

**MONTH ENDING JANUARY 31, 2005
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	39	\$795,375	\$775,000	\$31,019,631	14	\$687,300	\$690,000	\$9,622,200	97.57%	91
91902 BONITA	24	\$933,386	\$775,000	\$22,401,276	6	\$944,166	\$735,000	\$5,665,000	95.15%	44
91905 BOULEVARD	3	\$271,633	\$335,000	\$814,900	1	\$295,000	\$295,000	\$295,000	98.37%	477
91906 CAMPO	10	\$447,103	\$434,999	\$4,471,030	5	\$346,997	\$398,990	\$1,734,989	95.85%	46
91910 CHULA VISTA	73	\$649,575	\$596,000	\$47,419,032	23	\$540,739	\$516,000	\$12,437,000	97.82%	51
91911 CHULA VISTA	74	\$519,853	\$509,000	\$38,469,179	20	\$543,225	\$525,000	\$10,864,500	98.12%	53
91913 CHULA VISTA	88	\$678,907	\$659,000	\$59,743,888	32	\$639,171	\$585,000	\$20,453,500	96.90%	46
91914 CHULA VISTA	22	\$770,944	\$499,000	\$16,960,776	9	\$926,766	\$750,000	\$8,340,900	96.94%	46
91915 CHULA VISTA	55	\$659,501	\$619,900	\$36,272,608	23	\$636,338	\$595,000	\$14,635,776	97.72%	76
91916 DESCANSO	5	\$690,800	\$510,000	\$3,454,000	2	\$517,500	\$475,000	\$1,035,000	96.82%	116
91917 DULZURA	1	\$674,876	\$674,876	\$674,876	0	\$	\$	\$	0.00%	
91931 GUATAY	0	\$	\$	\$	0	\$	\$	\$	0.00%	
91932 IMPERIAL BEACH	18	\$693,259	\$540,000	\$12,478,676	5	\$488,800	\$495,000	\$2,444,000	98.20%	36
91934 JACUMBA	1	\$126,000	\$126,000	\$126,000	0	\$	\$	\$	0.00%	
91935 JAMUL	15	\$769,926	\$840,000	\$11,548,900	3	\$545,750	\$545,000	\$1,637,250	95.48%	61
91941 LA MESA	56	\$640,390	\$555,000	\$35,861,884	40	\$572,126	\$517,500	\$22,885,050	96.26%	70
91942 LA MESA	26	\$549,816	\$545,000	\$14,295,230	8	\$494,487	\$460,000	\$3,955,900	95.97%	60
91945 LEMON GROVE	23	\$443,430	\$469,995	\$10,198,896	13	\$430,153	\$435,000	\$5,592,000	98.76%	63
91948 MOUNT LAGUNA	1	\$419,000	\$419,000	\$419,000	2	\$115,625	\$110,000	\$231,250	87.26%	99
91950 NATIONAL CITY	26	\$429,008	\$424,876	\$11,154,228	10	\$445,300	\$440,000	\$4,453,000	98.03%	52
91962 PINE VALLEY	6	\$464,833	\$499,000	\$2,789,000	1	\$400,000	\$400,000	\$400,000	97.56%	38
91963 POTRERO	2	\$507,500	\$390,000	\$1,015,000	1	\$450,000	\$450,000	\$450,000	90.00%	41
91977 SPRING VALLEY	95	\$495,306	\$489,876	\$47,054,121	26	\$490,249	\$445,000	\$12,746,489	97.26%	59
91978 SPRING VALLEY	18	\$534,977	\$545,000	\$9,629,600	3	\$613,333	\$655,000	\$1,840,000	98.94%	77
91980 TECATE	0	\$	\$	\$	0	\$	\$	\$	0.00%	
92003 BONSAI	16	\$899,841	\$715,000	\$14,397,466	3	\$1,658,333	\$1,050,000	\$4,975,000	84.37%	93
92004 BORREGO SPRINGS	0	\$	\$	\$	1	\$195,000	\$195,000	\$195,000	92.86%	23
92007 CARDIFF BY THE SEA	8	\$1,000,691	\$725,900	\$8,005,532	6	\$986,333	\$720,000	\$5,918,000	96.35%	52
92008 CARLSBAD	53	\$705,349	\$699,500	\$37,383,545	25	\$727,980	\$715,000	\$18,199,500	95.77%	63
92009 CARLSBAD	108	\$936,226	\$925,000	\$101,112,515	42	\$840,021	\$745,000	\$35,280,900	95.87%	56
92014 DEL MAR	21	\$2,174,560	\$1,775,000	\$45,665,776	7	\$1,903,314	\$1,300,000	\$13,323,200	81.37%	95
92019 EL CAJON	38	\$645,694	\$609,900	\$24,536,376	27	\$596,329	\$570,000	\$16,100,900	94.93%	50
92020 EL CAJON	37	\$540,505	\$499,900	\$19,998,694	15	\$453,860	\$415,000	\$6,807,900	96.33%	76
92021 EL CAJON	65	\$549,115	\$499,900	\$35,692,523	18	\$505,633	\$459,000	\$9,101,400	99.23%	52
92024 ENCINITAS	56	\$1,308,226	\$899,876	\$73,260,680	22	\$1,130,409	\$830,000	\$24,869,000	95.45%	46
92025 ESCONDIDO	54	\$615,263	\$535,000	\$33,224,236	17	\$441,288	\$419,900	\$7,501,900	96.05%	58
92026 ESCONDIDO	89	\$564,499	\$549,000	\$50,240,446	36	\$575,755	\$540,000	\$20,727,200	96.05%	49
92027 ESCONDIDO	68	\$527,106	\$485,000	\$35,843,260	33	\$490,012	\$455,000	\$16,170,400	97.56%	59
92028 FALLBROOK	87	\$707,768	\$599,000	\$61,575,855	35	\$679,509	\$575,000	\$23,782,835	97.02%	106
92029 ESCONDIDO	41	\$754,398	\$749,000	\$30,930,352	17	\$762,382	\$657,000	\$12,960,500	96.43%	58
92036 JULIAN	10	\$555,567	\$389,900	\$5,555,676	4	\$502,250	\$320,000	\$2,009,000	97.86%	140
92037 LA JOLLA	55	\$2,439,620	\$1,795,000	\$134,179,151	29	\$2,176,120	\$1,384,000	\$63,107,501	91.52%	95
92040 LAKESIDE	54	\$530,319	\$510,000	\$28,637,235	15	\$627,260	\$515,000	\$9,408,900	98.53%	76
92054 OCEANSIDE	75	\$708,589	\$575,000	\$53,144,198	21	\$601,097	\$510,000	\$12,623,050	94.07%	62
92056 OCEANSIDE	61	\$568,998	\$535,000	\$34,708,904	30	\$546,163	\$530,000	\$16,384,900	97.43%	46
92057 OCEANSIDE	93	\$535,703	\$539,876	\$49,820,392	32	\$485,815	\$453,000	\$15,546,100	97.07%	43
92059 PALA	0	\$	\$	\$	0	\$	\$	\$	0.00%	
92060 PALOMAR MTN	1	\$425,000	\$425,000	\$425,000	2	\$1,442,500	\$185,000	\$2,885,000	70.38%	227
92061 PAUMA VALLEY	5	\$1,159,975	\$1,250,000	\$5,799,876	3	\$660,000	\$635,000	\$1,980,000	94.47%	103
92064 POWAY	69	\$1,027,372	\$749,000	\$70,888,681	26	\$818,796	\$580,000	\$21,288,700	93.50%	92
92065 RAMONA	88	\$637,335	\$615,876	\$56,085,534	29	\$535,098	\$500,000	\$15,517,850	96.16%	77
92066 RANCHITA	2	\$674,500	\$599,000	\$1,349,000	0	\$	\$	\$	0.00%	
92067 RANCHO SANTA FE	44	\$3,721,938	\$2,695,000	\$163,765,280	15	\$2,802,787	\$2,800,000	\$42,041,810	92.01%	128
92068 SAN LUIS REY	0	\$	\$	\$	0	\$	\$	\$	0.00%	
92069 SAN MARCOS	85	\$673,997	\$599,000	\$57,289,761	30	\$535,816	\$495,000	\$16,074,500	94.47%	54
92070 SANTA YSABEL	3	\$1,641,333	\$629,000	\$4,924,000	1	\$529,000	\$529,000	\$529,000	97.06%	171
92071 SANTEE	51	\$479,563	\$485,000	\$24,457,719	25	\$463,422	\$455,000	\$11,585,556	98.21%	40
92075 SOLANA BEACH	16	\$1,307,192	\$940,000	\$20,915,075	6	\$1,336,629	\$1,100,000	\$8,019,775	96.20%	36
92078 SAN MARCOS	79	\$642,648	\$649,900	\$50,769,225	25	\$633,707	\$586,000	\$15,842,690	96.61%	56
92081 VISTA	45	\$546,728	\$529,900	\$24,602,802	22	\$544,040	\$499,900	\$11,968,900	95.71%	59
92082 VALLEY CENTER	33	\$1,093,851	\$699,000	\$36,097,090	8	\$661,458	\$655,000	\$5,291,665	97.19%	72
92083 VISTA	33	\$490,642	\$474,876	\$16,191,218	10	\$452,100	\$435,000	\$4,521,000	98.78%	33
92084 VISTA	64	\$592,090	\$550,000	\$37,893,800	21	\$504,404	\$481,000	\$10,592,500	96.69%	65
92086 WARNER SPRINGS	7	\$461,000	\$425,000	\$3,227,000	0	\$	\$	\$	0.00%	
92091 RANCHO SANTA FE	4	\$2,521,219	\$2,199,876	\$10,084,876	2	\$2,275,000	\$1,050,000	\$4,550,000	95.99%	241
92093 LA JOLLA	0	\$	\$	\$	0	\$	\$	\$	0.00%	
92101 SAN DIEGO DOWNTOWN	5	\$753,800	\$925,000	\$3,769,000	2	\$685,000	\$430,000	\$1,370,000	93.27%	23
92102 SAN DIEGO	23	\$511,352	\$494,900	\$11,761,104	6	\$467,483	\$425,000	\$2,804,900	91.46%	59
92103 MISSION HILLS	31	\$1,237,281	\$1,000,000	\$38,355,730	11	\$955,309	\$700,000	\$10,508,400	93.85%	87
92104 NORTH PARK	39	\$542,776	\$550,000	\$21,168,290	14	\$514,785	\$450,000	\$7,207,000	95.69%	47
92105 EAST SAN DIEGO	42	\$398,698	\$399,000	\$16,745,340	19	\$365,363	\$355,000	\$6,941,900	96.32%	45

92106 POINT LOMA	23	\$1,551,593	\$899,000	\$35,686,652	12	\$996,666	\$725,000	\$11,960,001	84.68%	75
92107 OCEAN BEACH	18	\$1,217,541	\$999,000	\$21,915,752	10	\$825,350	\$670,000	\$8,253,500	97.08%	70
92108 MISSION VALLEY	5	\$339,370	\$335,000	\$1,696,850	1	\$520,000	\$520,000	\$520,000	92.04%	120
92109 PACIFIC BEACH	32	\$1,215,735	\$995,000	\$38,903,528	14	\$926,821	\$842,000	\$12,975,500	97.21%	43
92110 OLD TOWN SD	14	\$786,785	\$699,000	\$11,015,000	4	\$738,750	\$620,000	\$2,955,000	89.15%	86
92111 LINDA VISTA	28	\$529,614	\$540,000	\$14,829,203	15	\$525,018	\$520,000	\$7,875,277	97.48%	38
92113 LOGAN HEIGHTS	24	\$317,825	\$369,900	\$7,627,800	7	\$366,928	\$310,000	\$2,568,500	95.02%	54
92114 ENCANTO	80	\$1,017,922	\$445,000	\$81,433,780	40	\$425,100	\$425,000	\$17,004,000	98.46%	46
92115 COLLEGE GROVE	70	\$559,285	\$539,000	\$39,149,961	28	\$551,903	\$480,000	\$15,453,299	95.38%	61
92116 NORMAL HEIGHTS	27	\$645,028	\$599,000	\$17,415,776	14	\$583,607	\$475,000	\$8,170,500	93.44%	53
92117 CLAIREMONT MESA	47	\$671,473	\$559,000	\$31,559,273	25	\$542,708	\$525,000	\$13,567,700	96.23%	62
92118 CORONADO	17	\$1,899,763	\$1,500,000	\$32,295,971	12	\$1,717,750	\$1,430,000	\$20,613,000	95.48%	112
92119 SAN CARLOS	29	\$564,111	\$595,000	\$16,359,242	12	\$567,875	\$560,000	\$6,814,500	96.60%	59
92120 DEL CERRO	39	\$648,593	\$605,000	\$25,295,156	9	\$588,300	\$530,000	\$5,294,700	98.06%	42
92121 SORRENTO	0	\$	\$	\$	3	\$813,333	\$820,000	\$2,440,000	97.64%	90
92122 UNIVERSITY CITY	27	\$37,701,764	\$685,000	\$1,017,947,647	9	\$708,077	\$680,000	\$6,372,700	96.94%	72
92123 MISSION VALLEY	21	\$591,245	\$549,900	\$12,416,152	10	\$513,049	\$508,000	\$5,130,490	96.21%	24
92124 TIERRASANTA	17	\$663,317	\$639,000	\$11,276,400	6	\$577,166	\$529,000	\$3,463,000	97.12%	62
92126 MIRA MESA	67	\$521,478	\$539,000	\$34,939,035	36	\$527,250	\$525,000	\$18,981,000	97.52%	52
92127 RANCHO BERNARDO	41	\$1,084,680	\$930,000	\$44,471,904	31	\$821,265	\$630,000	\$25,459,224	89.16%	58
92128 RANCHO BERNARDO	81	\$611,615	\$629,000	\$49,540,892	37	\$660,069	\$625,000	\$24,422,555	95.70%	61
92129 RANCHO PENASQUITOS	50	\$684,035	\$649,900	\$34,201,770	30	\$639,050	\$626,000	\$19,171,500	97.38%	50
92130 CARMEL VALLEY	68	\$1,278,892	\$1,149,000	\$86,964,663	35	\$1,324,565	\$1,050,000	\$46,359,779	81.98%	55
92131 SCRIPPS MIRAMAR	61	\$804,901	\$765,000	\$49,098,980	19	\$801,168	\$820,000	\$15,222,200	96.62%	40
92139 PARADISE HILLS	31	\$469,498	\$480,000	\$14,554,451	9	\$473,111	\$450,000	\$4,258,000	98.59%	42
92145 MIRAMAR	1	\$1,000,000	\$1,000,000	\$1,000,000	0	\$	\$	\$	0.00%	
92154 OTAY MESA	54	\$553,364	\$534,900	\$29,881,703	34	\$497,678	\$472,000	\$16,921,074	95.60%	45
92155 SAN DIEGO	0	\$	\$	\$	0	\$	\$	\$	0.00%	
92161 SAN DIEGO	0	\$	\$	\$	0	\$	\$	\$	0.00%	
92173 SAN YSIDRO	10	\$669,177	\$470,000	\$6,691,776	4	\$443,250	\$425,000	\$1,773,000	95.07%	67
TOTALS	3521			\$3,740,919,261	1425			\$1,002,233,035		