

**MONTH ENDING DECEMBER 31, 2004
SINGLE FAMILY DETACHED 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	19	\$725,390	\$675,000	\$13,782,427	22	\$695,727	\$669,000	\$15,306,000	96.82%	96
91902 BONITA	16	\$719,924	\$749,900	\$11,518,790	9	\$661,655	\$660,000	\$5,954,900	95.98%	46
91905 BOULEVARD	3	\$393,333	\$424,999	\$1,179,999	4	\$335,250	\$340,000	\$1,341,000	98.47%	46
91906 CAMPO	7	\$307,742	\$285,000	\$2,154,199	3	\$370,000	\$364,000	\$1,110,000	96.61%	92
91910 CHULA VISTA	36	\$674,231	\$609,900	\$24,272,330	33	\$577,414	\$549,900	\$19,054,677	97.14%	46
91911 CHULA VISTA	49	\$515,164	\$499,000	\$25,243,084	38	\$484,078	\$472,000	\$18,395,000	97.07%	32
91913 CHULA VISTA	60	\$623,026	\$620,000	\$37,381,562	29	\$647,570	\$639,000	\$18,779,555	97.30%	54
91914 CHULA VISTA	19	\$831,040	\$715,000	\$15,789,776	15	\$685,800	\$670,000	\$10,287,000	97.08%	49
91915 CHULA VISTA	19	\$610,461	\$569,900	\$11,598,775	39	\$630,211	\$600,000	\$24,578,250	97.47%	49
91916 DESCANSO	3	\$882,666	\$649,000	\$2,648,000	0	\$	\$	\$	0.00%	
91917 DULZURA	2	\$574,500	\$399,000	\$1,149,000	0	\$	\$	\$	0.00%	
91931 GUATAY	0	\$	\$	\$	0	\$	\$	\$	0.00%	
91932 IMPERIAL BEACH	9	\$455,444	\$519,000	\$4,099,000	5	\$526,800	\$555,000	\$2,634,000	93.51%	19
91934 JACUMBA	1	\$205,000	\$205,000	\$205,000	0	\$	\$	\$	0.00%	
91935 JAMUL	10	\$829,287	\$799,000	\$8,292,876	7	\$814,928	\$865,000	\$5,704,500	96.38%	50
91941 LA MESA	35	\$603,572	\$590,000	\$21,125,027	33	\$558,075	\$552,000	\$18,416,500	95.12%	56
91942 LA MESA	10	\$512,880	\$498,000	\$5,128,800	15	\$531,133	\$500,000	\$7,967,000	97.63%	59
91945 LEMON GROVE	15	\$452,448	\$450,000	\$6,786,732	17	\$419,176	\$422,000	\$7,125,999	97.27%	56
91948 MOUNT LAGUNA	1	\$82,500	\$82,500	\$82,500	0	\$	\$	\$	0.00%	
91950 NATIONAL CITY	14	\$420,041	\$405,000	\$5,880,576	12	\$415,125	\$405,000	\$4,981,500	95.95%	41
91962 PINE VALLEY	0	\$	\$	\$	1	\$579,000	\$579,000	\$579,000	89.21%	82
91963 POTRERO	0	\$	\$	\$	1	\$500,000	\$500,000	\$500,000	84.03%	44
91977 SPRING VALLEY	44	\$473,501	\$475,000	\$20,834,079	39	\$482,271	\$478,000	\$18,808,569	97.97%	46
91978 SPRING VALLEY	1	\$649,900	\$649,900	\$649,900	4	\$632,750	\$650,000	\$2,531,000	95.94%	31
91980 TECATE	0	\$	\$	\$	1	\$210,000	\$210,000	\$210,000	87.50%	85
92003 BONSAI	2	\$1,042,500	\$535,000	\$2,085,000	4	\$1,049,750	\$775,000	\$4,199,000	87.03%	49
92004 BORREGO SPRINGS	0	\$	\$	\$	0	\$	\$	\$	0.00%	
92007 CARDIFF BY THE SEA	10	\$1,360,187	\$1,250,876	\$13,601,876	5	\$985,900	\$875,000	\$4,929,500	104.39%	68
92008 CARLSBAD	31	\$944,083	\$775,000	\$29,266,580	21	\$795,785	\$735,000	\$16,711,500	97.34%	52
92009 CARLSBAD	56	\$934,494	\$899,876	\$52,331,680	46	\$791,286	\$745,000	\$36,399,175	95.57%	51
92014 DEL MAR	11	\$1,997,181	\$1,700,000	\$21,968,999	18	\$2,580,194	\$1,440,000	\$46,443,500	90.96%	65
92019 EL CAJON	41	\$651,806	\$599,000	\$26,724,080	34	\$683,179	\$645,000	\$23,228,088	95.43%	68
92020 EL CAJON	26	\$602,807	\$535,000	\$15,673,004	25	\$584,220	\$567,500	\$14,605,500	95.87%	34
92021 EL CAJON	31	\$648,753	\$499,000	\$20,111,352	25	\$538,726	\$463,500	\$13,468,150	96.90%	112
92024 ENCINITAS	34	\$998,019	\$859,000	\$33,932,652	31	\$910,369	\$796,000	\$28,221,450	91.65%	53
92025 ESCONDIDO	41	\$540,211	\$514,800	\$22,148,680	32	\$553,078	\$489,000	\$17,698,500	97.24%	45
92026 ESCONDIDO	39	\$604,969	\$585,000	\$23,593,803	43	\$495,354	\$473,750	\$21,300,250	97.68%	45
92027 ESCONDIDO	33	\$488,188	\$489,876	\$16,110,232	42	\$509,690	\$460,000	\$21,407,000	96.39%	54
92028 FALLBROOK	48	\$588,009	\$575,000	\$28,224,453	55	\$655,958	\$560,000	\$36,077,714	96.18%	81
92029 ESCONDIDO	29	\$815,281	\$675,000	\$23,643,175	21	\$689,314	\$710,000	\$14,475,600	95.53%	58
92036 JULIAN	3	\$367,666	\$399,000	\$1,103,000	7	\$393,400	\$413,500	\$2,753,800	95.65%	80
92037 LA JOLLA	23	\$3,705,951	\$1,750,000	\$85,236,880	29	\$1,698,798	\$1,500,000	\$49,265,170	86.37%	70
92040 LAKESIDE	28	\$477,362	\$499,900	\$13,366,160	20	\$546,050	\$535,000	\$10,921,000	97.61%	58
92054 OCEANSIDE	34	\$816,106	\$529,900	\$27,747,604	37	\$552,818	\$530,000	\$20,454,300	96.41%	62
92056 OCEANSIDE	35	\$525,445	\$535,000	\$18,390,590	46	\$520,623	\$500,000	\$23,948,700	96.82%	60
92057 OCEANSIDE	46	\$506,785	\$539,000	\$23,312,154	64	\$510,944	\$507,000	\$32,700,450	97.35%	55
92059 PALA	0	\$	\$	\$	0	\$	\$	\$	0.00%	
92060 PALOMAR MTN	2	\$494,000	\$259,000	\$988,000	2	\$245,500	\$239,000	\$491,000	98.59%	56
92061 PAUMA VALLEY	6	\$719,500	\$575,000	\$4,317,000	5	\$908,900	\$750,000	\$4,544,500	97.48%	204
92064 POWAY	26	\$1,068,673	\$585,000	\$27,785,504	31	\$704,741	\$600,000	\$21,847,000	94.49%	61
92065 RAMONA	25	\$612,144	\$589,000	\$15,303,604	27	\$546,066	\$560,000	\$14,743,800	96.33%	67
92066 RANCHITA	3	\$374,666	\$359,000	\$1,124,000	0	\$	\$	\$	0.00%	
92067 RANCHO SANTA FE	9	\$2,788,847	\$2,299,000	\$25,099,628	18	\$3,011,388	\$2,579,000	\$54,204,991	91.82%	119
92068 SAN LUIS REY	0	\$	\$	\$	0	\$	\$	\$	0.00%	
92069 SAN MARCOS	25	\$581,224	\$545,000	\$14,530,619	49	\$558,722	\$520,000	\$27,377,400	96.33%	56
92070 SANTA YSABEL	0	\$	\$	\$	2	\$517,500	\$450,000	\$1,035,000	94.95%	50
92071 SANTEE	23	\$500,575	\$469,000	\$11,513,237	29	\$468,396	\$459,900	\$13,583,500	98.26%	41
92075 SOLANA BEACH	9	\$1,316,016	\$1,323,400	\$11,844,152	5	\$1,096,000	\$1,075,000	\$5,480,000	95.92%	67
92078 SAN MARCOS	47	\$691,083	\$729,900	\$32,480,906	32	\$649,474	\$620,000	\$20,783,178	96.73%	64
92081 VISTA	24	\$579,460	\$490,000	\$13,907,052	33	\$496,109	\$485,000	\$16,371,600	96.85%	50
92082 VALLEY CENTER	20	\$744,973	\$699,876	\$14,899,464	18	\$722,050	\$609,000	\$12,996,900	99.39%	81
92083 VISTA	23	\$464,967	\$489,000	\$10,694,252	23	\$488,847	\$440,000	\$11,243,500	97.56%	41
92084 VISTA	25	\$572,623	\$499,000	\$14,315,576	34	\$521,745	\$510,000	\$17,739,350	96.68%	58
92086 WARNER SPRINGS	2	\$374,500	\$360,000	\$749,000	2	\$404,669	\$389,339	\$809,339	96.93%	133
92091 RANCHO SANTA FE	2	\$3,772,500	\$3,350,000	\$7,545,000	3	\$1,030,000	\$1,025,000	\$3,090,000	89.25%	99
92093 LA JOLLA	0	\$	\$	\$	0	\$	\$	\$	0.00%	
92101 SAN DIEGO DOWNTOWN	1	\$795,000	\$795,000	\$795,000	1	\$879,000	\$879,000	\$879,000	100.00%	45
92102 SAN DIEGO	7	\$473,242	\$399,900	\$3,312,700	12	\$409,000	\$369,000	\$4,908,000	96.64%	45
92103 MISSION HILLS	13	\$910,980	\$835,000	\$11,842,752	19	\$877,868	\$715,000	\$16,679,500	96.95%	87
92104 NORTH PARK	12	\$647,306	\$646,000	\$7,767,676	17	\$612,470	\$599,000	\$10,412,000	102.41%	52
92105 EAST SAN DIEGO	34	\$386,461	\$429,000	\$13,139,676	21	\$395,142	\$400,000	\$8,298,000	97.25%	40

92106 POINT LOMA	20	\$1,338,645	\$1,165,000	\$26,772,900	10	\$842,300	\$750,000	\$8,423,000	92.36%	66
92107 OCEAN BEACH	15	\$809,378	\$725,000	\$12,140,676	13	\$870,042	\$795,000	\$11,310,555	94.83%	49
92108 MISSION VALLEY	1	\$799,000	\$799,000	\$799,000	0	\$	\$	\$	0.00%	
92109 PACIFIC BEACH	18	\$677,980	\$719,000	\$12,203,652	11	\$974,181	\$947,000	\$10,716,000	94.39%	47
92110 OLD TOWN SD	6	\$745,625	\$749,000	\$4,473,752	8	\$695,687	\$657,500	\$5,565,500	96.22%	46
92111 LINDA VISTA	11	\$488,159	\$519,000	\$5,369,752	13	\$499,684	\$505,000	\$6,495,899	99.11%	68
92113 LOGAN HEIGHTS	19	\$307,352	\$350,000	\$5,839,700	9	\$383,833	\$425,000	\$3,454,500	97.67%	38
92114 ENCANTO	53	\$425,266	\$450,000	\$22,539,128	40	\$422,685	\$417,000	\$16,907,400	95.72%	40
92115 COLLEGE GROVE	50	\$438,854	\$477,900	\$21,942,728	30	\$570,983	\$490,000	\$17,129,500	97.35%	54
92116 NORMAL HEIGHTS	22	\$603,159	\$575,000	\$13,269,515	22	\$515,359	\$469,000	\$11,337,900	95.87%	60
92117 CLAIREMONT MESA	21	\$564,732	\$560,000	\$11,859,375	24	\$587,443	\$515,000	\$14,098,650	95.25%	53
92118 CORONADO	12	\$1,817,833	\$1,645,000	\$21,814,000	11	\$1,941,818	\$1,650,000	\$21,360,000	92.96%	107
92119 SAN CARLOS	12	\$557,869	\$549,900	\$6,694,428	21	\$554,428	\$554,000	\$11,643,000	96.29%	55
92120 DEL CERRO	18	\$720,962	\$635,876	\$12,977,328	16	\$540,542	\$538,000	\$8,648,675	96.67%	48
92121 SORRENTO	3	\$549,500	\$749,000	\$1,648,500	3	\$727,666	\$730,000	\$2,183,000	96.82%	66
92122 UNIVERSITY CITY	9	\$660,319	\$800,000	\$5,942,876	10	\$745,300	\$745,000	\$7,453,000	95.60%	44
92123 MISSION VALLEY	17	\$560,625	\$530,000	\$9,530,636	11	\$538,363	\$535,000	\$5,922,000	98.51%	51
92124 TIERRASANTA	4	\$590,725	\$519,900	\$2,362,900	13	\$639,145	\$635,000	\$8,308,890	96.76%	35
92126 MIRA MESA	32	\$546,188	\$540,000	\$17,478,016	52	\$526,750	\$515,000	\$27,391,000	97.35%	49
92127 RANCHO BERNARDO	30	\$864,771	\$679,900	\$25,943,152	29	\$957,534	\$802,000	\$27,768,500	95.30%	69
92128 RANCHO BERNARDO	40	\$584,150	\$635,000	\$23,366,030	41	\$678,080	\$640,000	\$27,801,300	96.58%	54
92129 RANCHO PENASQUITOS	37	\$710,023	\$674,876	\$26,270,855	51	\$628,392	\$620,000	\$32,048,000	96.18%	45
92130 CARMEL VALLEY	29	\$1,563,969	\$1,295,000	\$45,355,128	44	\$1,046,411	\$975,000	\$46,042,100	94.51%	60
92131 SCRIPPS MIRAMAR	28	\$803,268	\$725,000	\$22,491,527	40	\$779,521	\$725,000	\$31,180,878	95.62%	46
92139 PARADISE HILLS	18	\$486,325	\$485,000	\$8,753,850	16	\$467,500	\$452,000	\$7,480,000	97.77%	38
92145 MIRAMAR	0	\$	\$	\$	0	\$	\$	\$	0.00%	
92154 OTAY MESA	38	\$561,242	\$565,000	\$21,327,218	33	\$528,303	\$525,000	\$17,434,000	98.05%	35
92155 SAN DIEGO	0	\$	\$	\$	0	\$	\$	\$	0.00%	
92161 SAN DIEGO	0	\$	\$	\$	0	\$	\$	\$	0.00%	
92173 SAN YSIDRO	9	\$516,766	\$529,900	\$4,650,900	10	\$457,200	\$470,000	\$4,572,000	98.20%	44
TOTALS	1,884			\$1,356,146,706	1,896			\$1,283,665,602		