

**MONTH ENDING MAY 31, 2004
SINGLE FAMILY DETACHED 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 Price to List Price	Average Days on Market
91901 ALPINE	41	\$979,436	\$824,000	\$40,156,876	15	\$698,986	\$650,800	\$10,484,800	96.84%	47
91902 BONITA	34	\$897,463	\$729,000	\$30,513,766	20	\$802,293	\$680,000	\$16,045,876	97.22%	25
91905 BOULEVARD	8	\$368,625	\$424,000	\$2,949,000	1	\$466,000	\$466,000	\$466,000	93.39%	148
91906 CAMPO	9	\$303,111	\$369,000	\$2,727,999	4	\$324,750	\$280,000	\$1,299,000	97.38%	169
91910 CHULA VISTA	67	\$602,801	\$580,000	\$40,387,712	45	\$531,122	\$525,000	\$23,900,500	98.01%	21
91911 CHULA VISTA	48	\$485,185	\$479,900	\$23,288,918	32	\$471,708	\$445,000	\$15,094,676	99.30%	21
91913 CHULA VISTA	78	\$673,918	\$639,000	\$52,565,604	46	\$597,723	\$577,500	\$27,495,276	98.65%	15
91914 CHULA VISTA	26	\$703,526	\$675,000	\$18,291,680	11	\$658,181	\$629,000	\$7,240,000	100.09%	10
91915 CHULA VISTA	60	\$823,628	\$679,900	\$49,417,684	39	\$603,235	\$565,000	\$23,526,176	98.89%	13
91916 DESCANSO	5	\$507,800	\$335,000	\$2,539,000	4	\$420,750	\$345,000	\$1,683,000	95.19%	54
91917 DULZURA	1	\$	\$	\$	1	\$290,000	\$290,000	\$290,000	93.55%	17
91931 GUATAY	2	\$362,500	\$150,000	\$725,000	0	\$	\$	\$	0.00%	
91932 IMPERIAL BEACH	14	\$488,571	\$499,000	\$6,840,000	8	\$515,187	\$510,000	\$4,121,500	96.20%	55
91934 JACUMBA	1	\$210,000	\$210,000	\$210,000	0	\$	\$	\$	0.00%	
91935 JAMUL	20	\$807,871	\$740,000	\$16,157,427	11	\$741,954	\$691,500	\$8,161,500	97.81%	31
91941 LA MESA	75	\$628,482	\$580,000	\$47,136,223	43	\$593,199	\$530,000	\$25,507,559	98.00%	27
91942 LA MESA	22	\$525,797	\$499,000	\$11,567,540	10	\$524,600	\$485,000	\$5,246,000	97.82%	32
91945 LEMON GROVE	27	\$444,490	\$449,900	\$12,001,251	19	\$393,000	\$395,000	\$7,467,000	100.01%	14
91948 MOUNT LAGUNA	2	\$120,000	\$115,000	\$240,000	0	\$	\$	\$	0.00%	
91950 NATIONAL CITY	32	\$385,313	\$395,000	\$12,330,028	13	\$372,807	\$360,000	\$4,846,500	98.67%	23
91962 PINE VALLEY	2	\$467,000	\$455,000	\$934,000	8	\$447,500	\$443,000	\$3,580,000	98.02%	49
91963 POTRERO	3	\$359,966	\$330,000	\$1,079,900	0	\$	\$	\$	0.00%	
91977 SPRING VALLEY	94	\$463,931	\$465,000	\$43,609,557	66	\$460,650	\$448,000	\$30,402,900	99.27%	24
91978 SPRING VALLEY	6	\$575,096	\$559,900	\$3,450,576	5	\$557,400	\$570,000	\$2,787,000	98.59%	21
91980 TECATE	0	\$	\$	\$	0	\$	\$	\$	0.00%	
92003 BONSAI	9	\$658,311	\$699,000	\$5,924,800	5	\$755,000	\$695,000	\$3,775,000	97.10%	98
92004 BORREGO SPRINGS	2	\$204,950	\$179,900	\$409,900	1	\$230,000	\$230,000	\$230,000	92.00%	9
92007 CARDIFF BY THE SEA	15	\$975,360	\$950,000	\$14,630,400	7	\$1,349,642	\$1,400,000	\$9,447,500	96.89%	59
92008 CARLSBAD	55	\$838,780	\$729,000	\$46,132,933	28	\$885,871	\$754,900	\$24,804,400	95.78%	20
92009 CARLSBAD	145	\$883,516	\$849,000	\$128,109,833	68	\$829,280	\$768,500	\$56,391,050	97.52%	20
92014 DEL MAR	36	\$2,185,840	\$1,850,000	\$78,690,256	22	\$1,643,150	\$1,600,000	\$36,149,301	86.31%	28
92019 EL CAJON	62	\$639,895	\$597,000	\$39,673,511	30	\$612,337	\$560,000	\$18,370,125	97.08%	28
92020 EL CAJON	53	\$610,866	\$529,000	\$32,375,921	31	\$505,548	\$475,000	\$15,672,000	98.39%	21
92021 EL CAJON	61	\$505,527	\$469,900	\$30,837,152	31	\$488,112	\$463,000	\$15,131,476	96.29%	29
92024 ENCINITAS	86	\$1,004,344	\$825,000	\$86,373,632	45	\$1,091,304	\$880,000	\$49,108,688	96.81%	29
92025 ESCONDIDO	42	\$650,996	\$580,000	\$27,341,856	47	\$513,293	\$460,000	\$24,124,777	100.59%	25
92026 ESCONDIDO	102	\$553,180	\$499,000	\$56,424,403	48	\$520,102	\$489,000	\$24,964,900	97.53%	25
92027 ESCONDIDO	88	\$492,781	\$455,000	\$43,364,779	49	\$444,071	\$415,000	\$21,759,500	98.50%	18
92028 FALLBROOK	135	\$660,660	\$599,876	\$89,189,136	68	\$637,523	\$546,000	\$43,351,600	97.96%	47
92029 ESCONDIDO	39	\$744,622	\$682,000	\$29,040,280	32	\$696,225	\$656,900	\$22,279,200	96.39%	29
92036 JULIAN	16	\$380,875	\$299,000	\$6,094,000	10	\$347,390	\$359,000	\$3,473,900	98.11%	81
92037 LA JOLLA	70	\$2,478,112	\$1,792,200	\$173,467,844	43	\$2,044,472	\$1,735,000	\$87,912,317	94.82%	40
92040 LAKESIDE	45	\$522,875	\$500,000	\$23,529,404	26	\$520,603	\$475,000	\$13,535,700	98.09%	32
92054 OCEANSIDE	56	\$627,837	\$539,900	\$35,158,879	42	\$489,283	\$460,000	\$20,549,900	99.51%	16
92056 OCEANSIDE	102	\$539,424	\$520,000	\$55,021,271	48	\$479,135	\$467,000	\$22,998,500	99.23%	10
92057 OCEANSIDE	115	\$532,817	\$535,900	\$61,274,045	70	\$483,137	\$465,000	\$33,819,600	98.88%	20
92059 PALA	0	\$	\$	\$	0	\$	\$	\$	0.00%	
92060 PALOMAR MTN	3	\$656,633	\$269,900	\$1,969,901	1	\$215,000	\$215,000	\$215,000	100.00%	0
92061 PAUMA VALLEY	12	\$710,239	\$659,000	\$8,522,876	4	\$458,625	\$375,000	\$1,834,500	93.82%	62
92064 POWAY	111	\$998,465	\$669,000	\$110,829,668	51	\$804,335	\$579,000	\$41,021,100	96.87%	21
92065 RAMONA	96	\$567,027	\$549,900	\$54,434,656	62	\$524,623	\$510,000	\$32,526,650	97.60%	39
92066 RANCHITA	0	\$	\$	\$	0	\$	\$	\$	0.00%	
92067 RANCHO SANTA FE	75	\$3,444,071	\$2,795,000	\$258,305,384	38	\$2,355,921	\$2,150,000	\$89,525,000	87.41%	106
92068 SAN LUIS REY	0	\$	\$	\$	0	\$	\$	\$	0.00%	
92069 SAN MARCOS	113	\$569,368	\$549,900	\$64,338,679	61	\$559,148	\$540,000	\$34,108,050	97.89%	13
92070 SANTA YSABEL	0	\$	\$	\$	1	\$1,900,000	\$1,900,000	\$1,900,000	84.44%	239
92071 SANTEE	56	\$468,214	\$475,000	\$26,220,028	29	\$443,033	\$449,000	\$12,847,968	99.19%	15
92075 SOLANA BEACH	18	\$1,086,493	\$995,000	\$19,556,876	7	\$892,857	\$860,000	\$6,250,000	97.29%	30
92078 SAN MARCOS	47	\$654,852	\$674,876	\$30,778,084	19	\$602,710	\$560,000	\$11,451,500	98.04%	9
92081 VISTA	68	\$518,927	\$534,900	\$35,287,078	26	\$508,822	\$495,000	\$13,229,383	97.31%	23
92082 VALLEY CENTER	41	\$692,838	\$649,500	\$28,406,376	25	\$637,280	\$585,000	\$15,932,000	96.07%	50
92083 VISTA	37	\$455,436	\$450,000	\$16,851,142	27	\$424,944	\$410,000	\$11,473,500	99.59%	19
92084 VISTA	60	\$661,659	\$629,000	\$39,699,556	40	\$524,907	\$499,900	\$20,996,300	98.53%	29
92086 WARNER SPRINGS	5	\$300,660	\$395,000	\$1,503,300	1	\$385,000	\$385,000	\$385,000	96.25%	3
92091 RANCHO SANTA FE	1	\$900,000	\$900,000	\$900,000	0	\$	\$	\$	0.00%	
92093 LA JOLLA	0	\$	\$	\$	0	\$	\$	\$	0.00%	
92101 SAN DIEGO DOWNTOWN	5	\$1,180,975	\$1,300,876	\$5,904,876	1	\$2,250,000	\$2,250,000	\$2,250,000	84.91%	
92102 SAN DIEGO	26	\$440,596	\$425,000	\$11,455,500	11	\$448,545	\$470,000	\$4,934,000	93.67%	21
92103 MISSION HILLS	40	\$1,042,897	\$795,000	\$41,715,912	10	\$792,900	\$702,000	\$7,929,000	98.49%	15
92104 NORTH PARK	47	\$532,451	\$549,500	\$25,025,241	31	\$562,714	\$549,000	\$17,444,150	101.59%	21
92105 EAST SAN DIEGO	41	\$376,677	\$399,876	\$15,443,778	24	\$365,212	\$360,000	\$8,765,100	101.75%	13

92106 POINT LOMA	27	\$1,287,130	\$900,000	\$34,752,528	18	\$1,005,132	\$789,000	\$18,092,386	76.60%	38
92107 OCEAN BEACH	30	\$864,391	\$779,000	\$25,931,752	11	\$795,181	\$730,000	\$8,747,000	97.68%	21
92108 MISSION VALLEY	3	\$681,000	\$619,000	\$2,043,000	0	\$	\$	\$	0.00%	
92109 PACIFIC BEACH	50	\$1,018,501	\$875,000	\$50,925,071	23	\$868,047	\$810,000	\$19,965,100	98.89%	57
92110 OLD TOWN SD	18	\$838,284	\$749,000	\$15,089,128	4	\$869,875	\$740,000	\$3,479,500	96.71%	50
92111 LINDA VISTA	25	\$533,617	\$539,900	\$13,340,440	10	\$517,000	\$508,000	\$5,170,000	98.82%	19
92113 LOGAN HEIGHTS	26	\$344,730	\$360,000	\$8,962,998	11	\$352,900	\$345,000	\$3,881,900	96.91%	51
92114 ENCANTO	82	\$377,516	\$410,000	\$30,956,391	36	\$376,291	\$367,000	\$13,546,500	100.10%	12
92115 COLLEGE GROVE	77	\$504,460	\$495,000	\$38,843,449	34	\$496,130	\$460,000	\$16,868,450	99.34%	15
92116 NORMAL HEIGHTS	51	\$606,866	\$599,000	\$30,950,204	35	\$639,385	\$600,000	\$22,378,500	99.27%	29
92117 CLAIREMONT MESA	68	\$591,028	\$555,000	\$40,189,967	29	\$551,025	\$530,000	\$15,979,750	99.59%	6
92118 CORONADO	29	\$1,568,513	\$1,295,000	\$45,486,880	9	\$1,917,222	\$1,700,000	\$17,255,000	92.60%	58
92119 SAN CARLOS	36	\$559,625	\$565,876	\$20,146,527	17	\$540,935	\$519,000	\$9,195,900	99.31%	7
92120 DEL CERRO	47	\$584,926	\$625,000	\$27,491,551	24	\$670,339	\$559,000	\$16,088,137	97.81%	28
92121 SORRENTO	7	\$789,696	\$785,000	\$5,527,876	2	\$842,500	\$760,000	\$1,685,000	101.81%	16
92122 UNIVERSITY CITY	30	\$699,370	\$750,000	\$20,981,102	11	\$743,181	\$737,000	\$8,175,000	99.42%	14
92123 MISSION VALLEY	30	\$513,955	\$515,000	\$15,418,652	7	\$545,857	\$495,000	\$3,821,000	98.19%	11
92124 TIERRASANTA	32	\$648,761	\$639,000	\$20,760,352	8	\$667,437	\$635,000	\$5,339,500	98.14%	12
92126 MIRA MESA	103	\$550,086	\$555,000	\$56,658,931	43	\$506,360	\$485,000	\$21,773,500	100.11%	13
92127 RANCHO BERNARDO	57	\$1,021,043	\$869,000	\$58,199,463	37	\$742,010	\$660,000	\$27,454,376	98.62%	12
92128 RANCHO BERNARDO	117	\$669,595	\$650,000	\$78,342,681	69	\$629,546	\$605,000	\$43,438,700	99.14%	18
92129 RANCHO PENASQUITOS	84	\$711,505	\$699,000	\$59,766,455	38	\$676,078	\$658,000	\$25,691,000	100.45%	9
92130 CARMEL VALLEY	136	\$1,135,452	\$1,075,876	\$154,421,475	36	\$1,187,538	\$1,050,000	\$42,751,376	96.48%	34
92131 SCRIPPS MIRAMAR	64	\$784,522	\$779,000	\$50,209,434	29	\$735,444	\$735,876	\$21,327,876	99.14%	8
92139 PARADISE HILLS	31	\$427,446	\$429,000	\$13,250,830	16	\$392,243	\$399,900	\$6,275,900	97.96%	16
92145 MIRAMAR	0	\$	\$	\$	0	\$	\$	\$	0.00%	
92154 OTAY MESA	56	\$498,608	\$459,900	\$27,922,084	32	\$463,628	\$430,000	\$14,836,100	98.57%	16
92155 SAN DIEGO	0	\$	\$	\$	0	\$	\$	\$	0.00%	
92161 SAN DIEGO	0	\$	\$	\$	0	\$	\$	\$	0.00%	
92173 SAN YSIDRO	7	\$488,528	\$470,000	\$3,419,700	6	\$407,500	\$395,000	\$2,445,000	99.80%	28
TOTALS	4,236			\$3,229,321,808	2,216			\$1,498,175,349		