

**MONTH ENDING MARCH 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	\$435,000	\$435,000	\$435,000	0	\$	\$	\$	0.00%	
91902 BONITA	0	\$	\$	\$	0	\$	\$	\$	0.00%	
91905 BOULEVARD	0	\$	\$	\$	0	\$	\$	\$	0.00%	
91906 CAMPO	0	\$	\$	\$	0	\$	\$	\$	0.00%	
91910 CHULA VISTA	4	\$331,225	\$	\$1,324,900	1	\$569,000	\$569,000	\$569,000	100.00%	6
91911 CHULA VISTA	3	\$608,333	\$550,000	\$1,825,000	0	\$	\$	\$	0.00%	
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	5	\$933,600	\$995,000	\$4,668,000	3	\$555,000	\$535,000	\$1,665,000	97.43%	47
91934 JACUMBA	0	\$	\$	\$	0	\$	\$	\$	0.00%	
91935 JAMUL	0	\$	\$	\$	0	\$	\$	\$	0.00%	
91941 LA MESA	4	\$557,250	\$579,000	\$2,229,000	0	\$	\$	\$	0.00%	
91942 LA MESA	1	\$555,000	\$555,000	\$555,000	1	\$550,000	\$550,000	\$550,000	98.39%	53
91945 LEMON GROVE	3	\$554,666	\$555,000	\$1,664,000	7	\$491,714	\$498,500	\$3,442,000	97.49%	52
91948 MOUNT LAGUNA	0	\$	\$	\$	0	\$	\$	\$	0.00%	
91950 NATIONAL CITY	12	\$494,166	\$525,000	\$5,930,000	5	\$504,000	\$475,000	\$2,520,000	97.87%	57
91962 PINE VALLEY	0	\$	\$	\$	0	\$	\$	\$	0.00%	
91963 POTRERO	0	\$	\$	\$	0	\$	\$	\$	0.00%	
91977 SPRING VALLEY	7	\$611,142	\$585,000	\$4,278,000	4	\$600,000	\$530,000	\$2,400,000	96.19%	14
91978 SPRING VALLEY	0	\$	\$	\$	0	\$	\$	\$	0.00%	
91980 TECATE	0	\$	\$	\$	0	\$	\$	\$	0.00%	
92003 BONSAI	0	\$	\$	\$	1	\$637,500	\$637,500	\$637,500	91.09%	106
92004 BORREGO SPRINGS	0	\$	\$	\$	0	\$	\$	\$	0.00%	
92007 CARDIFF BY THE SEA	2	\$1,460,000	\$1,425,000	\$2,920,000	2	\$2,215,000	\$1,180,000	\$4,430,000	89.03%	116
92008 CARLSBAD	3	\$871,300	\$875,000	\$2,613,900	0	\$	\$	\$	0.00%	
92009 CARLSBAD	0	\$	\$	\$	3	\$977,333	\$925,000	\$2,932,000	95.54%	33
92014 DEL MAR	0	\$	\$	\$	0	\$	\$	\$	0.00%	
92019 EL CAJON	0	\$	\$	\$	0	\$	\$	\$	0.00%	
92020 EL CAJON	5	\$646,800	\$650,000	\$3,234,000	2	\$567,500	\$475,000	\$1,135,000	92.66%	90
92021 EL CAJON	2	\$642,500	\$595,000	\$1,285,000	1	\$585,000	\$585,000	\$585,000	101.74%	7
92024 ENCINITAS	7	\$786,714	\$849,000	\$5,507,000	1	\$730,000	\$730,000	\$730,000	97.33%	101
92025 ESCONDIDO	20	\$531,390	\$575,000	\$10,627,800	4	\$537,250	\$530,000	\$2,149,000	96.41%	79
92026 ESCONDIDO	2	\$734,500	\$650,000	\$1,469,000	0	\$	\$	\$	0.00%	
92027 ESCONDIDO	0	\$	\$	\$	0	\$	\$	\$	0.00%	
92028 FALLBROOK	0	\$	\$	\$	2	\$464,950	\$450,000	\$929,900	100.00%	40
92029 ESCONDIDO	0	\$	\$	\$	0	\$	\$	\$	0.00%	
92036 JULIAN	0	\$	\$	\$	0	\$	\$	\$	0.00%	
92037 LA JOLLA	2	\$2,622,438	\$1,795,000	\$5,244,876	1	\$1,500,000	\$1,500,000	\$1,500,000	100.00%	10
92040 LAKESIDE	4	\$625,750	\$590,000	\$2,503,000	1	\$630,000	\$630,000	\$630,000	98.44%	105
92054 OCEANSIDE	7	\$812,714	\$869,000	\$5,689,000	4	\$957,475	\$495,000	\$3,829,900	97.68%	83
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	3	\$579,933	\$560,000	\$1,739,800	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	\$730,000	\$665,000	\$1,460,000	0	\$	\$	\$	0.00%	
92070 SANTA YSABEL	0	\$	\$	\$	0	\$	\$	\$	0.00%	
92071 SANTEE	0	\$	\$	\$	1	\$485,000	\$485,000	\$485,000	97.98%	140
92075 SOLANA BEACH	0	\$	\$	\$	0	\$	\$	\$	0.00%	

92078	SAN MARCOS	1	\$695,000	\$695,000	\$695,000	1	\$560,000	\$560,000	\$560,000	86.29%	0
92081	VISTA	0	\$	\$	\$	0	\$	\$	\$	0.00%	
92082	VALLEY CENTER	0	\$	\$	\$	0	\$	\$	\$	0.00%	
92083	VISTA	3	\$623,300	\$625,000	\$1,869,900	0	\$	\$	\$	0.00%	
92084	VISTA	3	\$985,000	\$750,000	\$2,955,000	1	\$444,000	\$444,000	\$444,000	100.00%	115
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	2	\$1,095,000	\$965,000	\$2,190,000	2	\$737,500	\$525,000	\$1,475,000	96.72%	3
92102	SAN DIEGO	8	\$422,362	\$459,900	\$3,378,900	5	\$627,000	\$700,000	\$3,135,000	97.70%	47
92103	MISSION HILLS	4	\$1,128,475	\$999,900	\$4,513,900	4	\$877,500	\$750,000	\$3,510,000	96.99%	129
92104	NORTH PARK	22	\$797,007	\$750,000	\$17,534,175	4	\$692,500	\$585,000	\$2,770,000	97.95%	29
92105	EAST SAN DIEGO	25	\$612,236	\$649,900	\$15,305,900	7	\$486,785	\$494,000	\$3,407,500	98.66%	72
92106	POINT LOMA	1	\$	\$	\$	0	\$	\$	\$	0.00%	
92107	OCEAN BEACH	23	\$877,743	\$935,000	\$20,188,102	4	\$670,000	\$560,000	\$2,680,000	97.21%	83
92108	MISSION VALLEY	0	\$	\$	\$	0	\$	\$	\$	0.00%	
92109	PACIFIC BEACH	13	\$866,615	\$975,000	\$11,266,000	5	\$1,254,600	\$1,100,000	\$6,273,000	95.20%	41
92110	OLD TOWN SD	2	\$1,143,950	\$698,000	\$2,287,900	0	\$	\$	\$	0.00%	
92111	LINDA VISTA	1	\$715,000	\$715,000	\$715,000	0	\$	\$	\$	0.00%	
92113	LOGAN HEIGHTS	20	\$499,077	\$549,000	\$9,981,552	2	\$517,500	\$430,000	\$1,035,000	98.20%	23
92114	ENCANTO	5	\$579,600	\$599,000	\$2,898,000	4	\$532,500	\$470,000	\$2,130,000	97.94%	34
92115	COLLEGE GROVE	12	\$593,647	\$600,000	\$7,123,771	2	\$667,500	\$650,000	\$1,335,000	97.09%	94
92116	NORMAL HEIGHTS	20	\$705,143	\$669,000	\$14,102,863	2	\$787,000	\$775,000	\$1,574,000	100.00%	70
92117	CLAIREMONT MESA	1	\$695,000	\$695,000	\$695,000	2	\$555,000	\$535,000	\$1,110,000	99.20%	90
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	0	\$	\$	\$	0	\$	\$	\$	0.00%	
92145	MIRAMAR	0	\$	\$	\$	0	\$	\$	\$	0.00%	
92154	OTAY MESA	1	\$580,000	\$580,000	\$580,000	0	\$	\$	\$	0.00%	
92155	SAN DIEGO	0	\$	\$	\$	0	\$	\$	\$	0.00%	
92161	SAN DIEGO	0	\$	\$	\$	0	\$	\$	\$	0.00%	
92173	SAN YSIDRO	0	\$	\$	\$	0	\$	\$	\$	0.00%	
		266	\$185,483,239			89	\$62,557,800				