

**MONTH ENDING AUGUST 31, 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	Average Days on Market
91901 ALPINE	1	\$350,000	\$350,000	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	\$333,469	\$1,333,876	4	\$442,500	\$1,770,000	99.17%	22
91911 CHULA VISTA	3	\$559,666	\$1,679,000	0	\$	\$	0.00%	
91913 CHULA VISTA	0	\$	\$	0	\$	\$	0.00%	
91914 CHULA VISTA	1	\$	\$	0	\$	\$	0.00%	
91915 CHULA VISTA	0	\$	\$	0	\$	\$	0.00%	
91916 DESCANSO	0	\$	\$	0	\$	\$	0.00%	
91917 DULZURA	0	\$	\$	0	\$	\$	0.00%	
91931 GUATAY	1	\$999,900	\$999,900	0	\$	\$	0.00%	
91932 IMPERIAL BEACH	2	\$416,997	\$833,995	3	\$472,666	\$1,418,000	100.50%	58
91934 JACUMBA	0	\$	\$	0	\$	\$	0.00%	
91935 JAMUL	0	\$	\$	0	\$	\$	0.00%	
91941 LA MESA	2	\$537,438	\$1,074,876	0	\$	\$	0.00%	
91942 LA MESA	1	\$435,000	\$435,000	1	\$353,000	\$353,000	100.86%	12
91945 LEMON GROVE	6	\$491,733	\$2,950,400	4	\$468,000	\$1,872,000	98.12%	40
91948 MOUNT LAGUNA	0	\$	\$	0	\$	\$	0.00%	
91950 NATIONAL CITY	4	\$426,975	\$1,707,900	2	\$277,500	\$555,000	99.11%	3
91962 PINE VALLEY	0	\$	\$	0	\$	\$	0.00%	
91963 POTRERO	0	\$	\$	0	\$	\$	0.00%	
91977 SPRING VALLEY	5	\$401,980	\$2,009,900	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	0	\$	\$	4	\$887,750	\$3,551,000	91.50%	28
92008 CARLSBAD	0	\$	\$	1	\$498,000	\$498,000	91.38%	89
92009 CARLSBAD	0	\$	\$	1	\$765,000	\$765,000	100.00%	0
92014 DEL MAR	4	\$550,000	\$2,200,000	0	\$	\$	0.00%	
92019 EL CAJON	0	\$	\$	0	\$	\$	0.00%	
92020 EL CAJON	2	\$502,000	\$1,004,000	2	\$415,375	\$830,750	99.13%	43
92021 EL CAJON	5	\$494,980	\$2,474,900	2	\$397,750	\$795,500	91.02%	36
92024 ENCINITAS	3	\$1,136,666	\$3,410,000	2	\$792,500	\$1,585,000	98.82%	105
92025 ESCONDIDO	9	\$434,533	\$3,910,800	5	\$346,980	\$1,734,900	98.97%	19
92026 ESCONDIDO	0	\$	\$	0	\$	\$	0.00%	
92027 ESCONDIDO	2	\$532,000	\$1,064,000	0	\$	\$	0.00%	
92028 FALLBROOK	2	\$414,938	\$829,876	1	\$279,000	\$279,000	98.24%	19
92029 ESCONDIDO	0	\$	\$	0	\$	\$	0.00%	
92036 JULIAN	0	\$	\$	0	\$	\$	0.00%	
92037 LA JOLLA	0	\$	\$	1	\$1,175,000	\$1,175,000	94.00%	63
92040 LAKESIDE	6	\$476,133	\$2,856,800	0	\$	\$	0.00%	
92054 OCEANSIDE	10	\$499,290	\$4,992,900	6	\$656,316	\$3,937,900	95.82%	34
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	0	\$	\$	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	0	\$	\$	0	\$	\$	0.00%	
92075 SOLANA BEACH	0	\$	\$	1	\$690,000	\$690,000	98.58%	31
92078 SAN MARCOS	0	\$	\$	0	\$	\$	0.00%	
92081 VISTA	0	\$	\$	0	\$	\$	0.00%	
92082 VALLEY CENTER	0	\$	\$	0	\$	\$	0.00%	
92083 VISTA	0	\$	\$	1	\$350,000	\$350,000	100.00%	57
92084 VISTA	0	\$	\$	1	\$558,000	\$558,000	97.04%	89
92086 WARNER SPRINGS	0	\$	\$	0	\$	\$	0.00%	
92091 RANCHO SANTA FE	0	\$	\$	0	\$	\$	0.00%	
92093 LA JOLLA	0	\$	\$	0	\$	\$	0.00%	
92101 SAN DIEGO DOWNTOWN	0	\$	\$	1	\$680,000	\$680,000	90.67%	0
92102 SAN DIEGO	12	\$449,625	\$5,395,500	2	\$500,000	\$1,000,000	101.01%	6
92103 MISSION HILLS	2	\$674,500	\$1,349,000	8	\$656,625	\$5,253,000	97.32%	38
92104 NORTH PARK	24	\$425,149	\$10,203,576	6	\$482,583	\$2,895,500	96.36%	46
92105 EAST SAN DIEGO	10	\$463,175	\$4,631,752	15	\$385,800	\$5,787,000	97.14%	34
92106 POINT LOMA	0	\$	\$	0	\$	\$	0.00%	
92107 OCEAN BEACH	6	\$784,166	\$4,705,000	5	\$807,000	\$4,035,000	92.76%	104
92108 MISSION VALLEY	0	\$	\$	0	\$	\$	0.00%	
92109 PACIFIC BEACH	16	\$709,556	\$11,352,900	11	\$799,681	\$8,796,500	97.50%	61
92110 OLD TOWN SD	0	\$	\$	1	\$550,000	\$550,000	95.65%	107
92111 LINDA VISTA	0	\$	\$	2	\$432,500	\$865,000	95.05%	77
92113 LOGAN HEIGHTS	8	\$330,112	\$2,640,900	3	\$348,333	\$1,045,000	97.30%	52
92114 ENCANTO	0	\$	\$	1	\$435,000	\$435,000	100.00%	87
92115 COLLEGE GROVE	5	\$511,380	\$2,556,900	4	\$490,000	\$1,960,000	96.41%	39
92116 NORMAL HEIGHTS	8	\$658,487	\$5,267,900	7	\$591,285	\$4,139,000	98.91%	54
92117 CLAIREMONT MESA	2	\$439,450	\$878,900	3	\$443,333	\$1,330,000	103.10%	4
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	1	\$	\$	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	2	\$325,000	\$650,000	1	\$350,000	\$350,000	92.35%	16
TOTALS	169		85,750,451	112		\$61,839,050		