

**MONTH ENDING DECEMBER 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	Average Days on Market
91901 ALPINE	1	\$320,000	\$320,000	0	\$	\$	0.00%	
91902 BONITA	0	\$	\$	0	\$	\$	0.00%	
91905 BOULEVARD	0	\$	\$	0	\$	\$	0.00%	
91906 CAMPO	0	\$	\$	0	\$	\$	0.00%	
91910 CHULA VISTA	3	\$376,300	\$1,128,900	1	\$525,000	\$525,000	91.30%	6
91911 CHULA VISTA	1	\$699,900	\$699,900	1	\$570,000	\$570,000	95.02%	41
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	\$635,000	\$635,000	1	\$515,000	\$515,000	99.04%	111
91934 JACUMBA	0	\$	\$	0	\$	\$	0.00%	
91935 JAMUL	0	\$	\$	0	\$	\$	0.00%	
91941 LA MESA	2	\$574,500	\$1,149,000	1	\$570,000	\$570,000	95.16%	28
91942 LA MESA	1	\$950,000	\$950,000	0	\$	\$	0.00%	
91945 LEMON GROVE	4	\$361,250	\$1,445,000	0	\$	\$	0.00%	
91948 MOUNT LAGUNA	0	\$	\$	0	\$	\$	0.00%	
91950 NATIONAL CITY	9	\$314,321	\$2,828,895	1	\$440,000	\$440,000	94.62%	32
91962 PINE VALLEY	0	\$	\$	0	\$	\$	0.00%	
91963 POTRERO	0	\$	\$	0	\$	\$	0.00%	
91977 SPRING VALLEY	3	\$391,300	\$1,173,900	2	\$327,450	\$654,900	100.02%	10
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	\$	\$	0	\$	\$	0.00%	
92008 CARLSBAD	0	\$	\$	0	\$	\$	0.00%	
92009 CARLSBAD	0	\$	\$	0	\$	\$	0.00%	
92014 DEL MAR	0	\$	\$	0	\$	\$	0.00%	
92019 EL CAJON	1	\$559,000	\$559,000	0	\$	\$	0.00%	
92020 EL CAJON	3	\$545,666	\$1,637,000	3	\$535,000	\$1,605,000	99.75%	13
92021 EL CAJON	1	\$525,000	\$525,000	2	\$464,000	\$928,000	100.34%	97
92024 ENCINITAS	0	\$	\$	2	\$873,750	\$1,747,500	90.31%	85
92025 ESCONDIDO	3	\$266,300	\$798,900	4	\$348,375	\$1,393,500	100.40%	59
92026 ESCONDIDO	0	\$	\$	0	\$	\$	0.00%	
92027 ESCONDIDO	0	\$	\$	0	\$	\$	0.00%	
92028 FALLBROOK	1	\$285,000	\$285,000	1	\$369,000	\$369,000	100.00%	86
92029 ESCONDIDO	0	\$	\$	0	\$	\$	0.00%	
92036 JULIAN	0	\$	\$	0	\$	\$	0.00%	
92037 LA JOLLA	2	\$	\$	0	\$	\$	0.00%	
92040 LAKESIDE	2	\$284,950	\$569,900	0	\$	\$	0.00%	
92054 OCEANSIDE	6	\$685,814	\$4,114,885	6	\$522,666	\$3,136,000	83.21%	40
92056 OCEANSIDE	1	\$1,200	\$1,200	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	1	\$289,900	\$289,900	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	0	\$	\$	0	\$	\$	0.00%	

92070 SANTA YSABEL	0	\$	\$	0	\$	\$	0.00%	
92071 SANTEE	1	\$465,000	\$465,000	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	1	\$269,000	\$269,000	2	\$379,500	\$759,000	96.70%	21
92084 VISTA	1	\$500,000	\$500,000	0	\$	\$	0.00%	
92086 WARNER SPRINGS	0	\$	\$	0	\$	\$	0.00%	
92093 LA JOLLA	0	\$	\$	0	\$	\$	0.00%	
92101 SAN DIEGO DOWNTOWN	2	\$349,938	\$699,876	0	\$	\$	0.00%	
92102 SAN DIEGO	4	\$291,475	\$1,165,900	6	\$377,166	\$2,263,000	91.85%	43
92103 MISSION HILLS	3	\$581,258	\$1,743,776	0	\$	\$	0.00%	
92104 NORTH PARK	12	\$468,231	\$5,618,776	8	\$479,562	\$3,836,500	96.73%	27
92105 EAST SAN DIEGO	12	\$385,333	\$4,624,000	5	\$389,780	\$1,948,900	100.33%	31
92106 POINT LOMA	0	\$	\$	0	\$	\$	0.00%	
92107 OCEAN BEACH	3	\$687,666	\$2,063,000	2	\$630,250	\$1,260,500	102.00%	11
92108 MISSION VALLEY	0	\$	\$	0	\$	\$	0.00%	
92109 PACIFIC BEACH	6	\$755,666	\$4,534,000	5	\$1,118,200	\$5,591,000	87.54%	52
92110 OLD TOWN SD	0	\$	\$	0	\$	\$	0.00%	
92111 LINDA VISTA	2	\$600,000	\$1,200,000	0	\$	\$	0.00%	
92113 LOGAN HEIGHTS	11	\$353,890	\$3,892,800	4	\$405,500	\$1,622,000	90.47%	63
92114 ENCANTO	1	\$335,777	\$335,777	1	\$419,900	\$419,900	100.00%	4
92115 COLLEGE GROVE	5	\$434,300	\$2,171,500	3	\$374,666	\$1,124,000	89.99%	43
92116 NORMAL HEIGHTS	3	\$442,966	\$1,328,900	2	\$549,650	\$1,099,300	99.21%	66
92117 CLAIREMONT MESA	2	\$735,000	\$1,470,000	2	\$402,044	\$804,088	96.31%	14
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	1	\$485,000	\$485,000	0	\$	\$	0.00%	
TOTALS	116		\$51,678,685	65		\$33,182,088		