

**MONTH ENDING DECEMBER 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	Average Days on Market
91901 ALPINE	1	\$	\$	\$	0	\$	\$	\$	0.00%	
91902 BONITA	0	\$	\$	\$	0	\$	\$	\$	0.00%	
91905 BOULEVARD	1	\$	\$	\$	0	\$	\$	\$	0.00%	
91906 CAMPO	0	\$	\$	\$	0	\$	\$	\$	0.00%	
91910 CHULA VISTA	1	\$750,000	\$750,000	\$750,000	3	\$623,666	\$600,000	\$1,871,000	96.74%	41
91911 CHULA VISTA	2	\$559,500	\$519,000	\$1,119,000	2	\$730,000	\$660,000	\$1,460,000	92.70%	49
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	3	\$723,000	\$735,000	\$2,169,000	1	\$715,000	\$715,000	\$715,000	97.95%	30
91934 JACUMBA	0	\$	\$	\$	0	\$	\$	\$	0.00%	
91935 JAMUL	0	\$	\$	\$	0	\$	\$	\$	0.00%	
91941 LA MESA	2	\$522,500	\$520,000	\$1,045,000	0	\$	\$	\$	0.00%	
91942 LA MESA	3	\$536,000	\$530,000	\$1,608,000	3	\$630,666	\$517,000	\$1,892,000	99.32%	22
91945 LEMON GROVE	1	\$699,000	\$699,000	\$699,000	3	\$414,666	\$379,000	\$1,244,000	98.35%	46
91948 MOUNT LAGUNA	0	\$	\$	\$	0	\$	\$	\$	0.00%	
91950 NATIONAL CITY	11	\$559,727	\$595,000	\$6,157,000	7	\$562,428	\$575,000	\$3,937,000	95.75%	36
91962 PINE VALLEY	0	\$	\$	\$	0	\$	\$	\$	0.00%	
91963 POTRERO	0	\$	\$	\$	0	\$	\$	\$	0.00%	
91977 SPRING VALLEY	6	\$712,979	\$720,000	\$4,277,874	4	\$563,250	\$550,000	\$2,253,000	94.47%	46
91978 SPRING VALLEY	0	\$	\$	\$	0	\$	\$	\$	0.00%	
91980 TECATE	0	\$	\$	\$	0	\$	\$	\$	0.00%	
92003 BONSAI	0	\$	\$	\$	0	\$	\$	\$	0.00%	
92004 BORREGO SPRINGS	0	\$	\$	\$	0	\$	\$	\$	0.00%	
92007 CARDIFF BY THE SEA	1	\$1,300,876	\$1,300,876	\$1,300,876	2	\$1,057,500	\$1,025,000	\$2,115,000	100.05%	80
92008 CARLSBAD	1	\$2,200,000	\$2,200,000	\$2,200,000	0	\$	\$	\$	0.00%	
92009 CARLSBAD	1	\$1,195,000	\$1,195,000	\$1,195,000	0	\$	\$	\$	0.00%	
92014 DEL MAR	1	\$2,999,876	\$2,999,876	\$2,999,876	0	\$	\$	\$	0.00%	
92019 EL CAJON	0	\$	\$	\$	1	\$500,000	\$500,000	\$500,000	95.24%	55
92020 EL CAJON	4	\$591,188	\$489,876	\$2,364,752	1	\$640,000	\$640,000	\$640,000	95.54%	35
92021 EL CAJON	7	\$584,285	\$565,000	\$4,090,000	1	\$525,000	\$525,000	\$525,000	102.96%	8
92024 ENCINITAS	3	\$1,087,958	\$915,000	\$3,263,876	2	\$1,230,000	\$1,010,000	\$2,460,000	99.60%	90
92025 ESCONDIDO	7	\$653,000	\$618,000	\$4,571,000	4	\$583,575	\$572,300	\$2,334,300	95.25%	25
92026 ESCONDIDO	0	\$	\$	\$	1	\$558,000	\$558,000	\$558,000	74.40%	108
92027 ESCONDIDO	1	\$490,000	\$490,000	\$490,000	0	\$	\$	\$	0.00%	
92028 FALLBROOK	1	\$789,000	\$789,000	\$789,000	0	\$	\$	\$	0.00%	
92029 ESCONDIDO	0	\$	\$	\$	0	\$	\$	\$	0.00%	
92036 JULIAN	0	\$	\$	\$	0	\$	\$	\$	0.00%	
92037 LA JOLLA	1	\$	\$	\$	0	\$	\$	\$	0.00%	
92040 LAKESIDE	0	\$	\$	\$	3	\$574,496	\$535,000	\$1,723,489	96.12%	62
92054 OCEANSIDE	6	\$1,412,816	\$749,900	\$8,476,900	2	\$627,500	\$580,000	\$1,255,000	93.31%	40
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	0	\$	\$	\$	0	\$	\$	\$	0.00%	
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	2	\$649,499	\$649,000	\$1,298,999	0	\$	\$	\$	0.00%	
92070 SANTA YSABEL	0	\$	\$	\$	0	\$	\$	\$	0.00%	
92071 SANTEE	0	\$	\$	\$	0	\$	\$	\$	0.00%	
92075 SOLANA BEACH	1	\$1,200,000	\$1,200,000	\$1,200,000	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	1	\$419,000	\$419,000	\$419,000	1	\$600,000	\$600,000	\$600,000	95.24%	42
92084 VISTA	2	\$799,000	\$799,000	\$1,598,000	4	\$505,500	\$400,000	\$2,022,000	99.66%	84
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	\$525,000	\$525,000	\$525,000	1	\$1,100,000	\$1,100,000	\$1,100,000	84.62%	86
92102 SAN DIEGO	9	\$497,000	\$565,000	\$4,473,000	7	\$603,571	\$589,000	\$4,225,000	97.18%	42
92103 MISSION HILLS	7	\$1,273,053	\$949,000	\$8,911,375	3	\$756,666	\$710,000	\$2,270,000	98.74%	146
92104 NORTH PARK	6	\$678,982	\$635,000	\$4,073,895	3	\$599,833	\$535,000	\$1,799,500	98.60%	18
92105 EAST SAN DIEGO	8	\$503,459	\$460,000	\$4,027,676	7	\$506,571	\$480,000	\$3,546,000	96.70%	64
92106 POINT LOMA	1	\$720,000	\$720,000	\$720,000	1	\$1,100,000	\$1,100,000	\$1,100,000	88.00%	7
92107 OCEAN BEACH	5	\$844,600	\$769,000	\$4,223,000	4	\$855,000	\$660,000	\$3,420,000	94.74%	89
92108 MISSION VALLEY	0	\$	\$	\$	0	\$	\$	\$	0.00%	
92109 PACIFIC BEACH	6	\$985,812	\$974,876	\$5,914,876	7	\$853,285	\$820,000	\$5,973,000	94.27%	51
92110 OLD TOWN SD	4	\$650,000	\$650,000	\$2,600,000	3	\$625,833	\$657,500	\$1,877,500	95.84%	51
92111 LINDA VISTA	5	\$668,600	\$699,000	\$3,343,000	0	\$	\$	\$	0.00%	
92113 LOGAN HEIGHTS	10	\$555,387	\$525,000	\$5,553,876	6	\$547,816	\$519,000	\$3,286,900	97.57%	55
92114 ENCANTO	4	\$493,250	\$489,000	\$1,973,000	1	\$481,500	\$481,500	\$481,500	100.31%	49
92115 COLLEGE GROVE	4	\$479,750	\$385,000	\$1,919,000	1	\$599,000	\$599,000	\$599,000	100.00%	29
92116 NORMAL HEIGHTS	6	\$656,500	\$625,000	\$3,939,000	8	\$638,831	\$646,700	\$5,110,650	96.43%	68
92117 CLAIREMONT MESA	2	\$577,438	\$569,000	\$1,154,876	2	\$577,500	\$575,000	\$1,155,000	98.30%	36
92118 CORONADO	0	\$	\$	\$	1	\$1,500,000	\$1,500,000	\$1,500,000	100.13%	37
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	1	\$650,000	\$650,000	\$650,000	0	\$	\$	\$	0.00%	
92145 MIRAMAR	0	\$	\$	\$	0	\$	\$	\$	0.00%	
92154 OTAY MESA	2	\$667,450	\$545,000	\$1,334,900	0	\$	\$	\$	0.00%	
92155 SAN DIEGO	0	\$	\$	\$	0	\$	\$	\$	0.00%	
92161 SAN DIEGO	0	\$	\$	\$	0	\$	\$	\$	0.00%	
92173 SAN YSIDRO	0	\$	\$	\$	0	\$	\$	\$	0.00%	
TOTALS	152			\$109,418,627	100			65,548,839		