

**MONTH ENDING JANUARY 31, 2005
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	\$479,000	\$479,000	\$479,000	0	\$	\$	\$	0.00%	
91902 BONITA	0	\$	\$	\$	0	\$	\$	\$	0.00%	
91905 BOULEVARD	0	\$	\$	\$	0	\$	\$	\$	0.00%	
91906 CAMPO	0	\$	\$	\$	0	\$	\$	\$	0.00%	
91910 CHULA VISTA	5	\$519,000	\$610,000	\$2,595,000	1	\$599,000	\$599,000	\$599,000	98.36%	65
91911 CHULA VISTA	4	\$919,950	\$899,900	\$3,679,800	2	\$604,500	\$549,000	\$1,209,000	98.77%	29
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	0	\$	\$	\$	2	\$644,500	\$539,000	\$1,289,000	92.41%	134
91934 JACUMBA	0	\$	\$	\$	0	\$	\$	\$	0.00%	
91935 JAMUL	0	\$	\$	\$	0	\$	\$	\$	0.00%	
91941 LA MESA	7	\$714,542	\$690,000	\$5,001,800	1	\$630,000	\$630,000	\$630,000	96.92%	78
91942 LA MESA	1	\$524,000	\$524,000	\$524,000	1	\$510,000	\$510,000	\$510,000	97.14%	56
91945 LEMON GROVE	5	\$567,980	\$575,000	\$2,839,900	3	\$546,933	\$561,800	\$1,640,800	97.09%	77
91948 MOUNT LAGUNA	0	\$	\$	\$	0	\$	\$	\$	0.00%	
91950 NATIONAL CITY	9	\$664,961	\$649,900	\$5,984,650	2	\$467,500	\$370,000	\$935,000	93.13%	80
91962 PINE VALLEY	0	\$	\$	\$	0	\$	\$	\$	0.00%	
91963 POTRERO	0	\$	\$	\$	0	\$	\$	\$	0.00%	
91977 SPRING VALLEY	6	\$638,316	\$625,000	\$3,829,900	0	\$	\$	\$	0.00%	
91978 SPRING VALLEY	1	\$520,000	\$520,000	\$520,000	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	2	\$1,550,000	\$1,300,000	\$3,100,000	0	\$	\$	\$	0.00%	
92008 CARLSBAD	0	\$	\$	\$	0	\$	\$	\$	0.00%	
92009 CARLSBAD	0	\$	\$	\$	0	\$	\$	\$	0.00%	
92014 DEL MAR	0	\$	\$	\$	1	\$2,300,000	\$2,300,000	\$2,300,000	92.18%	48
92019 EL CAJON	1	\$760,000	\$760,000	\$760,000	0	\$	\$	\$	0.00%	
92020 EL CAJON	6	\$680,816	\$695,000	\$4,084,900	3	\$469,333	\$349,000	\$1,408,000	103.76%	64
92021 EL CAJON	2	\$705,438	\$675,000	\$1,410,876	3	\$670,000	\$665,000	\$2,010,000	97.10%	42
92024 ENCINITAS	1	\$1,225,000	\$1,225,000	\$1,225,000	0	\$	\$	\$	0.00%	
92025 ESCONDIDO	8	\$544,600	\$550,000	\$4,356,800	3	\$558,083	\$585,000	\$1,674,250	98.20%	36
92026 ESCONDIDO	2	\$654,950	\$625,000	\$1,309,900	0	\$	\$	\$	0.00%	
92027 ESCONDIDO	1	\$715,000	\$715,000	\$715,000	0	\$	\$	\$	0.00%	
92028 FALLBROOK	6	\$646,133	\$650,000	\$3,876,800	0	\$	\$	\$	0.00%	
92029 ESCONDIDO	0	\$	\$	\$	0	\$	\$	\$	0.00%	
92036 JULIAN	0	\$	\$	\$	0	\$	\$	\$	0.00%	
92037 LA JOLLA	3	\$1,500,000	\$1,500,000	\$4,500,000	1	\$2,100,000	\$2,100,000	\$2,100,000	91.31%	11
92040 LAKESIDE	1	\$685,000	\$685,000	\$685,000	0	\$	\$	\$	0.00%	
92054 OCEANSIDE	8	\$819,062	\$730,000	\$6,552,500	2	\$805,000	\$735,000	\$1,610,000	94.71%	30
92056 OCEANSIDE	0	\$	\$	\$	0	\$	\$	\$	0.00%	
92057 OCEANSIDE	1	\$549,000	\$549,000	\$549,000	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	1	\$499,000	\$499,000	\$499,000	1	\$630,000	\$630,000	\$630,000	96.92%	25
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	1	\$899,000	\$899,000	\$899,000	0	\$	\$	\$	0.00%	
92075 SOLANA BEACH	0	\$	\$	\$	0	\$	\$	\$	0.00%	

92078	SAN MARCOS	1	\$649,000	\$649,000	\$649,000	0	\$	\$	\$	0.00%	
92081	VISTA	0	\$	\$	\$	0	\$	\$	\$	0.00%	
92082	VALLEY CENTER	0	\$	\$	\$	0	\$	\$	\$	0.00%	
92083	VISTA	0	\$	\$	\$	0	\$	\$	\$	0.00%	
92084	VISTA	3	\$532,958	\$525,876	\$1,598,876	2	\$515,000	\$430,000	\$1,030,000	95.19%	39
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	0	\$	\$	\$	0	\$	\$	\$	0.00%	
92102	SAN DIEGO	13	\$628,146	\$600,000	\$8,165,900	5	\$614,000	\$600,000	\$3,070,000	96.27%	40
92103	MISSION HILLS	5	\$841,975	\$874,876	\$4,209,875	0	\$	\$	\$	0.00%	
92104	NORTH PARK	18	\$724,632	\$700,000	\$13,043,376	10	\$559,850	\$512,000	\$5,598,500	97.24%	93
92105	EAST SAN DIEGO	18	\$582,202	\$569,900	\$10,479,652	3	\$524,000	\$527,000	\$1,572,000	96.86%	41
92106	POINT LOMA	0	\$	\$	\$	0	\$	\$	\$	0.00%	
92107	OCEAN BEACH	5	\$517,200	\$595,000	\$2,586,000	4	\$1,045,000	\$950,000	\$4,180,000	100.26%	23
92108	MISSION VALLEY	0	\$	\$	\$	0	\$	\$	\$	0.00%	
92109	PACIFIC BEACH	13	\$1,694,076	\$1,395,000	\$22,023,000	5	\$1,513,000	\$1,525,000	\$7,565,000	94.00%	103
92110	OLD TOWN SD	0	\$	\$	\$	2	\$995,000	\$740,000	\$1,990,000	97.08%	11
92111	LINDA VISTA	3	\$1,083,000	\$900,000	\$3,249,000	1	\$550,000	\$550,000	\$550,000	100.00%	67
92113	LOGAN HEIGHTS	10	\$631,800	\$549,000	\$6,318,000	2	\$707,500	\$640,000	\$1,415,000	95.29%	70
92114	ENCANTO	7	\$411,553	\$475,000	\$2,880,876	1	\$473,000	\$473,000	\$473,000	96.73%	46
92115	COLLEGE GROVE	6	\$824,833	\$650,000	\$4,949,000	0	\$	\$	\$	0.00%	
92116	NORMAL HEIGHTS	7	\$630,285	\$699,000	\$4,412,000	4	\$584,125	\$535,000	\$2,336,500	97.57%	80
92117	CLAIREMONT MESA	7	\$608,946	\$585,876	\$4,262,628	1	\$517,500	\$517,500	\$517,500	99.71%	24
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	\$585,000	\$585,000	\$1,170,000	0	\$	\$	\$	0.00%	
92145	MIRAMAR	0	\$	\$	\$	0	\$	\$	\$	0.00%	
92154	OTAY MESA	0	\$	\$	\$	2	\$495,000	\$455,000	\$990,000	96.59%	30
92155	SAN DIEGO	0	\$	\$	\$	0	\$	\$	\$	0.00%	
92161	SAN DIEGO	0	\$	\$	\$	0	\$	\$	\$	0.00%	
92173	SAN YSIDRO	0	\$	\$	\$	0	\$	\$	\$	0.00%	
TOTALS		201		\$149,975,009		68		\$49,832,550			