

**MONTH ENDING APRIL 30, 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 Price	Average Days on Market
91901 ALPINE	0	\$	\$	\$	0	\$	\$	\$	0.00%	
91902 BONITA	0	\$	\$	\$	0	\$	\$	\$	0.00%	
91905 BOULEVARD	0	\$	\$	\$	0	\$	\$	\$	0.00%	
91906 CAMPO	0	\$	\$	\$	0	\$	\$	\$	0.00%	
91910 CHULA VISTA	5	\$521,980	\$550,000	\$2,609,900	4	\$536,250	\$495,000	\$2,145,000	100.47%	28
91911 CHULA VISTA	2	\$274,950	\$	\$549,900	0	\$	\$	\$	0.00%	
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	\$1,180,000	\$1,180,000	\$1,180,000	0	\$	\$	\$	0.00%	
91934 JACUMBA	0	\$	\$	\$	0	\$	\$	\$	0.00%	
91935 JAMUL	0	\$	\$	\$	0	\$	\$	\$	0.00%	
91941 LA MESA	3	\$516,333	\$495,000	\$1,549,000	1	\$525,000	\$525,000	\$525,000	100.00%	28
91942 LA MESA	1	\$499,000	\$499,000	\$499,000	0	\$	\$	\$	0.00%	
91945 LEMON GROVE	3	\$636,958	\$595,000	\$1,910,876	0	\$	\$	\$	0.00%	
91948 MOUNT LAGUNA	0	\$	\$	\$	0	\$	\$	\$	0.00%	
91950 NATIONAL CITY	14	\$502,555	\$445,000	\$7,035,776	2	\$697,500	\$600,000	\$1,395,000	93.00%	161
91962 PINE VALLEY	0	\$	\$	\$	0	\$	\$	\$	0.00%	
91963 POTRERO	0	\$	\$	\$	0	\$	\$	\$	0.00%	
91977 SPRING VALLEY	6	\$398,250	\$399,500	\$2,389,500	5	\$488,000	\$475,000	\$2,440,000	100.08%	10
91978 SPRING VALLEY	1	\$629,000	\$629,000	\$629,000	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	2	\$1,287,500	\$1,075,000	\$2,575,000	0	\$	\$	\$	0.00%	
92008 CARLSBAD	1	\$1,590,000	\$1,590,000	\$1,590,000	0	\$	\$	\$	0.00%	
92009 CARLSBAD	2	\$1,250,000	\$1,200,000	\$2,500,000	0	\$	\$	\$	0.00%	
92014 DEL MAR	2	\$1,400,000	\$1,400,000	\$2,800,000	0	\$	\$	\$	0.00%	
92019 EL CAJON	0	\$	\$	\$	0	\$	\$	\$	0.00%	
92020 EL CAJON	5	\$558,400	\$525,000	\$2,792,000	0	\$	\$	\$	0.00%	
92021 EL CAJON	0	\$	\$	\$	1	\$559,000	\$559,000	\$559,000	98.24%	5
92024 ENCINITAS	3	\$791,000	\$799,000	\$2,373,000	2	\$659,000	\$619,000	\$1,318,000	94.55%	51
92025 ESCONDIDO	12	\$548,114	\$499,000	\$6,577,376	4	\$506,312	\$380,250	\$2,025,250	100.11%	9
92026 ESCONDIDO	0	\$	\$	\$	1	\$590,000	\$590,000	\$590,000	100.17%	2
92027 ESCONDIDO	0	\$	\$	\$	0	\$	\$	\$	0.00%	
92028 FALLBROOK	2	\$325,000	\$	\$650,000	0	\$	\$	\$	0.00%	
92029 ESCONDIDO	0	\$	\$	\$	0	\$	\$	\$	0.00%	
92036 JULIAN	0	\$	\$	\$	0	\$	\$	\$	0.00%	
92037 LA JOLLA	3	\$1,471,666	\$1,575,000	\$4,415,000	1	\$1,250,000	\$1,250,000	\$1,250,000	100.00%	19
92040 LAKESIDE	3	\$541,300	\$499,000	\$1,623,900	1	\$395,000	\$395,000	\$395,000	101.54%	10
92054 OCEANSIDE	18	\$931,326	\$725,000	\$16,763,876	2	\$599,005	\$593,010	\$1,198,010	94.04%	29
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	1	\$	\$	\$	0	\$	\$	\$	0.00%	
92068 SAN LUIS REY	0	\$	\$	\$	0	\$	\$	\$	0.00%	
92069 SAN MARCOS	4	\$429,750	\$419,000	\$1,719,000	0	\$	\$	\$	0.00%	
92070 SANTA YSABEL	0	\$	\$	\$	0	\$	\$	\$	0.00%	
92071 SANTEE	1	\$650,000	\$650,000	\$650,000	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	0	\$	\$	\$	0	\$	\$	\$	0.00%	
92083 VISTA	3	\$612,983	\$509,950	\$1,838,950	3	\$530,400	\$426,200	\$1,591,200	95.63%	33
92084 VISTA	3	\$436,666	\$425,000	\$1,310,000	1	\$500,000	\$500,000	\$500,000	94.52%	113
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	5	\$1,110,175	\$1,300,876	\$5,550,876	0	\$	\$	\$	0.00%	
92102 SAN DIEGO	10	\$579,800	\$500,000	\$5,798,000	6	\$540,083	\$510,000	\$3,240,500	98.92%	47
92103 MISSION HILLS	11	\$815,318	\$825,000	\$8,968,504	2	\$919,500	\$880,000	\$1,839,000	99.62%	32
92104 NORTH PARK	26	\$704,674	\$715,000	\$18,321,546	8	\$667,312	\$640,000	\$5,338,500	99.04%	31
92105 EAST SAN DIEGO	22	\$457,976	\$450,000	\$10,075,487	3	\$426,666	\$380,000	\$1,280,000	98.17%	45
92106 POINT LOMA	0	\$	\$	\$	1	\$730,000	\$730,000	\$730,000	95.42%	10
92107 OCEAN BEACH	16	\$750,375	\$725,000	\$12,006,000	8	\$892,637	\$910,100	\$7,141,100	99.47%	21
92108 MISSION VALLEY	0	\$	\$	\$	1	\$660,000	\$660,000	\$660,000	94.42%	138
92109 PACIFIC BEACH	15	\$988,533	\$1,050,000	\$14,828,000	7	\$1,080,714	\$1,175,000	\$7,565,000	100.23%	22
92110 OLD TOWN SD	3	\$609,333	\$689,000	\$1,828,000	2	\$617,500	\$385,000	\$1,235,000	95.44%	42
92111 LINDA VISTA	2	\$752,500	\$655,000	\$1,505,000	1	\$590,000	\$590,000	\$590,000	93.80%	60
92113 LOGAN HEIGHTS	14	\$457,062	\$500,000	\$6,398,876	4	\$394,125	\$360,000	\$1,576,500	97.74%	12
92114 ENCANTO	5	\$552,780	\$569,000	\$2,763,900	3	\$528,333	\$545,000	\$1,585,000	99.06%	63
92115 COLLEGE GROVE	4	\$660,975	\$649,000	\$2,643,900	11	\$520,534	\$550,000	\$5,725,875	99.04%	33
92116 NORMAL HEIGHTS	22	\$643,883	\$624,876	\$14,165,428	5	\$646,100	\$625,000	\$3,230,500	97.33%	44
92117 CLAIREMONT MESA	1	\$549,000	\$549,000	\$549,000	2	\$555,000	\$520,000	\$1,110,000	99.11%	25
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	\$450,000	\$450,000	\$450,000	0	\$	\$	\$	0.00%	
TOTALS	258			\$174,383,571	92			\$58,778,435		