

**MONTH ENDING AUGUST 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 Price to List Price
91901 ALPINE	0	\$	\$	\$	0	\$	\$	\$	0.00%
91902 BONITA	1	\$925,000	\$925,000	\$925,000	0	\$	\$	\$	0.00%
91905 BOULEVARD	0	\$	\$	\$	0	\$	\$	\$	0.00%
91906 CAMPO	0	\$	\$	\$	0	\$	\$	\$	0.00%
91910 CHULA VISTA	5	\$683,600	\$725,000	\$3,418,000	7	\$571,857	\$560,000	\$4,003,000	100.63%
91911 CHULA VISTA	4	\$463,750	\$475,000	\$1,855,000	1	\$506,000	\$506,000	\$506,000	101.23%
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	4	\$1,199,968	\$750,000	\$4,799,875	2	\$682,500	\$570,000	\$1,365,000	97.86%
91934 JACUMBA	0	\$	\$	\$	0	\$	\$	\$	0.00%
91935 JAMUL	2	\$1,507,500	\$1,165,000	\$3,015,000	0	\$	\$	\$	0.00%
91941 LA MESA	3	\$604,633	\$595,000	\$1,813,900	0	\$	\$	\$	0.00%
91942 LA MESA	2	\$525,000	\$525,000	\$1,050,000	0	\$	\$	\$	0.00%
91945 LEMON GROVE	9	\$637,888	\$625,000	\$5,741,000	1	\$779,000	\$779,000	\$779,000	99.87%
91948 MOUNT LAGUNA	0	\$	\$	\$	0	\$	\$	\$	0.00%
91950 NATIONAL CITY	11	\$606,432	\$575,000	\$6,670,752	5	\$551,100	\$560,000	\$2,755,500	102.61%
91962 PINE VALLEY	1	\$	\$	\$	0	\$	\$	\$	0.00%
91963 POTRERO	0	\$	\$	\$	0	\$	\$	\$	0.00%
91977 SPRING VALLEY	7	\$596,285	\$550,000	\$4,173,999	4	\$544,274	\$515,000	\$2,177,099	104.17%
91978 SPRING VALLEY	0	\$	\$	\$	0	\$	\$	\$	0.00%
91980 TECATE	0	\$	\$	\$	0	\$	\$	\$	0.00%
92003 BONSAL	0	\$	\$	\$	0	\$	\$	\$	0.00%
92004 BORREGO SPRINGS	0	\$	\$	\$	0	\$	\$	\$	0.00%
92007 CARDIFF BY THE SEA	3	\$1,149,666	\$1,175,000	\$3,449,000	1	\$1,100,000	\$1,100,000	\$1,100,000	93.62%
92008 CARLSBAD	5	\$1,158,800	\$879,000	\$5,794,000	0	\$	\$	\$	0.00%
92009 CARLSBAD	0	\$	\$	\$	0	\$	\$	\$	0.00%
92014 DEL MAR	1	\$1,350,000	\$1,350,000	\$1,350,000	0	\$	\$	\$	0.00%
92019 EL CAJON	5	\$232,000	\$	\$1,160,000	1	\$475,000	\$475,000	\$475,000	100.00%
92020 EL CAJON	9	\$553,222	\$595,000	\$4,979,000	1	\$545,000	\$545,000	\$545,000	94.78%
92021 EL CAJON	7	\$576,785	\$585,000	\$4,037,500	2	\$555,000	\$450,000	\$1,110,000	100.92%
92024 ENCINITAS	9	\$1,259,540	\$885,000	\$11,335,866	0	\$	\$	\$	0.00%
92025 ESCONDIDO	5	\$694,760	\$680,000	\$3,473,800	8	\$514,750	\$465,000	\$4,118,000	94.98%
92026 ESCONDIDO	2	\$685,000	\$575,000	\$1,370,000	0	\$	\$	\$	0.00%
92027 ESCONDIDO	0	\$	\$	\$	0	\$	\$	\$	0.00%
92028 FALLBROOK	3	\$570,000	\$620,000	\$1,710,000	1	\$755,000	\$755,000	\$755,000	98.69%
92029 ESCONDIDO	1	\$530,000	\$530,000	\$530,000	0	\$	\$	\$	0.00%
92036 JULIAN	0	\$	\$	\$	0	\$	\$	\$	0.00%
92037 LA JOLLA	4	\$1,893,750	\$1,425,000	\$7,575,000	1	\$1,100,000	\$1,100,000	\$1,100,000	92.05%
92040 LAKESIDE	8	\$431,987	\$419,000	\$3,455,900	0	\$	\$	\$	0.00%
92054 OCEANSIDE	3	\$835,000	\$680,000	\$2,505,000	5	\$742,480	\$642,500	\$3,712,400	95.81%
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	2	\$522,000	\$479,000	\$1,044,000	1	\$510,000	\$510,000	\$510,000	102.20%
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	1	\$1,050,000	\$1,050,000	\$1,050,000	1	\$1,105,000	\$1,105,000	\$1,105,000	91.70%
92078 SAN MARCOS	0	\$	\$	\$	0	\$	\$	\$	0.00%
92081 VISTA	1	\$899,000	\$899,000	\$899,000	0	\$	\$	\$	0.00%
92082 VALLEY CENTER	0	\$	\$	\$	0	\$	\$	\$	0.00%
92083 VISTA	6	\$576,466	\$550,000	\$3,458,800	1	\$445,000	\$445,000	\$445,000	90.82%
92084 VISTA	5	\$518,980	\$450,000	\$2,594,900	0	\$	\$	\$	0.00%
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	\$	\$	\$	1	\$725,000	\$725,000	\$725,000	104.32%
92102 SAN DIEGO	13	\$667,038	\$619,000	\$8,671,500	7	\$546,500	\$535,000	\$3,825,500	98.27%
92103 MISSION HILLS	9	\$915,652	\$775,000	\$8,240,876	5	\$717,180	\$681,000	\$3,585,900	96.55%
92104 NORTH PARK	13	\$555,438	\$625,000	\$7,220,700	5	\$659,000	\$700,000	\$3,295,000	96.01%
92105 EAST SAN DIEGO	13	\$590,615	\$550,000	\$7,678,000	12	\$32,559,450	\$520,000	\$390,713,400	6199.07%
92106 POINT LOMA	0	\$	\$	\$	0	\$	\$	\$	0.00%
92107 OCEAN BEACH	7	\$1,041,125	\$1,150,000	\$7,287,876	3	\$1,000,333	\$1,117,000	\$3,001,000	97.47%
92108 MISSION VALLEY	0	\$	\$	\$	0	\$	\$	\$	0.00%
92109 PACIFIC BEACH	16	\$1,256,437	\$899,000	\$20,103,000	7	\$1,186,823	\$1,200,000	\$8,307,762	94.96%
92110 OLD TOWN SD	6	\$751,396	\$749,500	\$4,508,376	2	\$774,750	\$684,000	\$1,549,500	96.00%
92111 LINDA VISTA	4	\$431,000	\$500,000	\$1,724,000	0	\$	\$	\$	0.00%
92113 LOGAN HEIGHTS	14	\$494,898	\$519,900	\$6,928,576	7	\$544,339	\$535,000	\$3,810,375	96.37%
92114 ENCANTO	4	\$640,969	\$599,000	\$2,563,876	2	\$454,500	\$450,000	\$909,000	99.34%
92115 COLLEGE GROVE	7	\$570,427	\$650,000	\$3,992,990	3	\$599,000	\$630,000	\$1,797,000	94.58%
92116 NORMAL HEIGHTS	11	\$694,706	\$699,900	\$7,641,776	6	\$683,333	\$620,000	\$4,100,000	96.61%
92117 CLAIREMONT MESA	1	\$625,000	\$625,000	\$625,000	3	\$572,333	\$555,000	\$1,717,000	96.68%
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	1	\$	\$	\$	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	1	\$530,876	\$530,876	\$530,876	1	\$525,000	\$525,000	\$525,000	95.47%
92155 SAN DIEGO	0	\$	\$	\$	0	\$	\$	\$	0.00%
92161 SAN DIEGO	0	\$	\$	\$	0	\$	\$	\$	0.00%
92173 SAN YSIDRO	0	\$	\$	\$	0	\$	\$	\$	0.00%
TOTALS	249			\$182,951,714	107			\$454,422,436	

**Average
Days on
Market**

35
17

21

10

19

9

28

36
40
5

19

166

4

10

6

47

44

7
65
51
32
45
29
32
36
24
7
45
33
24

27

