

**MONTH ENDING NOVEMBER 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	1	\$600,000	\$600,000	\$600,000	0	\$	\$	\$	0.00%	
91902 BONITA	0	\$	\$	\$	0	\$	\$	\$	0.00%	
91905 BOULEVARD	0	\$	\$	\$	0	\$	\$	\$	0.00%	
91906 CAMPO	0	\$	\$	\$	0	\$	\$	\$	0.00%	
91910 CHULA VISTA	4	\$607,250	\$585,000	\$2,429,000	4	\$576,000	\$525,000	\$2,304,000	101.10%	124
91911 CHULA VISTA	4	\$672,219	\$535,000	\$2,688,876	1	\$484,000	\$484,000	\$484,000	101.68%	112
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	2	\$587,500	\$500,000	\$1,175,000	3	\$800,000	\$850,000	\$2,400,000	100.00%	41
91934 JACUMBA	0	\$	\$	\$	0	\$	\$	\$	0.00%	
91935 JAMUL	0	\$	\$	\$	0	\$	\$	\$	0.00%	
91941 LA MESA	4	\$595,969	\$585,876	\$2,383,876	3	\$593,333	\$610,000	\$1,780,000	97.59%	44
91942 LA MESA	1	\$519,000	\$519,000	\$519,000	0	\$	\$	\$	0.00%	
91945 LEMON GROVE	1	\$600,000	\$600,000	\$600,000	1	\$512,000	\$512,000	\$512,000	96.44%	11
91948 MOUNT LAGUNA	0	\$	\$	\$	0	\$	\$	\$	0.00%	
91950 NATIONAL CITY	6	\$542,979	\$499,000	\$3,257,876	1	\$550,000	\$550,000	\$550,000	96.66%	77
91962 PINE VALLEY	0	\$	\$	\$	0	\$	\$	\$	0.00%	
91963 POTRERO	0	\$	\$	\$	0	\$	\$	\$	0.00%	
91977 SPRING VALLEY	2	\$624,938	\$575,000	\$1,249,876	2	\$557,500	\$545,000	\$1,115,000	96.05%	10
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	0	\$	\$	\$	0	\$	\$	\$	0.00%	
92008 CARLSBAD	1	\$1,150,000	\$1,150,000	\$1,150,000	0	\$	\$	\$	0.00%	
92009 CARLSBAD	1	\$1,999,000	\$1,999,000	\$1,999,000	0	\$	\$	\$	0.00%	
92014 DEL MAR	1	\$2,495,000	\$2,495,000	\$2,495,000	0	\$	\$	\$	0.00%	
92019 EL CAJON	0	\$	\$	\$	1	\$675,000	\$675,000	\$675,000	96.44%	36
92020 EL CAJON	1	\$525,000	\$525,000	\$525,000	1	\$725,000	\$725,000	\$725,000	99.32%	15
92021 EL CAJON	2	\$292,500	\$	\$585,000	1	\$520,000	\$520,000	\$520,000	98.11%	19
92024 ENCINITAS	3	\$1,455,000	\$1,500,000	\$4,365,000	2	\$816,500	\$755,000	\$1,633,000	97.20%	10
92025 ESCONDIDO	9	\$617,000	\$625,000	\$5,553,000	5	\$478,000	\$475,000	\$2,390,000	93.95%	54
92026 ESCONDIDO	1	\$799,900	\$799,900	\$799,900	1	\$650,000	\$650,000	\$650,000	98.63%	7
92027 ESCONDIDO	1	\$735,000	\$735,000	\$735,000	0	\$	\$	\$	0.00%	
92028 FALLBROOK	1	\$479,900	\$479,900	\$479,900	0	\$	\$	\$	0.00%	
92029 ESCONDIDO	0	\$	\$	\$	0	\$	\$	\$	0.00%	
92036 JULIAN	0	\$	\$	\$	0	\$	\$	\$	0.00%	
92037 LA JOLLA	0	\$	\$	\$	1	\$2,150,000	\$2,150,000	\$2,150,000	96.63%	36
92040 LAKESIDE	1	\$449,000	\$449,000	\$449,000	1	\$597,000	\$597,000	\$597,000	95.52%	42
92054 OCEANSIDE	11	\$1,054,363	\$875,000	\$11,598,000	3	\$1,076,333	\$755,000	\$3,229,000	98.21%	91
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	3	\$522,666	\$459,000	\$1,568,000	1	\$545,000	\$545,000	\$545,000	96.46%	52
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	\$1,020,000	\$1,020,000	\$1,020,000	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	\$478,266	\$469,900	\$1,434,800	3	\$472,333	\$467,000	\$1,417,000	91.48%	70
92084 VISTA	6	\$500,650	\$438,000	\$3,003,900	3	\$564,333	\$490,000	\$1,693,000	95.17%	64
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	1	\$1,250,000	\$1,250,000	\$1,250,000	0	\$	\$	\$	0.00%	
92102 SAN DIEGO	11	\$640,818	\$699,000	\$7,049,000	7	\$536,000	\$575,000	\$3,752,000	98.05%	33
92103 MISSION HILLS	3	\$948,292	\$849,876	\$2,844,876	1	\$850,000	\$850,000	\$850,000	89.49%	59
92104 NORTH PARK	13	\$585,684	\$599,900	\$7,613,900	7	\$629,571	\$585,000	\$4,407,000	95.53%	43

92105 EAST SAN DIEGO	6	\$520,666	\$535,000	\$3,124,000	4	\$472,000	\$475,000	\$1,888,000	94.54%	79
92106 POINT LOMA	1	\$1,050,000	\$1,050,000	\$1,050,000	0	\$	\$	\$	0.00%	
92107 OCEAN BEACH	6	\$985,666	\$895,000	\$5,914,000	2	\$990,000	\$880,000	\$1,980,000	90.83%	84
92108 MISSION VALLEY	0	\$	\$	\$	0	\$	\$	\$	0.00%	
92109 PACIFIC BEACH	4	\$1,756,250	\$1,250,000	\$7,025,000	6	\$824,500	\$750,000	\$4,947,000	92.38%	61
92110 OLD TOWN SD	2	\$1,450,000	\$950,000	\$2,900,000	0	\$	\$	\$	0.00%	
92111 LINDA VISTA	2	\$510,000	\$470,000	\$1,020,000	1	\$470,000	\$470,000	\$470,000	86.24%	5
92113 LOGAN HEIGHTS	7	\$571,239	\$600,000	\$3,998,676	3	\$500,666	\$507,000	\$1,502,000	99.14%	37
92114 ENCANTO	2	\$670,000	\$390,000	\$1,340,000	4	\$524,250	\$505,000	\$2,097,000	97.72%	28
92115 COLLEGE GROVE	5	\$693,800	\$609,000	\$3,469,000	5	\$547,000	\$485,000	\$2,735,000	95.86%	83
92116 NORMAL HEIGHTS	10	\$658,180	\$650,000	\$6,581,800	7	\$630,571	\$601,000	\$4,414,000	97.88%	21
92117 CLAIREMONT MESA	2	\$597,500	\$575,000	\$1,195,000	2	\$605,000	\$575,000	\$1,210,000	98.41%	53
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	2	\$624,500	\$599,000	\$1,249,000	0	\$	\$	\$	0.00%	
92145 MIRAMAR	0	\$	\$	\$	0	\$	\$	\$	0.00%	
92154 OTAY MESA	2	\$512,500	\$475,000	\$1,025,000	0	\$	\$	\$	0.00%	
92155 SAN DIEGO	0	\$	\$	\$	0	\$	\$	\$	0.00%	
92161 SAN DIEGO	0	\$	\$	\$	0	\$	\$	\$	0.00%	
92173 SAN YSIDRO	0	\$	\$	\$	1	\$435,000	\$435,000	\$435,000	89.69%	20
<b>TOTALS</b>	<b>150</b>			<b>\$110,288,256</b>	<b>88</b>			<b>\$ 56,056,000</b>		