

**MONTH ENDING FEBRUARY 29, 2004  
RESIDENTIAL INCOME 2-4 UNITS**

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 Price to List	Average Days on Market
91901 ALPINE	0	\$	\$	\$	0	\$	\$	\$	0.00%	
91902 BONITA	0	\$	\$	\$	1	\$669,000	\$669,000	\$669,000	95.57%	58
91905 BOULEVARD	0	\$	\$	\$	0	\$	\$	\$	0.00%	
91906 CAMPO	0	\$	\$	\$	0	\$	\$	\$	0.00%	
91910 CHULA VISTA	2	\$575,000	\$525,000	\$1,150,000	2	\$622,500	\$385,000	\$1,245,000	96.90%	54
91911 CHULA VISTA	0	\$	\$	\$	2	\$422,500	\$400,000	\$845,000	98.84%	65
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	2	\$699,376	\$498,753	\$1,398,753	1	\$780,000	\$780,000	\$780,000	97.50%	35
91934 JACUMBA	0	\$	\$	\$	0	\$	\$	\$	0.00%	
91935 JAMUL	0	\$	\$	\$	0	\$	\$	\$	0.00%	
91941 LA MESA	3	\$371,333	\$525,000	\$1,114,000	2	\$482,500	\$450,000	\$965,000	96.07%	171
91942 LA MESA	0	\$	\$	\$	0	\$	\$	\$	0.00%	
91945 LEMON GROVE	2	\$702,000	\$679,000	\$1,404,000	4	\$390,500	\$390,000	\$1,562,000	98.87%	15
91948 MOUNT LAGUNA	0	\$	\$	\$	0	\$	\$	\$	0.00%	
91950 NATIONAL CITY	2	\$529,950	\$529,900	\$1,059,900	3	\$350,000	\$292,500	\$1,050,000	97.22%	10
91962 PINE VALLEY	0	\$	\$	\$	0	\$	\$	\$	0.00%	
91963 POTRERO	0	\$	\$	\$	0	\$	\$	\$	0.00%	
91977 SPRING VALLEY	6	\$467,166	\$462,000	\$2,803,000	2	\$390,000	\$370,000	\$780,000	97.52%	124
91978 SPRING VALLEY	0	\$	\$	\$	1	\$520,000	\$520,000	\$520,000	99.05%	57
91980 TECATE	0	\$	\$	\$	1	\$285,000	\$285,000	\$285,000	84.57%	89
92003 BONSAI	0	\$	\$	\$	0	\$	\$	\$	0.00%	
92004 BORREGO SPRINGS	0	\$	\$	\$	0	\$	\$	\$	0.00%	
92007 CARDIFF BY THE SEA	1	\$1,900,000	\$1,900,000	\$1,900,000	0	\$	\$	\$	0.00%	
92008 CARLSBAD	0	\$	\$	\$	0	\$	\$	\$	0.00%	
92009 CARLSBAD	0	\$	\$	\$	1	\$849,000	\$849,000	\$849,000	99.89%	34
92014 DEL MAR	0	\$	\$	\$	0	\$	\$	\$	0.00%	
92019 EL CAJON	0	\$	\$	\$	1	\$380,000	\$380,000	\$380,000	100.00%	12
92020 EL CAJON	0	\$	\$	\$	3	\$395,500	\$381,500	\$1,186,500	90.82%	78
92021 EL CAJON	3	\$581,000	\$569,000	\$1,743,000	1	\$685,000	\$685,000	\$685,000	101.48%	21
92024 ENCINITAS	11	\$748,525	\$750,000	\$8,233,776	1	\$850,000	\$850,000	\$850,000	105.59%	7
92025 ESCONDIDO	7	\$446,685	\$429,000	\$3,126,800	2	\$357,500	\$310,000	\$715,000	96.63%	7
92026 ESCONDIDO	2	\$607,000	\$589,000	\$1,214,000	0	\$	\$	\$	0.00%	
92027 ESCONDIDO	0	\$	\$	\$	0	\$	\$	\$	0.00%	
92028 FALLBROOK	0	\$	\$	\$	0	\$	\$	\$	0.00%	
92029 ESCONDIDO	0	\$	\$	\$	0	\$	\$	\$	0.00%	
92036 JULIAN	0	\$	\$	\$	0	\$	\$	\$	0.00%	
92037 LA JOLLA	0	\$	\$	\$	2	\$960,000	\$960,000	\$1,920,000	90.57%	24
92040 LAKESIDE	7	\$488,410	\$520,000	\$3,418,876	2	\$475,000	\$455,000	\$950,000	100.12%	73
92054 OCEANSIDE	12	\$774,129	\$647,777	\$9,289,553	6	\$726,000	\$560,000	\$4,356,000	97.58%	62
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	1	\$790,000	\$790,000	\$790,000	1	\$325,000	\$325,000	\$325,000	92.86%	38
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	\$	\$	\$	0	\$	\$	\$	0.00%	

92078 SAN MARCOS	0	\$	\$	\$	0	\$	\$	\$	0.00%	
92081 VISTA	0	\$	\$	\$	0	\$	\$	\$	0.00%	
92082 VALLEY CENTER	1	\$540,000	\$540,000	\$540,000	0	\$	\$	\$	0.00%	
92083 VISTA	3	\$679,333	\$839,000	\$2,038,000	0	\$	\$	\$	0.00%	
92084 VISTA	6	\$479,812	\$410,000	\$2,878,876	1	\$375,000	\$375,000	\$375,000	101.02%	13
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	\$	\$	\$	0	\$	\$	\$	0.00%	
92102 SAN DIEGO	10	\$466,800	\$450,000	\$4,668,000	9	\$480,777	\$462,000	\$4,327,000	96.26%	44
92103 MISSION HILLS	4	\$846,750	\$887,000	\$3,387,000	3	\$633,166	\$634,500	\$1,899,500	96.52%	75
92104 NORTH PARK	15	\$655,553	\$625,000	\$9,833,304	5	\$516,200	\$575,000	\$2,581,000	97.03%	39
92105 EAST SAN DIEGO	21	\$543,270	\$574,876	\$11,408,676	3	\$458,333	\$468,000	\$1,375,000	98.99%	38
92106 POINT LOMA	0	\$	\$	\$	0	\$	\$	\$	0.00%	
92107 OCEAN BEACH	10	\$942,987	\$865,000	\$9,429,876	2	\$719,500	\$589,000	\$1,439,000	100.35%	12
92108 MISSION VALLEY	0	\$	\$	\$	0	\$	\$	\$	0.00%	
92109 PACIFIC BEACH	16	\$1,142,492	\$899,000	\$18,279,876	7	\$850,142	\$908,000	\$5,951,000	98.93%	130
92110 OLD TOWN SD	3	\$773,000	\$800,000	\$2,319,000	0	\$	\$	\$	0.00%	
92111 LINDA VISTA	3	\$747,666	\$815,000	\$2,243,000	0	\$	\$	\$	0.00%	
92113 LOGAN HEIGHTS	7	\$476,985	\$425,000	\$3,338,900	5	\$418,600	\$443,000	\$2,093,000	97.81%	62
92114 ENCANTO	2	\$515,000	\$510,000	\$1,030,000	0	\$	\$	\$	0.00%	
92115 COLLEGE GROVE	10	\$560,389	\$565,000	\$5,603,899	0	\$	\$	\$	0.00%	
92116 NORMAL HEIGHTS	16	\$428,798	\$499,900	\$6,860,775	4	\$530,750	\$498,000	\$2,123,000	98.17%	34
92117 CLAIREMONT MESA	3	\$571,333	\$540,000	\$1,714,000	2	\$542,500	\$535,000	\$1,085,000	99.63%	6
92118 CORONADO	1	\$1,325,000	\$1,325,000	\$1,325,000	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	\$450,000	\$450,000	\$450,000	0	\$	\$	\$	0.00%	
<b>TOTALS</b>	<b>193</b>			<b>\$125,993,840</b>	<b>80</b>			<b>\$44,166,000</b>		