

**MONTH ENDING FEBRUARY 29, 2004
SINGLE FAMILY ATTACHED HOMES**

Zip Code	New Listings	Average List Price	Median List Price	Total New Listing Value	Sold Listings	Average Sold Price	Median Sale Price	Total Sold Value	% Sale	Average
									Price to List	Days on Market
91901 ALPINE	2	\$254,450	\$229,900	\$508,900	1	\$155,000	\$155,000	\$155,000	100.00%	6
91902 BONITA	11	\$362,405	\$365,000	\$3,986,465	2	\$300,000	\$250,000	\$600,000	97.56%	61
91905 BOULEVARD	0	\$	\$	\$	0	\$	\$	\$	0.00%	
91906 CAMPO	0	\$	\$	\$	0	\$	\$	\$	0.00%	
91910 CHULA VISTA	21	\$320,810	\$325,000	\$6,737,026	9	\$288,944	\$325,000	\$2,600,500	98.65%	12
91911 CHULA VISTA	27	\$285,475	\$280,000	\$7,707,828	10	\$273,500	\$272,000	\$2,735,000	99.83%	14
91913 CHULA VISTA	22	\$365,522	\$374,876	\$8,041,502	14	\$329,350	\$315,000	\$4,610,900	99.73%	10
91914 CHULA VISTA	7	\$391,268	\$395,000	\$2,738,876	6	\$366,316	\$360,900	\$2,197,900	99.88%	13
91915 CHULA VISTA	14	\$294,505	\$355,900	\$4,123,076	9	\$356,444	\$355,000	\$3,208,000	99.64%	17
91916 DESCANSO	0	\$	\$	\$	0	\$	\$	\$	0.00%	
91917 DULZURA	0	\$	\$	\$	0	\$	\$	\$	0.00%	
91931 GUATAY	0	\$	\$	\$	0	\$	\$	\$	0.00%	
91932 IMPERIAL BEACH	18	\$496,444	\$524,900	\$8,936,000	4	\$393,750	\$295,000	\$1,575,000	95.17%	100
91934 JACUMBA	0	\$	\$	\$	0	\$	\$	\$	0.00%	
91935 JAMUL	0	\$	\$	\$	0	\$	\$	\$	0.00%	
91941 LA MESA	9	\$288,219	\$309,000	\$2,593,975	9	\$275,500	\$270,000	\$2,479,500	98.05%	50
91942 LA MESA	9	\$295,144	\$292,500	\$2,656,300	9	\$282,611	\$275,000	\$2,543,500	99.76%	23
91945 LEMON GROVE	2	\$240,000	\$230,000	\$480,000	2	\$245,000	\$245,000	\$490,000	97.22%	34
91948 MOUNT LAGUNA	0	\$	\$	\$	0	\$	\$	\$	0.00%	
91950 NATIONAL CITY	3	\$353,300	\$359,900	\$1,059,900	2	\$245,500	\$217,000	\$491,000	101.87%	5
91962 PINE VALLEY	0	\$	\$	\$	0	\$	\$	\$	0.00%	
91963 POTRERO	0	\$	\$	\$	0	\$	\$	\$	0.00%	
91977 SPRING VALLEY	15	\$267,260	\$280,000	\$4,008,900	11	\$237,718	\$223,000	\$2,614,900	99.42%	43
91978 SPRING VALLEY	4	\$272,469	\$274,876	\$1,089,876	2	\$238,500	\$215,000	\$477,000	98.86%	7
91980 TECATE	0	\$	\$	\$	0	\$	\$	\$	0.00%	
92003 BONSAI	5	\$314,740	\$289,900	\$1,573,700	2	\$312,000	\$235,000	\$624,000	100.00%	29
92004 BORREGO SPRINGS	0	\$	\$	\$	0	\$	\$	\$	0.00%	
92007 CARDIFF BY THE SEA	9	\$540,861	\$450,000	\$4,867,752	3	\$413,333	\$395,000	\$1,240,000	98.80%	38
92008 CARLSBAD	37	\$361,239	\$380,000	\$13,365,856	22	\$398,431	\$349,000	\$8,765,500	97.87%	26
92009 CARLSBAD	76	\$409,618	\$415,000	\$31,130,970	49	\$374,977	\$365,000	\$18,373,890	98.06%	25
92014 DEL MAR	13	\$622,846	\$575,000	\$8,097,000	9	\$834,111	\$900,000	\$7,507,000	97.51%	48
92019 EL CAJON	19	\$329,110	\$325,000	\$6,253,102	7	\$347,057	\$318,000	\$2,429,400	97.76%	32
92020 EL CAJON	9	\$244,383	\$253,900	\$2,199,452	9	\$281,311	\$275,000	\$2,531,800	100.83%	53
92021 EL CAJON	9	\$258,033	\$269,000	\$2,322,300	4	\$369,875	\$265,500	\$1,479,500	103.53%	65
92024 ENCINITAS	19	\$420,808	\$420,000	\$7,995,352	19	\$429,132	\$419,000	\$8,153,526	101.21%	18
92025 ESCONDIDO	12	\$245,596	\$240,000	\$2,947,152	9	\$277,155	\$254,500	\$2,494,400	98.23%	42
92026 ESCONDIDO	20	\$279,570	\$280,000	\$5,591,410	18	\$271,609	\$254,900	\$4,888,970	99.99%	25
92027 ESCONDIDO	26	\$209,546	\$214,900	\$5,448,200	13	\$204,176	\$199,000	\$2,654,300	97.88%	53
92028 FALLBROOK	3	\$155,000	\$200,000	\$465,000	2	\$184,500	\$154,000	\$369,000	93.65%	31
92029 ESCONDIDO	0	\$	\$	\$	1	\$285,000	\$285,000	\$285,000	96.61%	18
92036 JULIAN	0	\$	\$	\$	0	\$	\$	\$	0.00%	
92037 LA JOLLA	50	\$803,497	\$545,000	\$40,174,870	19	\$787,368	\$700,000	\$14,960,000	97.20%	33
92040 LAKESIDE	10	\$220,310	\$199,500	\$2,203,100	8	\$218,175	\$205,000	\$1,745,400	99.58%	35
92054 OCEANSIDE	27	\$377,861	\$325,000	\$10,202,252	18	\$356,369	\$345,000	\$6,414,650	98.26%	64
92056 OCEANSIDE	30	\$288,278	\$264,900	\$8,648,362	21	\$294,847	\$261,000	\$6,191,800	99.13%	30
92057 OCEANSIDE	42	\$276,786	\$272,000	\$11,625,018	26	\$261,480	\$250,500	\$6,798,500	97.55%	24
92059 PALA	0	\$	\$	\$	0	\$	\$	\$	0.00%	
92060 PALOMAR MTN	0	\$	\$	\$	0	\$	\$	\$	0.00%	
92061 PAUMA VALLEY	4	\$271,875	\$269,000	\$1,087,500	1	\$260,000	\$260,000	\$260,000	94.55%	69
92064 POWAY	6	\$410,629	\$424,900	\$2,463,776	3	\$344,666	\$360,000	\$1,034,000	95.99%	28
92065 RAMONA	3	\$256,300	\$299,900	\$768,900	1	\$274,500	\$274,500	\$274,500	100.00%	8
92066 RANCHITA	0	\$	\$	\$	0	\$	\$	\$	0.00%	
92067 RANCHO SANTA FE	2	\$739,450	\$729,000	\$1,478,900	0	\$	\$	\$	0.00%	
92068 SAN LUIS REY	0	\$	\$	\$	0	\$	\$	\$	0.00%	
92069 SAN MARCOS	19	\$317,467	\$298,000	\$6,031,876	21	\$264,609	\$250,000	\$5,556,790	98.27%	24
92070 SANTA YSABEL	0	\$	\$	\$	0	\$	\$	\$	0.00%	
92071 SANTEE	29	\$286,896	\$305,000	\$8,320,000	20	\$274,060	\$269,900	\$5,481,200	98.53%	32
92075 SOLANA BEACH	16	\$485,475	\$515,000	\$7,767,600	11	\$692,181	\$710,000	\$7,614,000	96.51%	28
92078 SAN MARCOS	12	\$360,231	\$479,000	\$4,322,776	3	\$424,150	\$417,450	\$1,272,450	97.59%	30
92081 VISTA	7	\$299,396	\$364,900	\$2,095,776	1	\$262,500	\$262,500	\$262,500	96.33%	12
92082 VALLEY CENTER	0	\$	\$	\$	1	\$148,000	\$148,000	\$148,000	95.48%	19
92083 VISTA	11	\$246,959	\$249,900	\$2,716,553	8	\$238,300	\$229,900	\$1,906,400	99.26%	23
92084 VISTA	4	\$257,425	\$239,900	\$1,029,700	2	\$267,000	\$255,000	\$534,000	100.11%	25
92086 WARNER SPRINGS	1	\$105,000	\$105,000	\$105,000	0	\$	\$	\$	0.00%	
92091 RANCHO SANTA FE	0	\$	\$	\$	0	\$	\$	\$	0.00%	

92093 LA JOLLA	0	\$	\$	\$	0	\$	\$	\$	0.00%	
92101 SAN DIEGO DOWNTOWN	50	\$806,789	\$729,900	\$40,339,484	37	\$664,472	\$555,000	\$24,585,500	97.07%	58
92102 SAN DIEGO	13	\$154,146	\$179,000	\$2,003,900	8	\$217,249	\$210,748	\$1,737,995	99.89%	21
92103 MISSION HILLS	32	\$621,216	\$439,000	\$19,878,932	12	\$357,616	\$345,000	\$4,291,400	98.21%	23
92104 NORTH PARK	22	\$291,012	\$299,900	\$6,402,276	28	\$261,242	\$252,000	\$7,314,800	99.27%	55
92105 EAST SAN DIEGO	16	\$179,531	\$219,900	\$2,872,500	8	\$188,987	\$150,000	\$1,511,900	99.55%	48
92106 POINT LOMA	3	\$714,958	\$599,876	\$2,144,876	1	\$578,500	\$578,500	\$578,500	96.58%	8
92107 OCEAN BEACH	9	\$371,050	\$345,000	\$3,339,450	5	\$428,600	\$439,000	\$2,143,000	96.24%	30
92108 MISSION VALLEY	42	\$294,813	\$299,876	\$12,382,180	30	\$283,257	\$260,000	\$8,497,734	99.68%	22
92109 PACIFIC BEACH	30	\$719,910	\$599,000	\$21,597,318	19	\$468,131	\$450,000	\$8,894,500	99.32%	41
92110 OLD TOWN SD	22	\$349,903	\$329,000	\$7,697,876	15	\$321,600	\$320,000	\$4,824,000	99.03%	19
92111 LINDA VISTA	27	\$382,616	\$389,900	\$10,330,653	36	\$359,266	\$367,900	\$12,933,600	99.47%	23
92113 LOGAN HEIGHTS	16	\$254,293	\$274,900	\$4,068,700	1	\$170,000	\$170,000	\$170,000	100.06%	7
92114 ENCANTO	0	\$	\$	\$	0	\$	\$	\$	0.00%	
92115 COLLEGE GROVE	15	\$295,691	\$292,500	\$4,435,375	10	\$229,450	\$210,000	\$2,294,500	98.70%	25
92116 NORMAL HEIGHTS	16	\$290,303	\$270,876	\$4,644,852	18	\$286,226	\$303,000	\$5,152,077	98.75%	33
92117 CLAIREMONT MESA	11	\$321,688	\$359,900	\$3,538,576	8	\$333,987	\$289,900	\$2,671,900	97.14%	49
92118 CORONADO	27	\$980,177	\$775,000	\$26,464,800	8	\$926,750	\$840,000	\$7,414,000	92.64%	70
92119 SAN CARLOS	14	\$294,748	\$279,900	\$4,126,475	8	\$261,843	\$247,500	\$2,094,750	99.55%	21
92120 DEL CERRO	15	\$296,275	\$285,876	\$4,444,128	5	\$232,500	\$185,000	\$1,162,500	99.37%	43
92121 SORRENTO	2	\$434,500	\$369,000	\$869,000	3	\$397,333	\$410,000	\$1,192,000	101.97%	3
92122 UNIVERSITY CITY	19	\$381,663	\$385,000	\$7,251,599	19	\$424,363	\$389,000	\$8,062,900	98.91%	30
92123 MISSION VALLEY	9	\$297,877	\$272,000	\$2,680,900	6	\$284,250	\$269,000	\$1,705,500	97.16%	20
92124 TIERRASANTA	17	\$422,351	\$427,900	\$7,179,976	12	\$369,000	\$365,000	\$4,428,000	99.20%	20
92126 MIRA MESA	35	\$279,695	\$295,000	\$9,789,347	19	\$277,062	\$289,900	\$5,264,188	99.93%	20
92127 RANCHO BERNARDO	19	\$349,292	\$320,000	\$6,636,550	9	\$299,555	\$300,000	\$2,696,000	99.49%	6
92128 RANCHO BERNARDO	41	\$371,242	\$370,000	\$15,220,927	40	\$339,054	\$360,000	\$13,562,170	98.64%	23
92129 RANCHO PENASQUITOS	26	\$306,657	\$310,000	\$7,973,100	15	\$288,633	\$290,000	\$4,329,499	99.70%	18
92130 CARMEL VALLEY	31	\$494,548	\$519,000	\$15,331,002	13	\$458,084	\$420,000	\$5,955,100	100.53%	12
92131 SCRIPPS MIRAMAR	34	\$400,803	\$420,000	\$13,627,316	11	\$389,409	\$375,000	\$4,283,500	97.86%	9
92139 PARADISE HILLS	16	\$284,431	\$275,500	\$4,550,900	14	\$289,142	\$285,000	\$4,048,000	98.40%	50
92145 MIRAMAR	0	\$	\$	\$	0	\$	\$	\$	0.00%	
92154 OTAY MESA	14	\$293,037	\$295,000	\$4,102,526	5	\$253,980	\$240,000	\$1,269,900	98.45%	20
92155 SAN DIEGO	0	\$	\$	\$	0	\$	\$	\$	0.00%	
92161 SAN DIEGO	0	\$	\$	\$	0	\$	\$	\$	0.00%	
92173 SAN YSIDRO	10	\$242,340	\$235,000	\$2,423,404	3	\$176,666	\$165,000	\$530,000	100.02%	68
TOTALS	1,347			\$536,316,727	847			\$304,628,089		