

**MONTH ENDING DECEMBER 31, 2002
SINGLE FAMILY DETACHED HOMES**

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	24	\$441,654	\$10,599,700	15	\$470,093	\$7,051,400	96.78%	75
91902 BONITA	12	\$606,377	\$7,276,526	12	\$588,933	\$7,067,200	96.67%	69
91905 BOULEVARD	1	\$175,000	\$175,000	3	\$206,800	\$620,400	97.70%	112
91906 CAMPO	3	\$241,133	\$723,400	1	\$290,000	\$290,000	96.70%	7
91910 CHULA VISTA	50	\$368,640	\$18,432,028	39	\$387,479	\$15,111,700	97.58%	30
91911 CHULA VISTA	43	\$314,505	\$13,523,726	36	\$320,216	\$11,527,800	98.38%	24
91913 CHULA VISTA	20	\$415,283	\$8,305,676	37	\$401,213	\$14,844,900	97.67%	41
91914 CHULA VISTA	10	\$409,146	\$4,091,464	11	\$395,854	\$4,354,400	98.38%	40
91915 CHULA VISTA	11	\$416,061	\$4,576,676	14	\$346,071	\$4,845,000	99.07%	37
91916 DESCANSO	2	\$562,500	\$1,125,000	2	\$597,500	\$1,195,000	86.92%	56
91917 DULZURA	0	\$	\$	0	\$	\$	0.00%	
91931 GUATAY	0	\$	\$	0	\$	\$	0.00%	
91932 IMPERIAL BEACH	8	\$371,100	\$2,968,800	3	\$413,333	\$1,240,000	98.80%	54
91934 JACUMBA	1	\$80,000	\$80,000	3	\$163,966	\$491,899	101.03%	87
91935 JAMUL	6	\$823,150	\$4,938,900	5	\$643,440	\$3,217,200	98.18%	73
91941 LA MESA	33	\$388,281	\$12,813,300	28	\$393,782	\$11,025,900	96.53%	50
91942 LA MESA	8	\$312,862	\$2,502,900	11	\$344,691	\$3,791,611	98.51%	38
91945 LEMON GROVE	16	\$276,459	\$4,423,350	19	\$276,360	\$5,250,850	97.90%	42
91948 MOUNT LAGUNA	0	\$	\$	0	\$	\$	0.00%	
91950 NATIONAL CITY	16	\$296,960	\$4,751,375	7	\$257,857	\$1,805,000	98.01%	9
91962 PINE VALLEY	0	\$	\$	5	\$301,350	\$1,506,750	97.59%	23
91963 POTRERO	1	\$279,900	\$279,900	0	\$	\$	0.00%	
91977 SPRING VALLEY	54	\$323,343	\$17,460,527	27	\$315,876	\$8,528,676	99.02%	27
91978 SPRING VALLEY	5	\$392,096	\$1,960,480	6	\$341,750	\$2,050,500	98.87%	48
91980 TECATE	0	\$	\$	0	\$	\$	0.00%	
92003 BONSAI	6	\$563,924	\$3,383,547	2	\$845,000	\$1,690,000	95.48%	35
92004 BORREGO SPRINGS	0	\$	\$	1	\$104,000	\$104,000	93.44%	134
92007 CARDIFF BY THE SEA	5	\$638,800	\$3,194,000	3	\$681,666	\$2,045,000	96.74%	38
92008 CARLSBAD	18	\$445,569	\$8,020,252	26	\$505,659	\$13,147,150	94.55%	50
92009 CARLSBAD	45	\$656,018	\$29,520,853	71	\$601,615	\$42,714,676	96.73%	47
92014 DEL MAR	27	\$1,198,218	\$32,351,899	10	\$972,560	\$9,725,600	92.40%	101
92019 EL CAJON	27	\$406,556	\$10,977,028	22	\$416,139	\$9,155,067	97.57%	34
92020 EL CAJON	23	\$372,778	\$8,573,900	25	\$363,195	\$9,079,895	96.10%	44
92021 EL CAJON	32	\$401,008	\$12,832,276	34	\$346,716	\$11,788,350	98.12%	43
92024 ENCINITAS	42	\$867,410	\$36,431,239	53	\$687,101	\$36,416,372	95.92%	50
92025 ESCONDIDO	26	\$424,079	\$11,026,076	21	\$411,619	\$8,644,000	93.74%	55
92026 ESCONDIDO	39	\$359,838	\$14,033,700	42	\$353,572	\$14,850,033	96.99%	55
92027 ESCONDIDO	35	\$313,177	\$10,961,206	36	\$318,176	\$11,454,360	98.76%	29
92028 FALLBROOK	47	\$536,032	\$25,193,526	54	\$417,674	\$22,554,400	95.67%	51
92029 ESCONDIDO	15	\$400,980	\$6,014,700	19	\$464,989	\$8,834,800	97.86%	45
92036 JULIAN	7	\$394,842	\$2,763,900	4	\$249,250	\$997,000	97.94%	75
92037 LA JOLLA	43	\$1,417,526	\$60,953,631	32	\$1,111,468	\$35,567,001	87.29%	65
92040 LAKESIDE	33	\$369,404	\$12,190,334	19	\$334,994	\$6,364,900	92.90%	44
92054 OCEANSIDE	23	\$437,503	\$10,062,584	30	\$355,443	\$10,663,300	97.78%	38
92056 OCEANSIDE	53	\$370,427	\$19,632,642	51	\$338,749	\$17,276,200	97.94%	27
92057 OCEANSIDE	50	\$339,982	\$16,999,136	42	\$317,293	\$13,326,325	98.00%	38
92059 PALA	0	\$	\$	0	\$	\$	0.00%	
92060 PALOMAR MTN	0	\$	\$	2	\$137,500	\$275,000	97.52%	26
92061 PAUMA VALLEY	5	\$421,300	\$2,106,500	0	\$	\$	0.00%	
92064 POWAY	39	\$785,385	\$30,630,027	43	\$501,162	\$21,550,000	95.86%	37
92065 RAMONA	38	\$422,875	\$16,069,252	37	\$402,805	\$14,903,800	97.25%	61
92066 RANCHITA	0	\$	\$	0	\$	\$	0.00%	
92067 RANCHO SANTA FE	34	\$2,396,068	\$81,466,328	21	\$1,991,123	\$41,813,600	90.65%	117
92068 SAN LUIS REY	0	\$	\$	0	\$	\$	0.00%	
92069 SAN MARCOS	58	\$365,620	\$21,205,982	50	\$356,690	\$17,834,500	97.08%	51

92070 SANTA YSABEL	0	\$	\$	1	\$200,000	\$200,000	97.56%	102
92071 SANTEE	25	\$309,711	\$7,742,782	36	\$319,138	\$11,489,000	98.28%	26
92075 SOLANA BEACH	13	\$795,221	\$10,337,876	7	\$847,142	\$5,930,000	92.76%	108
92078 SAN MARCOS	9	\$487,972	\$4,391,751	13	\$386,360	\$5,022,690	97.36%	42
92082 VALLEY CENTER	19	\$546,510	\$10,383,700	16	\$785,675	\$12,570,800	151.88%	77
92083 VISTA	60	\$342,807	\$20,568,443	34	\$336,461	\$11,439,700	97.66%	30
92084 VISTA	30	\$461,149	\$13,834,483	22	\$378,389	\$8,324,577	95.40%	64
92086 WARNER SPRINGS	1	\$279,000	\$279,000	0	\$	\$	0.00%	
92093 LA JOLLA	0	\$	\$	0	\$	\$	0.00%	
92101 SAN DIEGO DOWNTOWN	1	\$559,900	\$559,900	1	\$1,675,000	\$1,675,000	98.82%	180
92102 SAN DIEGO	15	\$349,545	\$5,243,176	9	\$369,722	\$3,327,500	95.05%	49
92103 MISSION HILLS	12	\$613,052	\$7,356,628	13	\$767,615	\$9,979,000	95.86%	60
92104 NORTH PARK	23	\$387,089	\$8,903,064	18	\$372,277	\$6,701,000	97.24%	24
92105 EAST SAN DIEGO	30	\$260,131	\$7,803,952	20	\$245,450	\$4,909,000	97.52%	23
92106 POINT LOMA	6	\$1,316,962	\$7,901,776	20	\$780,400	\$15,608,000	92.39%	82
92107 OCEAN BEACH	8	\$681,830	\$5,454,647	13	\$719,192	\$9,349,500	95.48%	51
92108 MISSION VALLEY	0	\$	\$	0	\$	\$	0.00%	
92109 PACIFIC BEACH	14	\$515,500	\$7,217,000	21	\$736,704	\$15,470,800	93.58%	38
92110 OLD TOWN SD	10	\$505,630	\$5,056,300	9	\$507,777	\$4,570,000	96.13%	50
92111 LINDA VISTA	10	\$455,439	\$4,554,399	17	\$367,323	\$6,244,500	97.06%	33
92113 LOGAN HEIGHTS	9	\$247,522	\$2,227,700	9	\$223,766	\$2,013,900	98.49%	43
92114 ENCANTO	39	\$272,970	\$10,645,850	37	\$268,837	\$9,947,000	98.58%	37
92115 COLLEGE GROVE	35	\$389,332	\$13,626,652	33	\$349,287	\$11,526,500	96.18%	37
92116 NORMAL HEIGHTS	20	\$355,207	\$7,104,152	27	\$467,679	\$12,627,350	96.90%	38
92117 CLAIREMONT MESA	31	\$417,207	\$12,933,427	35	\$398,340	\$13,941,900	97.49%	43
92118 CORONADO	6	\$842,416	\$5,054,501	4	\$891,500	\$3,566,000	98.16%	38
92119 SAN CARLOS	7	\$364,500	\$2,551,500	18	\$400,492	\$7,208,870	95.91%	48
92120 DEL CERRO	14	\$521,892	\$7,306,500	22	\$416,829	\$9,170,250	97.47%	39
92121 SORRENTO	1	\$515,876	\$515,876	9	\$601,777	\$5,416,000	96.68%	43
92122 UNIVERSITY CITY	10	\$596,389	\$5,963,899	10	\$484,800	\$4,848,000	97.35%	36
92123 MISSION VALLEY	13	\$402,175	\$5,228,276	18	\$401,205	\$7,221,700	98.57%	33
92124 TIERRASANTA	7	\$527,257	\$3,690,800	10	\$441,087	\$4,410,876	99.23%	43
92126 MIRA MESA	41	\$341,923	\$14,018,866	55	\$362,818	\$19,955,000	97.75%	29
92127 RANCHO BERNARDO	19	\$586,547	\$11,144,400	21	\$526,231	\$11,050,870	97.00%	44
92128 RANCHO BERNARDO	52	\$435,333	\$22,637,327	64	\$415,485	\$26,591,100	97.86%	32
92129 RANCHO PENASQUITOS	23	\$450,716	\$10,366,474	48	\$448,343	\$21,520,498	97.21%	26
92130 CARMEL VALLEY	42	\$887,756	\$37,285,776	43	\$848,989	\$36,506,546	97.24%	59
92131 SCRIPPS MIRAMAR	30	\$498,475	\$14,954,270	32	\$510,433	\$16,333,887	96.55%	29
92139 PARADISE HILLS	24	\$238,293	\$5,719,052	17	\$299,511	\$5,091,700	97.07%	32
92145 MIRAMAR	0	\$	\$	0	\$	\$	0.00%	
92154 OTAY MESA	32	\$313,049	\$10,017,570	23	\$297,347	\$6,839,000	97.73%	32
92155 SAN DIEGO	1	\$264,500	\$264,500	0	\$	\$	0.00%	
92161 SAN DIEGO	0	\$	\$	0	\$	\$	0.00%	
92173 SAN YSIDRO	12	\$274,031	\$3,288,376	6	\$298,083	\$1,788,500	97.26%	36
TOTALS	1,848		\$941,737,867	1,845		\$858,978,029		