.56%	43
91934 JACUMBA	0	\$	\$	0	\$	\$	0.00%	
91935 JAMUL	0	\$	\$	0	\$	\$	0.00%	
91941 LA MESA	4	\$763,750	\$3,055,000	1	\$575,000	\$575,000	100.00%	92
91942 LA MESA	0	\$	\$	0	\$	\$	0.00%	
91945 LEMON GROVE	3	\$221,666	\$665,000	0	\$	\$	0.00%	
91948 MOUNT LAGUNA	0	\$	\$	0	\$	\$	0.00%	
91950 NATIONAL CITY	5	\$339,780	\$1,698,900	3	\$279,666	\$839,000	102.57%	21
91962 PINE VALLEY	0	\$	\$	0	\$	\$	0.00%	
91963 POTRERO	0	\$	\$	0	\$	\$	0.00%	
91977 SPRING VALLEY	5	\$367,520	\$1,837,600	0	\$	\$	0.00%	
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	3	\$608,000	\$1,824,000	1	\$515,000	\$515,000	97.35%	13
92008 CARLSBAD	0	\$	\$	0	\$	\$	0.00%	
92009 CARLSBAD	0	\$	\$	1	\$650,000	\$650,000	90.91%	69
92014 DEL MAR	1	\$	\$	0	\$	\$	0.00%	
92019 EL CAJON	1	\$379,997	\$379,997	0	\$	\$	0.00%	
92020 EL CAJON	1	\$510,000	\$510,000	0	\$	\$	0.00%	
92021 EL CAJON	3	\$411,633	\$1,234,900	1	\$350,000	\$350,000	97.22%	21
92024 ENCINITAS	2	\$519,000	\$1,038,000	0	\$	\$	0.00%	
92025 ESCONDIDO	5	\$271,978	\$1,359,894	4	\$387,250	\$1,549,000	98.22%	84
92026 ESCONDIDO	0	\$	\$	0	\$	\$	0.00%	
92027 ESCONDIDO	3	\$233,266	\$699,800	0	\$	\$	0.00%	
92028 FALLBROOK	3	\$384,958	\$1,154,876	0	\$	\$	0.00%	
92029 ESCONDIDO	0	\$	\$	0	\$	\$	0.00%	
92036 JULIAN	0	\$	\$	0	\$	\$	0.00%	
92037 LA JOLLA	1	\$1,250,000	\$1,250,000	0	\$	\$	0.00%	
92040 LAKESIDE	2	\$358,450	\$716,900	1	\$249,000	\$249,000	96.14%	8
92054 OCEANSIDE	3	\$792,666	\$2,378,000	1	\$448,000	\$448,000	94.32%	98
92056 OCEANSIDE	1	\$	\$	0	\$	\$	0.00%	
92057 OCEANSIDE	1	\$725,000	\$725,000	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	\$421,000	\$421,000	100.26%	85
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	\$370,000	\$370,000	93.67%	5
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	3	\$487,966	\$1,463,900	0	\$	\$	0.00%	
92084 VISTA	0	\$	\$	0	\$	\$	0.00%	
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	\$453,000	\$3,624,000	2	\$508,500	\$1,017,000	102.31%	14
92103 MISSION HILLS	6	\$777,166	\$4,663,000	0	\$	\$	0.00%	
92104 NORTH PARK	18	\$511,620	\$9,209,176	3	\$561,000	\$1,683,000	98.77%	45
92105 EAST SAN DIEGO	5	\$455,580	\$2,277,900	2	\$307,249	\$614,499	100.00%	8
92106 POINT LOMA	0	\$	\$	1	\$560,000	\$560,000	98.42%	74
92107 OCEAN BEACH	3	\$629,666	\$1,889,000	3	\$559,000	\$1,677,000	97.00%	35
92108 MISSION VALLEY	0	\$	\$	0	\$	\$	0.00%	
92109 PACIFIC BEACH	11	\$743,363	\$8,177,000	3	\$683,666	\$2,051,000	100.34%	54
92110 OLD TOWN SD	1	\$749,995	\$749,995	0	\$	\$	0.00%	
92111 LINDA VISTA	1	\$515,876	\$515,876	3	\$290,666	\$872,000	97.01%	13
92113 LOGAN HEIGHTS	5	\$297,930	\$1,489,652	5	\$342,100	\$1,710,500	99.45%	56
92114 ENCANTO	0	\$	\$	0	\$	\$	0.00%	
92115 COLLEGE GROVE	5	\$501,400	\$2,507,000	3	\$411,333	\$1,234,000	99.94%	85
92116 NORMAL HEIGHTS	8	\$596,612	\$4,772,900	5	\$460,900	\$2,304,500	96.71%	31
92117 CLAIREMONT MESA	4	\$391,250	\$1,565,000	2	\$349,500	\$699,000	97.90%	1
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	\$	\$	1	\$635,100	\$635,100	100.97%	3
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	2	\$357,500	\$715,000	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	0	\$	\$	0	\$	\$	0.00%	
<b>TOTALS</b>	<b>132</b>		<b>\$66,566,166</b>	<b>55</b>		<b>\$24,374,599</b>		