

**MONTH ENDING FEBRUARY 28, 2003  
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	\$800,000	\$800,000	0	\$	\$	0.00%	
91902 BONITA	0	\$	\$	0	\$	\$	0.00%	
91905 BOULEVARD	0	\$	\$	0	\$	\$	0.00%	
91906 CAMPO	0	\$	\$	0	\$	\$	0.00%	
91910 CHULA VISTA	4	\$397,000	\$1,588,000	2	\$333,500	\$667,000	99.70%	5
91911 CHULA VISTA	0	\$	\$	2	\$377,500	\$755,000	100.00%	80
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	0	\$	\$	2	\$621,500	\$1,243,000	99.84%	102
91934 JACUMBA	0	\$	\$	0	\$	\$	0.00%	
91935 JAMUL	0	\$	\$	0	\$	\$	0.00%	
91941 LA MESA	0	\$	\$	2	\$400,000	\$800,000	100.13%	40
91942 LA MESA	0	\$	\$	0	\$	\$	0.00%	
91945 LEMON GROVE	4	\$413,450	\$1,653,800	3	\$414,950	\$1,244,850	100.00%	8
91948 MOUNT LAGUNA	0	\$	\$	0	\$	\$	0.00%	
91950 NATIONAL CITY	4	\$342,500	\$1,370,000	2	\$352,000	\$704,000	96.58%	74
91962 PINE VALLEY	0	\$	\$	0	\$	\$	0.00%	
91963 POTRERO	0	\$	\$	0	\$	\$	0.00%	
91977 SPRING VALLEY	1	\$560,000	\$560,000	4	\$345,615	\$1,382,462	96.14%	47
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	\$	\$	1	\$865,000	\$865,000	96.22%	20
92008 CARLSBAD	6	\$674,166	\$4,045,000	0	\$	\$	0.00%	
92009 CARLSBAD	0	\$	\$	0	\$	\$	0.00%	
92014 DEL MAR	1	\$	\$	0	\$	\$	0.00%	
92019 EL CAJON	1	\$345,000	\$345,000	0	\$	\$	0.00%	
92020 EL CAJON	0	\$	\$	4	\$515,250	\$2,061,000	99.76%	49
92021 EL CAJON	1	\$399,000	\$399,000	1	\$232,000	\$232,000	92.80%	54
92024 ENCINITAS	4	\$783,469	\$3,133,876	4	\$582,500	\$2,330,000	90.00%	67
92025 ESCONDIDO	7	\$386,828	\$2,707,800	5	\$397,600	\$1,988,000	98.56%	41
92026 ESCONDIDO	1	\$399,985	\$399,985	1	\$299,900	\$299,900	100.00%	9
92027 ESCONDIDO	0	\$	\$	0	\$	\$	0.00%	
92028 FALLBROOK	2	\$424,950	\$849,900	3	\$329,333	\$988,000	101.13%	23
92029 ESCONDIDO	0	\$	\$	0	\$	\$	0.00%	
92036 JULIAN	1	\$329,000	\$329,000	0	\$	\$	0.00%	
92037 LA JOLLA	0	\$	\$	0	\$	\$	0.00%	
92040 LAKESIDE	0	\$	\$	0	\$	\$	0.00%	
92054 OCEANSIDE	3	\$644,333	\$1,933,000	3	\$483,333	\$1,450,000	95.46%	11
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	\$399,900	\$799,800	1	\$400,000	\$400,000	92.21%	13
92066 RANCHITA	0	\$	\$	0	\$	\$	0.00%	
92067 RANCHO SANTA FE	1	\$6,900	\$6,900	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	0	\$	\$	0	\$	\$	0.00%	
92075 SOLANA BEACH	1	\$	\$	0	\$	\$	0.00%	
92078 SAN MARCOS	0	\$	\$	0	\$	\$	0.00%	
92082 VALLEY CENTER	1	\$589,900	\$589,900	0	\$	\$	0.00%	
92083 VISTA	2	\$414,850	\$829,700	1	\$235,000	\$235,000	97.92%	108
92084 VISTA	3	\$478,333	\$1,435,000	1	\$292,000	\$292,000	97.66%	95
92086 WARNER SPRINGS	0	\$	\$	0	\$	\$	0.00%	
92093 LA JOLLA	0	\$	\$	0	\$	\$	0.00%	
92101 SAN DIEGO DOWNTOWN	2	\$424,938	\$849,876	0	\$	\$	0.00%	
92102 SAN DIEGO	5	\$323,980	\$1,619,900	4	\$286,250	\$1,145,000	99.23%	38
92103 MISSION HILLS	6	\$534,271	\$3,205,626	5	\$730,000	\$3,650,000	90.62%	71
92104 NORTH PARK	15	\$509,518	\$7,642,776	6	\$471,633	\$2,829,800	97.42%	25
92105 EAST SAN DIEGO	12	\$394,575	\$4,734,900	7	\$387,428	\$2,712,000	99.02%	18
92106 POINT LOMA	0	\$	\$	0	\$	\$	0.00%	
92107 OCEAN BEACH	2	\$732,438	\$1,464,876	3	\$641,333	\$1,924,000	96.25%	47
92108 MISSION VALLEY	0	\$	\$	0	\$	\$	0.00%	
92109 PACIFIC BEACH	10	\$1,064,100	\$10,641,000	6	\$658,733	\$3,952,400	98.24%	23
92110 OLD TOWN SD	2	\$273,500	\$547,000	0	\$	\$	0.00%	
92111 LINDA VISTA	0	\$	\$	0	\$	\$	0.00%	
92113 LOGAN HEIGHTS	2	\$345,000	\$690,000	9	\$295,777	\$2,662,000	97.56%	55
92114 ENCANTO	2	\$422,000	\$844,000	2	\$260,000	\$520,000	101.17%	48
92115 COLLEGE GROVE	6	\$421,916	\$2,531,500	6	\$401,666	\$2,410,000	99.53%	52
92116 NORMAL HEIGHTS	4	\$622,250	\$2,489,000	6	\$426,000	\$2,556,000	96.32%	56
92117 CLAIREMONT MESA	2	\$417,450	\$834,900	4	\$386,375	\$1,545,500	95.43%	43
92118 CORONADO	0	\$	\$	1	\$1,275,000	\$1,275,000	98.46%	48
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	\$	\$	1	\$318,000	\$318,000	96.36%	40
92145 MIRAMAR	0	\$	\$	0	\$	\$	0.00%	
92154 OTAY MESA	1	\$399,000	\$399,000	0	\$	\$	0.00%	
92155 SAN DIEGO	0	\$	\$	0	\$	\$	0.00%	
92161 SAN DIEGO	0	\$	\$	0	\$	\$	0.00%	
92173 SAN YSIDRO	0	\$	\$	0	\$	\$	0.00%	
<b>TOTALS</b>	<b>122</b>		<b>\$62,270,015</b>	<b>102</b>		<b>\$45,436,912</b>		