

**MONTH ENDING DECEMBER 31, 2004  
SINGLE FAMILY ATTACHED 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	2	\$295,000	\$245,000	\$590,000	0	\$	\$	\$	0.00%	
91902 BONITA	2	\$387,450	\$319,900	\$774,900	4	\$321,250	\$282,000	\$1,285,000	95.65%	51
91905 BOULEVARD	0	\$	\$	\$	0	\$	\$	\$	0.00%	
91906 CAMPO	0	\$	\$	\$	0	\$	\$	\$	0.00%	
91910 CHULA VISTA	19	\$333,421	\$325,000	\$6,335,000	18	\$383,666	\$370,000	\$6,906,000	96.55%	53
91911 CHULA VISTA	30	\$288,115	\$325,000	\$8,643,476	11	\$322,954	\$320,000	\$3,552,500	97.35%	53
91913 CHULA VISTA	21	\$408,894	\$469,000	\$8,586,778	11	\$407,181	\$378,000	\$4,479,000	97.20%	27
91914 CHULA VISTA	6	\$446,129	\$449,000	\$2,676,776	3	\$428,000	\$410,000	\$1,284,000	97.21%	26
91915 CHULA VISTA	5	\$456,178	\$455,000	\$2,280,890	10	\$416,400	\$390,000	\$4,164,000	97.30%	36
91916 DESCANSO	0	\$	\$	\$	0	\$	\$	\$	0.00%	
91917 DULZURA	0	\$	\$	\$	0	\$	\$	\$	0.00%	
91931 GUATAY	0	\$	\$	\$	0	\$	\$	\$	0.00%	
91932 IMPERIAL BEACH	13	\$372,522	\$360,000	\$4,842,795	5	\$439,000	\$410,000	\$2,195,000	98.30%	89
91934 JACUMBA	0	\$	\$	\$	0	\$	\$	\$	0.00%	
91935 JAMUL	0	\$	\$	\$	0	\$	\$	\$	0.00%	
91941 LA MESA	9	\$318,750	\$299,999	\$2,868,751	8	\$351,550	\$335,000	\$2,812,400	96.35%	33
91942 LA MESA	16	\$305,212	\$325,000	\$4,883,400	8	\$341,362	\$352,900	\$2,730,900	98.27%	48
91945 LEMON GROVE	6	\$255,666	\$235,000	\$1,534,000	0	\$	\$	\$	0.00%	
91948 MOUNT LAGUNA	0	\$	\$	\$	0	\$	\$	\$	0.00%	
91950 NATIONAL CITY	11	\$321,243	\$314,900	\$3,533,676	1	\$240,000	\$240,000	\$240,000	96.00%	37
91962 PINE VALLEY	0	\$	\$	\$	0	\$	\$	\$	0.00%	
91963 POTRERO	0	\$	\$	\$	0	\$	\$	\$	0.00%	
91977 SPRING VALLEY	20	\$312,825	\$335,000	\$6,256,500	9	\$343,688	\$345,000	\$3,093,200	99.61%	26
91978 SPRING VALLEY	2	\$314,500	\$259,000	\$629,000	2	\$313,749	\$299,999	\$627,499	99.68%	45
91980 TECATE	0	\$	\$	\$	0	\$	\$	\$	0.00%	
92003 BONSAI	3	\$370,333	\$375,000	\$1,111,000	0	\$	\$	\$	0.00%	
92004 BORREGO SPRINGS	0	\$	\$	\$	0	\$	\$	\$	0.00%	
92007 CARDIFF BY THE SEA	4	\$825,750	\$489,000	\$3,303,000	5	\$548,000	\$562,500	\$2,740,000	96.89%	69
92008 CARLSBAD	19	\$613,847	\$549,000	\$11,663,108	14	\$496,464	\$444,759	\$6,950,509	95.50%	57
92009 CARLSBAD	57	\$459,152	\$470,000	\$26,171,703	38	\$441,949	\$435,000	\$16,794,066	97.05%	58
92014 DEL MAR	10	\$481,907	\$420,000	\$4,819,076	4	\$540,000	\$535,000	\$2,160,000	95.83%	92
92019 EL CAJON	18	\$239,983	\$149,900	\$4,319,700	18	\$281,683	\$310,000	\$5,070,300	96.63%	30
92020 EL CAJON	15	\$270,451	\$249,900	\$4,056,766	11	\$297,409	\$289,900	\$3,271,500	98.65%	66
92021 EL CAJON	17	\$297,723	\$310,000	\$5,061,299	5	\$302,850	\$295,000	\$1,514,250	96.39%	44
92024 ENCINITAS	7	\$480,414	\$475,000	\$3,362,900	12	\$525,784	\$465,000	\$6,309,411	96.88%	35
92025 ESCONDIDO	7	\$244,857	\$275,000	\$1,714,000	4	\$291,250	\$285,000	\$1,165,000	95.96%	33
92026 ESCONDIDO	11	\$312,786	\$349,000	\$3,440,650	8	\$341,500	\$335,000	\$2,732,000	97.20%	31
92027 ESCONDIDO	11	\$287,054	\$286,000	\$3,157,600	11	\$288,254	\$285,000	\$3,170,800	98.64%	56
92028 FALLBROOK	1	\$	\$	\$	1	\$369,000	\$369,000	\$369,000	100.00%	9
92029 ESCONDIDO	3	\$284,629	\$424,888	\$853,888	4	\$369,500	\$345,000	\$1,478,000	96.49%	41
92036 JULIAN	0	\$	\$	\$	0	\$	\$	\$	0.00%	
92037 LA JOLLA	45	\$623,739	\$570,000	\$28,068,298	27	\$741,944	\$675,000	\$20,032,500	94.96%	83
92040 LAKESIDE	9	\$259,080	\$269,900	\$2,331,723	6	\$283,083	\$263,000	\$1,698,500	98.54%	18
92054 OCEANSIDE	22	\$433,734	\$375,000	\$9,542,152	18	\$376,900	\$330,000	\$6,784,200	95.41%	35
92056 OCEANSIDE	22	\$385,469	\$360,000	\$8,480,326	25	\$325,160	\$315,000	\$8,129,000	97.15%	59
92057 OCEANSIDE	25	\$317,547	\$320,876	\$7,938,676	22	\$318,200	\$325,000	\$7,000,400	98.67%	42
92059 PALA	0	\$	\$	\$	0	\$	\$	\$	0.00%	
92060 PALOMAR MTN	0	\$	\$	\$	0	\$	\$	\$	0.00%	
92061 PAUMA VALLEY	0	\$	\$	\$	1	\$500,000	\$500,000	\$500,000	93.46%	327
92064 POWAY	9	\$438,575	\$458,000	\$3,947,176	8	\$398,925	\$400,000	\$3,191,400	97.48%	24
92065 RAMONA	4	\$301,000	\$230,000	\$1,204,000	4	\$270,500	\$250,000	\$1,082,000	93.29%	6
92066 RANCHITA	0	\$	\$	\$	0	\$	\$	\$	0.00%	
92067 RANCHO SANTA FE	3	\$592,166	\$799,000	\$1,776,500	2	\$791,250	\$787,500	\$1,582,500	97.44%	249
92068 SAN LUIS REY	0	\$	\$	\$	0	\$	\$	\$	0.00%	
92069 SAN MARCOS	10	\$300,825	\$327,700	\$3,008,255	11	\$357,840	\$355,000	\$3,936,250	97.48%	42
92070 SANTA YSABEL	0	\$	\$	\$	0	\$	\$	\$	0.00%	
92071 SANTEE	22	\$323,315	\$310,000	\$7,112,947	20	\$335,364	\$330,000	\$6,707,288	97.56%	45
92075 SOLANA BEACH	13	\$737,605	\$739,000	\$9,588,876	10	\$603,100	\$485,000	\$6,031,000	96.69%	43
92078 SAN MARCOS	19	\$388,746	\$449,900	\$7,386,175	16	\$409,596	\$425,360	\$6,553,538	96.26%	39
92081 VISTA	3	\$376,625	\$340,000	\$1,129,875	4	\$306,200	\$263,000	\$1,224,800	98.06%	53
92082 VALLEY CENTER	0	\$	\$	\$	0	\$	\$	\$	0.00%	
92083 VISTA	8	\$269,847	\$265,000	\$2,158,776	9	\$318,100	\$311,000	\$2,862,900	97.90%	57
92084 VISTA	3	\$231,626	\$325,000	\$694,880	6	\$348,733	\$340,000	\$2,092,400	99.17%	60
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	88	\$749,184	\$579,000	\$65,928,209	54	\$718,667	\$627,500	\$38,808,025	\$	94.63%	51
92102 SAN DIEGO	6	\$289,525	\$299,000	\$1,737,150	5	\$276,740	\$255,300	\$1,383,700	\$	100.16%	33
92103 MISSION HILLS	33	\$536,983	\$509,900	\$17,720,452	20	\$549,665	\$490,000	\$10,993,300	\$	95.34%	44
92104 NORTH PARK	21	\$355,408	\$344,900	\$7,463,576	20	\$309,270	\$325,000	\$6,185,401	\$	97.94%	15
92105 EAST SAN DIEGO	27	\$280,885	\$272,999	\$7,583,898	8	\$225,312	\$204,500	\$1,802,500	\$	96.92%	32
92106 POINT LOMA	3	\$529,998	\$425,000	\$1,589,995	3	\$522,333	\$457,000	\$1,567,000	\$	97.40%	21
92107 OCEAN BEACH	10	\$487,139	\$525,000	\$4,871,399	5	\$396,360	\$425,000	\$1,981,800	\$	96.68%	20
92108 MISSION VALLEY	31	\$374,485	\$354,900	\$11,609,059	30	\$395,180	\$405,000	\$11,855,400	\$	96.52%	60
92109 PACIFIC BEACH	31	\$590,669	\$480,000	\$18,310,766	19	\$537,526	\$460,000	\$10,213,000	\$	97.49%	46
92110 OLD TOWN SD	21	\$370,622	\$375,000	\$7,783,080	14	\$391,357	\$389,000	\$5,479,000	\$	95.96%	49
92111 LINDA VISTA	20	\$365,152	\$399,000	\$7,303,053	19	\$380,678	\$395,000	\$7,232,890	\$	95.96%	61
92113 LOGAN HEIGHTS	4	\$213,250	\$189,000	\$853,000	4	\$192,875	\$147,500	\$771,500	\$	93.19%	83
92114 ENCANTO	1	\$	\$	\$	0	\$	\$	\$	\$	0.00%	
92115 COLLEGE GROVE	16	\$225,001	\$230,000	\$3,600,016	9	\$286,044	\$300,000	\$2,574,400	\$	96.42%	34
92116 NORMAL HEIGHTS	16	\$325,293	\$325,000	\$5,204,699	13	\$380,611	\$362,500	\$4,947,950	\$	96.58%	45
92117 CLAIREMONT MESA	19	\$376,339	\$380,990	\$7,150,442	4	\$338,250	\$316,000	\$1,353,000	\$	96.80%	51
92118 CORONADO	12	\$915,406	\$825,000	\$10,984,876	5	\$1,124,900	\$927,500	\$5,624,500	\$	92.61%	136
92119 SAN CARLOS	6	\$356,458	\$355,000	\$2,138,752	11	\$303,727	\$310,000	\$3,341,000	\$	98.20%	65
92120 DEL CERRO	6	\$351,333	\$359,000	\$2,108,000	5	\$404,220	\$448,800	\$2,021,100	\$	97.10%	52
92121 SORRENTO	3	\$529,333	\$529,000	\$1,588,000	3	\$505,500	\$535,000	\$1,516,500	\$	98.86%	64
92122 UNIVERSITY CITY	22	\$531,931	\$525,000	\$11,702,503	15	\$424,693	\$435,000	\$6,370,400	\$	96.93%	55
92123 MISSION VALLEY	5	\$333,375	\$320,876	\$1,666,876	6	\$433,183	\$450,000	\$2,599,100	\$	96.97%	51
92124 TIERRASANTA	14	\$297,905	\$385,000	\$4,170,676	11	\$431,227	\$433,000	\$4,743,500	\$	97.95%	52
92126 MIRA MESA	75	\$321,870	\$340,000	\$24,140,322	53	\$322,790	\$340,000	\$17,107,900	\$	97.79%	34
92127 RANCHO BERNARDO	14	\$414,184	\$400,000	\$5,798,576	16	\$379,436	\$365,000	\$6,070,980	\$	95.89%	43
92128 RANCHO BERNARDO	46	\$382,856	\$399,900	\$17,611,418	23	\$396,869	\$416,000	\$9,127,999	\$	96.96%	60
92129 RANCHO PENASQUITOS	14	\$363,815	\$345,000	\$5,093,418	8	\$373,175	\$349,900	\$2,985,400	\$	97.80%	31
92130 CARMEL VALLEY	22	\$540,311	\$507,000	\$11,886,852	23	\$555,104	\$540,000	\$12,767,399	\$	97.05%	59
92131 SCRIPPS MIRAMAR	20	\$408,823	\$399,000	\$8,176,475	17	\$401,441	\$406,000	\$6,824,500	\$	96.31%	70
92139 PARADISE HILLS	26	\$324,903	\$365,000	\$8,447,500	7	\$364,507	\$352,500	\$2,551,550	\$	98.80%	61
92145 MIRAMAR	0	\$	\$	\$	0	\$	\$	\$	\$	0.00%	
92154 OTAY MESA	16	\$349,805	\$349,999	\$5,596,889	7	\$325,414	\$335,000	\$2,277,900	\$	101.98%	36
92155 SAN DIEGO	0	\$	\$	\$	0	\$	\$	\$	\$	0.00%	
92161 SAN DIEGO	0	\$	\$	\$	0	\$	\$	\$	\$	0.00%	
92173 SAN YSIDRO	9	\$284,852	\$290,000	\$2,563,676	9	\$317,111	\$298,000	\$2,854,000	\$	96.93%	43
<b>TOTALS</b>	<b>1,219</b>			<b>\$514,222,870</b>	<b>860</b>			<b>\$362,435,605</b>			