

**MONTH ENDING FEBRUARY 28, 2005
LOTS AND LAND**

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	4	\$379,750	\$375,000	\$1,519,000	2	\$270,000	\$165,000	\$540,000	90.00%	70
91902	BONITA	0	\$	\$	\$	0	\$	\$	\$	0.00%	
91905	BOULEVARD	4	\$277,475	\$130,000	\$1,109,900	1	\$165,000	\$165,000	\$165,000	89.19%	85
91906	CAMPO	1	\$250,000	\$250,000	\$250,000	1	\$195,000	\$195,000	\$195,000	86.67%	0
91910	CHULA VISTA	1	\$475,000	\$475,000	\$475,000	0	\$	\$	\$	0.00%	
91911	CHULA VISTA	1	\$950,000	\$950,000	\$950,000	0	\$	\$	\$	0.00%	
91913	CHULA VISTA	0	\$	\$	\$	0	\$	\$	\$	0.00%	
91914	CHULA VISTA	1	\$800,000	\$800,000	\$800,000	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	4	\$595,000	\$650,000	\$2,380,000	0	\$	\$	\$	0.00%	
91934	JACUMBA	1	\$420,625	\$420,625	\$420,625	3	\$55,666	\$50,000	\$167,000	84.77%	40
91935	JAMUL	4	\$612,469	\$549,876	\$2,449,876	5	\$268,000	\$190,000	\$1,340,000	85.68%	104
91941	LA MESA	0	\$	\$	\$	0	\$	\$	\$	0.00%	
91942	LA MESA	0	\$	\$	\$	0	\$	\$	\$	0.00%	
91945	LEMON GROVE	0	\$	\$	\$	0	\$	\$	\$	0.00%	
91948	MOUNT LAGUNA	0	\$	\$	\$	0	\$	\$	\$	0.00%	
91950	NATIONAL CITY	2	\$200,000	\$150,000	\$400,000	0	\$	\$	\$	0.00%	
91962	PINE VALLEY	0	\$	\$	\$	0	\$	\$	\$	0.00%	
91963	POTRERO	1	\$495,000	\$495,000	\$495,000	0	\$	\$	\$	0.00%	
91977	SPRING VALLEY	2	\$625,000	\$500,000	\$1,250,000	3	\$171,666	\$125,000	\$515,000	85.26%	25
91978	SPRING VALLEY	0	\$	\$	\$	1	\$180,000	\$180,000	\$180,000	100.00%	10
91980	TECATE	0	\$	\$	\$	0	\$	\$	\$	0.00%	
92003	BONSAL	3	\$553,000	\$595,000	\$1,659,000	1	\$518,000	\$518,000	\$518,000	97.92%	66
92004	BORREGO SPRINGS	8	\$128,925	\$70,000	\$1,031,400	0	\$	\$	\$	0.00%	
92007	CARDIFF BY THE SEA	4	\$441,250	\$300,000	\$1,765,000	0	\$	\$	\$	0.00%	
92008	CARLSBAD	1	\$	\$	\$	0	\$	\$	\$	0.00%	
92009	CARLSBAD	2	\$624,975	\$450,000	\$1,249,950	0	\$	\$	\$	0.00%	
92014	DEL MAR	1	\$1,150,000	\$1,150,000	\$1,150,000	1	\$2,700,000	\$2,700,000	\$2,700,000	81.82%	72
92019	EL CAJON	3	\$331,333	\$235,000	\$994,000	0	\$	\$	\$	0.00%	
92020	EL CAJON	1	\$700,000	\$700,000	\$700,000	0	\$	\$	\$	0.00%	
92021	EL CAJON	5	\$426,000	\$360,000	\$2,130,000	1	\$185,000	\$185,000	\$185,000	82.22%	38
92024	ENCINITAS	2	\$786,500	\$575,000	\$1,573,000	0	\$	\$	\$	0.00%	
92025	ESCONDIDO	2	\$2,925,438	\$450,000	\$5,850,876	2	\$550,000	\$100,000	\$1,100,000	77.46%	18
92026	ESCONDIDO	5	\$2,304,000	\$550,000	\$11,520,000	4	\$225,406	\$150,000	\$901,625	92.95%	49
92027	ESCONDIDO	1	\$4,599,000	\$4,599,000	\$4,599,000	0	\$	\$	\$	0.00%	
92028	FALLBROOK	17	\$736,869	\$450,000	\$12,526,776	6	\$329,083	\$299,000	\$1,974,500	93.76%	58
92029	ESCONDIDO	1	\$599,876	\$599,876	\$599,876	1	\$210,000	\$210,000	\$210,000	89.36%	91
92036	JULIAN	18	\$250,794	\$175,000	\$4,514,300	9	\$104,755	\$99,000	\$942,800	98.16%	96
92037	LA JOLLA	3	\$1,775,000	\$1,895,000	\$5,325,000	0	\$	\$	\$	0.00%	
92040	LAKESIDE	4	\$339,725	\$259,900	\$1,358,900	3	\$128,333	\$165,000	\$385,000	98.84%	201
92054	OCEANSIDE	7	\$1,255,428	\$895,000	\$8,788,000	2	\$950,000	\$700,000	\$1,900,000	101.12%	136
92056	OCEANSIDE	2	\$29,000	\$29,000	\$58,000	0	\$	\$	\$	0.00%	
92057	OCEANSIDE	0	\$	\$	\$	0	\$	\$	\$	0.00%	
92059	PALA	4	\$1,017,475	\$699,900	\$4,069,900	0	\$	\$	\$	0.00%	
92060	PALOMAR MTN	0	\$	\$	\$	0	\$	\$	\$	0.00%	
92061	PAUMA VALLEY	3	\$921,333	\$754,000	\$2,764,000	0	\$	\$	\$	0.00%	
92064	POWAY	7	\$663,285	\$675,000	\$4,643,000	1	\$1,185,000	\$1,185,000	\$1,185,000	92.94%	127
92065	RAMONA	21	\$739,809	\$395,000	\$15,536,000	5	\$368,600	\$260,000	\$1,843,000	88.28%	136
92066	RANCHITA	2	\$75,000	\$	\$150,000	0	\$	\$	\$	0.00%	
92067	RANCHO SANTA FE	7	\$2,285,000	\$1,950,000	\$15,995,000	1	\$700,000	\$700,000	\$700,000	96.55%	114
92068	SAN LUIS REY	0	\$	\$	\$	0	\$	\$	\$	0.00%	
92069	SAN MARCOS	1	\$750,000	\$750,000	\$750,000	0	\$	\$	\$	0.00%	
92070	SANTA YSABEL	0	\$	\$	\$	0	\$	\$	\$	0.00%	
92071	SANTEE	0	\$	\$	\$	1	\$1,400,000	\$1,400,000	\$1,400,000	93.33%	164
92075	SOLANA BEACH	3	\$1,649,633	\$1,599,000	\$4,948,900	0	\$	\$	\$	0.00%	
92078	SAN MARCOS	0	\$	\$	\$	0	\$	\$	\$	0.00%	
92081	VISTA	2	\$1,360,000	\$720,000	\$2,720,000	0	\$	\$	\$	0.00%	
92082	VALLEY CENTER	18	\$823,986	\$395,000	\$14,831,752	0	\$	\$	\$	0.00%	
92083	VISTA	3	\$382,666	\$320,000	\$1,148,000	1	\$155,000	\$155,000	\$155,000	88.57%	63
92084	VISTA	7	\$513,128	\$495,000	\$3,591,900	0	\$	\$	\$	0.00%	
92086	WARNER SPRINGS	2	\$132,500	\$115,000	\$265,000	3	\$68,666	\$75,000	\$206,000	100.49%	204
92091	RANCHO SANTA FE	1	\$1,200,000	\$1,200,000	\$1,200,000	0	\$	\$	\$	0.00%	
92093	LA JOLLA	0	\$	\$	\$	0	\$	\$	\$	0.00%	
92101	SAN DIEGO DOWNTOWN	1	\$1,399,000	\$1,399,000	\$1,399,000	0	\$	\$	\$	0.00%	
92102	SAN DIEGO	0	\$	\$	\$	0	\$	\$	\$	0.00%	
92103	MISSION HILLS	0	\$	\$	\$	1	\$750,000	\$750,000	\$750,000	94.34%	84
92104	NORTH PARK	1	\$220,000	\$220,000	\$220,000	0	\$	\$	\$	0.00%	
92105	EAST SAN DIEGO	0	\$	\$	\$	0	\$	\$	\$	0.00%	
92106	POINT LOMA	1	\$650,000	\$650,000	\$650,000	0	\$	\$	\$	0.00%	
92107	OCEAN BEACH	1	\$1,700,000	\$1,700,000	\$1,700,000	1	\$405,000	\$405,000	\$405,000	90.20%	108
92108	MISSION VALLEY	0	\$	\$	\$	0	\$	\$	\$	0.00%	
92109	PACIFIC BEACH	2	\$5,447,500	\$1,895,000	\$10,895,000	0	\$	\$	\$	0.00%	
92110	OLD TOWN SD	1	\$995,000	\$995,000	\$995,000	0	\$	\$	\$	0.00%	
92111	LINDA VISTA	0	\$	\$	\$	0	\$	\$	\$	0.00%	
92113	LOGAN HEIGHTS	1	\$900,000	\$900,000	\$900,000	0	\$	\$	\$	0.00%	
92114	ENCANTO	2	\$495,000	\$190,000	\$990,000	0	\$	\$	\$	0.00%	
92115	COLLEGE GROVE	0	\$	\$	\$	0	\$	\$	\$	0.00%	
92116	NORMAL HEIGHTS	1	\$	\$	\$	0	\$	\$	\$	0.00%	
92117	CLAIREMONT MESA	0	\$	\$	\$	0	\$	\$	\$	0.00%	
92118	CORONADO	2	\$6,747,500	\$5,495,000	\$13,495,000	0	\$	\$	\$	0.00%	

92119	SAN CARLOS	0	\$	\$	\$	0	\$	\$	\$	0.00%
92120	DEL CERRO	1	\$850,000	\$850,000	\$850,000	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	6	\$1,226,508	\$1,095,000	\$7,359,050	0	\$	\$	\$	0.00%
92128	RANCHO BERNARDO	1	\$799,876	\$799,876	\$799,876	1	\$520,000	\$520,000	\$520,000	94.55%
92129	RANCHO PENASQUITOS	0	\$	\$	\$	0	\$	\$	\$	0.00%
92130	CARMEL VALLEY	5	\$1,988,000	\$1,950,000	\$9,940,000	0	\$	\$	\$	0.00%
92131	SCRIPPS MIRAMAR	0	\$	\$	\$	0	\$	\$	\$	0.00%
92139	PARADISE HILLS	1	\$225,000	\$225,000	\$225,000	0	\$	\$	\$	0.00%
92145	MIRAMAR	0	\$	\$	\$	0	\$	\$	\$	0.00%
92154	OTAY MESA	1	\$199,000	\$199,000	\$199,000	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		225			\$203,122,857	61			\$21,082,925	