

**MONTH ENDING JULY 31, 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 | Average |
|--------------------------|--------------|--------------------|-------------------|-------------------------|---------------|--------------------|-------------------|------------------|---------------------|----------------|
| | | | | | | | | | Price to List Price | Days on Market |
| 91901 ALPINE | 0 | \$ | \$ | \$ | 0 | \$ | \$ | \$ | 0.00% | |
| 91902 BONITA | 1 | \$1,299,000 | \$1,299,000 | \$1,299,000 | 0 | \$ | \$ | \$ | 0.00% | |
| 91905 BOULEVARD | 0 | \$ | \$ | \$ | 0 | \$ | \$ | \$ | 0.00% | |
| 91906 CAMPO | 1 | \$350,000 | \$350,000 | \$350,000 | 0 | \$ | \$ | \$ | 0.00% | |
| 91910 CHULA VISTA | 7 | \$735,857 | \$750,000 | \$5,151,000 | 3 | \$598,333 | \$640,000 | \$1,795,000 | 100.00% | 21 |
| 91911 CHULA VISTA | 6 | \$815,000 | \$750,000 | \$4,890,000 | 2 | \$665,000 | \$625,000 | \$1,330,000 | 96.73% | 5 |
| 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 | \$ | \$ | \$ | 1 | \$450,000 | \$450,000 | \$450,000 | 98.04% | 90 |
| 91931 GUATAY | 0 | \$ | \$ | \$ | 0 | \$ | \$ | \$ | 0.00% | |
| 91932 IMPERIAL BEACH | 10 | \$724,880 | \$774,900 | \$7,248,800 | 2 | \$925,000 | \$925,000 | \$1,850,000 | 96.10% | 10 |
| 91934 JACUMBA | 0 | \$ | \$ | \$ | 0 | \$ | \$ | \$ | 0.00% | |
| 91935 JAMUL | 0 | \$ | \$ | \$ | 0 | \$ | \$ | \$ | 0.00% | |
| 91941 LA MESA | 3 | \$595,000 | \$565,000 | \$1,785,000 | 4 | \$541,250 | \$505,000 | \$2,165,000 | 97.83% | 65 |
| 91942 LA MESA | 3 | \$396,300 | \$549,900 | \$1,188,900 | 0 | \$ | \$ | \$ | 0.00% | |
| 91945 LEMON GROVE | 6 | \$692,296 | \$674,876 | \$4,153,776 | 3 | \$494,666 | \$500,000 | \$1,484,000 | 96.43% | 24 |
| 91948 MOUNT LAGUNA | 0 | \$ | \$ | \$ | 0 | \$ | \$ | \$ | 0.00% | |
| 91950 NATIONAL CITY | 6 | \$552,333 | \$485,000 | \$3,314,000 | 6 | \$433,333 | \$445,000 | \$2,600,000 | 95.39% | 28 |
| 91962 PINE VALLEY | 0 | \$ | \$ | \$ | 0 | \$ | \$ | \$ | 0.00% | |
| 91963 POTRERO | 0 | \$ | \$ | \$ | 0 | \$ | \$ | \$ | 0.00% | |
| 91977 SPRING VALLEY | 4 | \$657,475 | \$525,000 | \$2,629,900 | 2 | \$490,000 | \$450,000 | \$980,000 | 98.01% | 20 |
| 91978 SPRING VALLEY | 0 | \$ | \$ | \$ | 1 | \$620,000 | \$620,000 | \$620,000 | 98.57% | 21 |
| 91980 TECATE | 0 | \$ | \$ | \$ | 0 | \$ | \$ | \$ | 0.00% | |
| 92003 BONSAI | 0 | \$ | \$ | \$ | 0 | \$ | \$ | \$ | 0.00% | |
| 92004 BORREGO SPRINGS | 0 | \$ | \$ | \$ | 0 | \$ | \$ | \$ | 0.00% | |
| 92007 CARDIFF BY THE SEA | 3 | \$1,714,666 | \$949,000 | \$5,144,000 | 3 | \$861,041 | \$755,625 | \$2,583,125 | 92.49% | 52 |
| 92008 CARLSBAD | 0 | \$ | \$ | \$ | 2 | \$1,004,750 | \$985,000 | \$2,009,500 | 93.68% | 72 |
| 92009 CARLSBAD | 0 | \$ | \$ | \$ | 2 | \$924,900 | \$850,000 | \$1,849,800 | 88.32% | 47 |
| 92014 DEL MAR | 2 | \$1,700,000 | \$ | \$3,400,000 | 0 | \$ | \$ | \$ | 0.00% | |
| 92019 EL CAJON | 0 | \$ | \$ | \$ | 0 | \$ | \$ | \$ | 0.00% | |
| 92020 EL CAJON | 4 | \$645,000 | \$595,000 | \$2,580,000 | 2 | \$540,000 | \$470,000 | \$1,080,000 | 100.47% | 18 |
| 92021 EL CAJON | 4 | \$821,000 | \$650,000 | \$3,284,000 | 0 | \$ | \$ | \$ | 0.00% | |
| 92024 ENCINITAS | 7 | \$1,059,285 | \$925,000 | \$7,415,000 | 0 | \$ | \$ | \$ | 0.00% | |
| 92025 ESCONDIDO | 11 | \$604,045 | \$599,000 | \$6,644,499 | 3 | \$541,666 | \$500,000 | \$1,625,000 | 99.75% | 39 |
| 92026 ESCONDIDO | 2 | \$799,500 | \$700,000 | \$1,599,000 | 0 | \$ | \$ | \$ | 0.00% | |
| 92027 ESCONDIDO | 2 | \$635,000 | \$635,000 | \$1,270,000 | 0 | \$ | \$ | \$ | 0.00% | |
| 92028 FALLBROOK | 4 | \$349,750 | \$ | \$1,399,000 | 2 | \$409,000 | \$403,000 | \$818,000 | 100.37% | 25 |
| 92029 ESCONDIDO | 0 | \$ | \$ | \$ | 0 | \$ | \$ | \$ | 0.00% | |
| 92036 JULIAN | 0 | \$ | \$ | \$ | 0 | \$ | \$ | \$ | 0.00% | |
| 92037 LA JOLLA | 3 | \$2,079,958 | \$1,850,000 | \$6,239,876 | 4 | \$1,298,750 | \$1,200,000 | \$5,195,000 | 89.18% | 40 |
| 92040 LAKESIDE | 2 | \$449,000 | \$399,000 | \$898,000 | 0 | \$ | \$ | \$ | 0.00% | |
| 92054 OCEANSIDE | 17 | \$764,450 | \$749,000 | \$12,995,652 | 7 | \$805,928 | \$680,000 | \$5,641,500 | 97.60% | 47 |
| 92056 OCEANSIDE | 0 | \$ | \$ | \$ | 0 | \$ | \$ | \$ | 0.00% | |
| 92057 OCEANSIDE | 1 | \$990,000 | \$990,000 | \$990,000 | 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 | 1 | \$595,000 | \$595,000 | \$595,000 | 1 | \$375,000 | \$375,000 | \$375,000 | 106.90% | 0 |
| 92066 RANCHITA | 0 | \$ | \$ | \$ | 0 | \$ | \$ | \$ | 0.00% | |
| 92067 RANCHO SANTA FE | 1 | \$3,200 | \$3,200 | \$3,200 | 0 | \$ | \$ | \$ | 0.00% | |
| 92068 SAN LUIS REY | 0 | \$ | \$ | \$ | 0 | \$ | \$ | \$ | 0.00% | |
| 92069 SAN MARCOS | 2 | \$291,450 | \$72,900 | \$582,900 | 2 | \$610,000 | \$600,000 | \$1,220,000 | 90.37% | 31 |
| 92070 SANTA YSABEL | 0 | \$ | \$ | \$ | 0 | \$ | \$ | \$ | 0.00% | |
| 92071 SANTEE | 0 | \$ | \$ | \$ | 0 | \$ | \$ | \$ | 0.00% | |
| 92075 SOLANA BEACH | 2 | \$975,000 | \$975,000 | \$1,950,000 | 0 | \$ | \$ | \$ | 0.00% | |
| 92078 SAN MARCOS | 1 | \$ | \$ | \$ | 0 | \$ | \$ | \$ | 0.00% | |
| 92081 VISTA | 0 | \$ | \$ | \$ | 0 | \$ | \$ | \$ | 0.00% | |
| 92082 VALLEY CENTER | 0 | \$ | \$ | \$ | 1 | \$500,000 | \$500,000 | \$500,000 | 88.50% | 72 |
| 92083 VISTA | 6 | \$680,666 | \$535,000 | \$4,084,000 | 1 | \$380,000 | \$380,000 | \$380,000 | 100.00% | 0 |
| 92084 VISTA | 7 | \$508,257 | \$639,000 | \$3,557,800 | 2 | \$609,000 | \$435,000 | \$1,218,000 | 98.31% | 6 |
| 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 | 2 | \$1,264,500 | \$879,000 | \$2,529,000 | 1 | \$900,000 | \$900,000 | \$900,000 | 94.75% | 69 |
| 92102 SAN DIEGO | 17 | \$606,789 | \$599,000 | \$10,315,423 | 5 | \$593,000 | \$590,000 | \$2,965,000 | 102.42% | 26 |
| 92103 MISSION HILLS | 8 | \$1,024,644 | \$874,876 | \$8,197,156 | 4 | \$769,975 | \$650,000 | \$3,079,900 | 94.77% | 38 |
| 92104 NORTH PARK | 28 | \$601,634 | \$649,100 | \$16,845,776 | 8 | \$616,250 | \$565,000 | \$4,930,000 | 97.56% | 26 |
| 92105 EAST SAN DIEGO | 22 | \$515,526 | \$570,000 | \$11,341,576 | 8 | \$516,000 | \$485,000 | \$4,128,000 | 97.75% | 124 |
| 92106 POINT LOMA | 1 | \$2,700,000 | \$2,700,000 | \$2,700,000 | 1 | \$895,000 | \$895,000 | \$895,000 | 100.00% | 7 |
| 92107 OCEAN BEACH | 7 | \$796,110 | \$729,900 | \$5,572,776 | 6 | \$785,166 | \$775,000 | \$4,711,000 | 98.19% | 15 |
| 92108 MISSION VALLEY | 0 | \$ | \$ | \$ | 0 | \$ | \$ | \$ | 0.00% | |
| 92109 PACIFIC BEACH | 18 | \$1,440,000 | \$1,199,000 | \$25,920,000 | 5 | \$1,157,800 | \$875,000 | \$5,789,000 | 98.57% | 29 |
| 92110 OLD TOWN SD | 3 | \$978,000 | \$985,000 | \$2,934,000 | 3 | \$705,000 | \$650,000 | \$2,115,000 | 95.74% | 84 |
| 92111 LINDA VISTA | 2 | \$262,500 | \$ | \$525,000 | 1 | \$605,000 | \$605,000 | \$605,000 | 93.22% | 62 |
| 92113 LOGAN HEIGHTS | 15 | \$482,586 | \$459,900 | \$7,238,800 | 5 | \$486,700 | \$430,000 | \$2,433,500 | 92.74% | 33 |
| 92114 ENCANTO | 2 | \$545,000 | \$465,000 | \$1,090,000 | 1 | \$550,000 | \$550,000 | \$550,000 | 100.92% | 44 |
| 92115 COLLEGE GROVE | 11 | \$617,452 | \$600,000 | \$6,791,974 | 3 | \$597,500 | \$595,000 | \$1,792,500 | 98.54% | 29 |
| 92116 NORMAL HEIGHTS | 21 | \$596,894 | \$659,000 | \$12,534,776 | 11 | \$671,727 | \$650,000 | \$7,389,000 | 96.70% | 24 |
| 92117 CLAIREMONT MESA | 6 | \$745,666 | \$600,000 | \$4,474,000 | 3 | \$555,333 | \$549,000 | \$1,666,000 | 100.00% | 18 |
| 92118 CORONADO | 1 | \$4,300,000 | \$4,300,000 | \$4,300,000 | 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 | 1 | \$ | \$ | \$ | 0 | \$ | \$ | \$ | 0.00% | |
| 92131 SCRIPPS MIRAMAR | 0 | \$ | \$ | \$ | 0 | \$ | \$ | \$ | 0.00% | |
| 92139 PARADISE HILLS | 1 | \$789,000 | \$789,000 | \$789,000 | 0 | \$ | \$ | \$ | 0.00% | |
| 92145 MIRAMAR | 0 | \$ | \$ | \$ | 0 | \$ | \$ | \$ | 0.00% | |
| 92154 OTAY MESA | 1 | \$625,000 | \$625,000 | \$625,000 | 0 | \$ | \$ | \$ | 0.00% | |
| 92155 SAN DIEGO | 0 | \$ | \$ | \$ | 0 | \$ | \$ | \$ | 0.00% | |
| 92161 SAN DIEGO | 0 | \$ | \$ | \$ | 0 | \$ | \$ | \$ | 0.00% | |
| 92173 SAN YSIDRO | 1 | \$465,000 | \$465,000 | \$465,000 | 0 | \$ | \$ | \$ | 0.00% | |
| TOTALS | 297 | | | \$221,831,560 | 121 | | | \$81,717,825 | | |