

**MONTH ENDING SEPTEMBER 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	\$	\$	\$	1	\$375,000	\$375,000	\$375,000	98.71%	96
91902 BONITA	0	\$	\$	\$	0	\$	\$	\$	0.00%	
91905 BOULEVARD	0	\$	\$	\$	0	\$	\$	\$	0.00%	
91906 CAMPO	1	\$499,999	\$499,999	\$499,999	0	\$	\$	\$	0.00%	
91910 CHULA VISTA	5	\$575,600	\$609,000	\$2,878,000	3	\$791,666	\$750,000	\$2,375,000	100.00%	14
91911 CHULA VISTA	4	\$553,475	\$535,000	\$2,213,900	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	6	\$771,650	\$730,000	\$4,629,900	0	\$	\$	\$	0.00%	
91934 JACUMBA	0	\$	\$	\$	0	\$	\$	\$	0.00%	
91935 JAMUL	0	\$	\$	\$	0	\$	\$	\$	0.00%	
91941 LA MESA	8	\$715,487	\$675,000	\$5,723,900	1	\$548,000	\$548,000	\$548,000	100.55%	33
91942 LA MESA	2	\$842,000	\$559,000	\$1,684,000	0	\$	\$	\$	0.00%	
91945 LEMON GROVE	9	\$440,630	\$545,000	\$3,965,676	3	\$556,666	\$550,000	\$1,670,000	96.59%	11
91948 MOUNT LAGUNA	0	\$	\$	\$	0	\$	\$	\$	0.00%	
91950 NATIONAL CITY	4	\$634,975	\$625,000	\$2,539,900	4	\$518,750	\$515,000	\$2,075,000	98.63%	36
91962 PINE VALLEY	1	\$690,876	\$690,876	\$690,876	0	\$	\$	\$	0.00%	
91963 POTRERO	0	\$	\$	\$	0	\$	\$	\$	0.00%	
91977 SPRING VALLEY	7	\$608,696	\$575,000	\$4,260,876	2	\$565,000	\$515,000	\$1,130,000	98.26%	17
91978 SPRING VALLEY	0	\$	\$	\$	0	\$	\$	\$	0.00%	
91980 TECATE	0	\$	\$	\$	0	\$	\$	\$	0.00%	
92003 BONSAI	1	\$769,000	\$769,000	\$769,000	0	\$	\$	\$	0.00%	
92004 BORREGO SPRINGS	0	\$	\$	\$	0	\$	\$	\$	0.00%	
92007 CARDIFF BY THE SEA	1	\$1,149,000	\$1,149,000	\$1,149,000	1	\$895,000	\$895,000	\$895,000	97.81%	34
92008 CARLSBAD	2	\$2,775,000	\$1,750,000	\$5,550,000	0	\$	\$	\$	0.00%	
92009 CARLSBAD	2	\$849,500	\$849,500	\$1,699,000	1	\$829,900	\$829,900	\$829,900	100.11%	68
92014 DEL MAR	0	\$	\$	\$	3	\$1,356,666	\$1,337,500	\$4,070,000	98.07%	51
92019 EL CAJON	2	\$949,950	\$699,900	\$1,899,900	1	\$715,000	\$715,000	\$715,000	94.20%	49
92020 EL CAJON	8	\$534,950	\$639,800	\$4,279,600	2	\$662,500	\$660,000	\$1,325,000	101.85%	48
92021 EL CAJON	4	\$525,475	\$525,000	\$2,101,900	1	\$597,500	\$597,500	\$597,500	100.00%	14
92024 ENCINITAS	3	\$1,628,333	\$1,990,000	\$4,885,000	3	\$768,000	\$724,000	\$2,304,000	94.04%	97
92025 ESCONDIDO	14	\$520,618	\$540,000	\$7,288,652	6	\$574,000	\$585,000	\$3,444,000	96.69%	45
92026 ESCONDIDO	0	\$	\$	\$	0	\$	\$	\$	0.00%	
92027 ESCONDIDO	0	\$	\$	\$	0	\$	\$	\$	0.00%	
92028 FALLBROOK	1	\$725,000	\$725,000	\$725,000	0	\$	\$	\$	0.00%	
92029 ESCONDIDO	0	\$	\$	\$	0	\$	\$	\$	0.00%	
92036 JULIAN	0	\$	\$	\$	0	\$	\$	\$	0.00%	
92037 LA JOLLA	3	\$2,183,290	\$2,299,876	\$6,549,871	0	\$	\$	\$	0.00%	
92040 LAKESIDE	4	\$682,500	\$720,000	\$2,730,000	4	\$497,000	\$468,000	\$1,988,000	96.13%	61
92054 OCEANSIDE	7	\$1,086,714	\$799,000	\$7,607,000	3	\$631,333	\$695,000	\$1,894,000	94.98%	36
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	1	\$574,876	\$574,876	\$574,876	2	\$555,000	\$515,000	\$1,110,000	99.11%	15
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	1	\$360,000	\$360,000	\$360,000	0	\$	\$	\$	0.00%	
92075 SOLANA BEACH	1	\$998,000	\$998,000	\$998,000	0	\$	\$	\$	0.00%	

92078 SAN MARCOS	0	\$	\$	\$	0	\$	\$	\$	0.00%	
92081 VISTA	1	\$799,876	\$799,876	\$799,876	1	\$750,000	\$750,000	\$750,000	93.76%	74
92082 VALLEY CENTER	0	\$	\$	\$	0	\$	\$	\$	0.00%	
92083 VISTA	3	\$629,966	\$630,000	\$1,889,900	1	\$530,000	\$530,000	\$530,000	100.19%	10
92084 VISTA	7	\$488,285	\$529,000	\$3,418,000	3	\$618,333	\$635,000	\$1,855,000	99.31%	15
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	\$1,149,938	\$1,000,000	\$2,299,876	1	\$790,000	\$790,000	\$790,000	99.37%	146
92102 SAN DIEGO	24	\$555,016	\$625,000	\$13,320,402	9	\$552,666	\$540,000	\$4,974,000	97.78%	29
92103 MISSION HILLS	9	\$1,250,333	\$1,045,000	\$11,253,000	2	\$1,095,500	\$841,000	\$2,191,000	96.36%	87
92104 NORTH PARK	16	\$672,915	\$649,900	\$10,766,652	5	\$698,700	\$704,900	\$3,493,501	95.89%	21
92105 EAST SAN DIEGO	16	\$478,681	\$499,000	\$7,658,900	8	\$504,875	\$479,000	\$4,039,000	98.75%	77
92106 POINT LOMA	1	\$1,250,000	\$1,250,000	\$1,250,000	0	\$	\$	\$	0.00%	
92107 OCEAN BEACH	6	\$819,633	\$799,000	\$4,917,800	5	\$829,000	\$720,000	\$4,145,000	99.93%	42
92108 MISSION VALLEY	0	\$	\$	\$	0	\$	\$	\$	0.00%	
92109 PACIFIC BEACH	17	\$1,421,978	\$999,876	\$24,173,628	9	\$911,250	\$926,250	\$8,201,250	94.25%	58
92110 OLD TOWN SD	2	\$1,149,000	\$799,000	\$2,298,000	3	\$658,333	\$630,000	\$1,975,000	97.53%	69
92111 LINDA VISTA	1	\$545,000	\$545,000	\$545,000	3	\$575,000	\$540,000	\$1,725,000	98.63%	4
92113 LOGAN HEIGHTS	6	\$621,500	\$585,000	\$3,729,000	4	\$494,500	\$450,000	\$1,978,000	100.76%	12
92114 ENCANTO	7	\$536,553	\$535,000	\$3,755,876	1	\$635,000	\$635,000	\$635,000	84.68%	25
92115 COLLEGE GROVE	5	\$454,799	\$570,000	\$2,273,995	3	\$625,000	\$580,000	\$1,875,000	95.96%	39
92116 NORMAL HEIGHTS	15	\$557,678	\$625,000	\$8,365,176	4	\$720,000	\$650,000	\$2,880,000	94.89%	31
92117 CLAIREMONT MESA	4	\$665,875	\$649,500	\$2,663,500	3	\$629,666	\$610,000	\$1,889,000	96.18%	7
92118 CORONADO	1	\$1,498,000	\$1,498,000	\$1,498,000	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	3	\$611,584	\$674,876	\$1,834,752	0	\$	\$	\$	0.00%	
TOTALS	248			\$186,965,159	106			\$58,314,151		