

**MONTH ENDING February 28, 2006
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	MoINV
91901 ALPINE	3	\$323,000	\$350,000	\$969,000	1	\$400,000	\$400,000	\$400,000	93.02%	169	9
91902 BONITA	1	\$5,145,000	\$5,145,000	\$5,145,000	0	\$	\$	\$	0.00%		2
91905 BOULEVARD	6	\$245,666	\$185,000	\$1,474,000	0	\$	\$	\$	0.00%		0
91906 CAMPO	4	\$164,495	\$159,000	\$657,980	1	\$85,000	\$85,000	\$85,000	106.25%	3	8
91910 CHULA VISTA	2	\$1,220,000	\$1,090,000	\$2,440,000	0	\$	\$	\$	0.00%		5
91911 CHULA VISTA	2	\$137,500	\$	\$275,000	0	\$	\$	\$	0.00%		0
91913 CHULA VISTA	0	\$	\$	\$	0	\$	\$	\$	0.00%		0
91914 CHULA VISTA	0	\$	\$	\$	0	\$	\$	\$	0.00%		1
91915 CHULA VISTA	0	\$	\$	\$	0	\$	\$	\$	0.00%		0
91916 DESCANSO	2	\$509,938	\$370,000	\$1,019,876	0	\$	\$	\$	0.00%		9
91917 DULZURA	0	\$	\$	\$	0	\$	\$	\$	0.00%		5
91931 GUATAY	0	\$	\$	\$	0	\$	\$	\$	0.00%		0
91932 IMPERIAL BEACH	0	\$	\$	\$	1	\$245,000	\$245,000	\$245,000	95.75%	154	1
91934 JACUMBA	0	\$	\$	\$	0	\$	\$	\$	0.00%		0
91935 JAMUL	9	\$449,530	\$449,000	\$4,045,776	3	\$288,333	\$285,000	\$865,000	92.02%	127	20
91941 LA MESA	6	\$751,479	\$460,000	\$4,508,876	1	\$220,000	\$220,000	\$220,000	78.57%	27	17
91942 LA MESA	0	\$	\$	\$	0	\$	\$	\$	0.00%		0
91945 LEMON GROV	0	\$	\$	\$	0	\$	\$	\$	0.00%		1
91948 MOUNT LAGU	0	\$	\$	\$	0	\$	\$	\$	0.00%		0
91950 NATIONAL CIT	7	\$792,142	\$372,000	\$5,544,999	0	\$	\$	\$	0.00%		0
91962 PINE VALLEY	0	\$	\$	\$	0	\$	\$	\$	0.00%		5
91963 POTRERO	2	\$487,499	\$275,000	\$974,999	0	\$	\$	\$	0.00%		8
91977 SPRING VALLI	4	\$525,000	\$185,000	\$2,100,000	1	\$145,000	\$145,000	\$145,000	82.86%	19	2
91978 SPRING VALLI	0	\$	\$	\$	0	\$	\$	\$	0.00%		0
91980 TECATE	0	\$	\$	\$	0	\$	\$	\$	0.00%		0
92003 BONSAI	4	\$581,200	\$528,800	\$2,324,800	1	\$1,000,000	\$1,000,000	\$1,000,000	90.91%	47	19
92004 BORREGO SP	40	\$127,207	\$66,000	\$5,088,280	10	\$102,350	\$60,000	\$1,023,500	87.90%	104	10
92007 CARDIFF BY T	0	\$	\$	\$	0	\$	\$	\$	0.00%		0
92008 CARLSBAD	6	\$1,004,166	\$875,000	\$6,025,000	0	\$	\$	\$	0.00%		10
92009 CARLSBAD	3	\$1,188,000	\$925,000	\$3,564,000	0	\$	\$	\$	0.00%		0
92010 CARLSBAD	0	\$	\$	\$	0	\$	\$	\$	0.00%		0
92011 CARLSBAD	0	\$	\$	\$	0	\$	\$	\$	0.00%		0
92014 DEL MAR	2	\$1,575,000	\$1,250,000	\$3,150,000	1	\$1,750,000	\$1,750,000	\$1,750,000	87.72%	80	0
92019 EL CAJON	5	\$372,155	\$395,000	\$1,860,776	1	\$849,000	\$849,000	\$849,000	97.70%	6	3
92020 EL CAJON	4	\$515,219	\$40,000	\$2,060,876	0	\$	\$	\$	0.00%		8
92021 EL CAJON	3	\$618,625	\$675,000	\$1,855,876	1	\$435,000	\$435,000	\$435,000	91.58%	111	17
92024 ENCINITAS	8	\$1,707,875	\$1,175,000	\$13,663,000	1	\$1,250,000	\$1,250,000	\$1,250,000	89.61%	197	28
92025 ESCONDIDO	4	\$1,046,000	\$650,000	\$4,184,000	0	\$	\$	\$	0.00%		13
92026 ESCONDIDO	12	\$652,416	\$425,000	\$7,829,000	3	\$1,186,633	\$380,000	\$3,559,900	84.86%	52	12
92027 ESCONDIDO	2	\$1,730,000	\$260,000	\$3,460,000	0	\$	\$	\$	0.00%		9
92028 FALLBROOK	22	\$600,772	\$425,000	\$13,217,000	4	\$679,500	\$574,000	\$2,718,000	91.12%	53	12
92029 ESCONDIDO	4	\$449,725	\$319,000	\$1,798,900	0	\$	\$	\$	0.00%		18
92036 JULIAN	13	\$168,415	\$159,000	\$2,189,400	3	\$138,666	\$122,000	\$416,000	101.59%	81	10
92037 LA JOLLA	3	\$9,050,000	\$8,750,000	\$27,150,000	0	\$	\$	\$	0.00%		0
92040 LAKESIDE	10	\$1,029,000	\$325,000	\$10,290,000	0	\$	\$	\$	0.00%		20
92054 OCEANSIDE	12	\$933,500	\$539,000	\$11,202,000	0	\$	\$	\$	0.00%		32
92056 OCEANSIDE	0	\$	\$	\$	0	\$	\$	\$	0.00%		0
92057 OCEANSIDE	1	\$449,000	\$449,000	\$449,000	0	\$	\$	\$	0.00%		0
92059 PALA	3	\$135,000	\$135,000	\$405,000	0	\$	\$	\$	0.00%		0
92060 PALOMAR MTS	1	\$2,250,000	\$2,250,000	\$2,250,000	1	\$249,000	\$249,000	\$249,000	100.00%	131	5
92061 PAUMA VALLE	4	\$460,750	\$365,000	\$1,843,000	0	\$	\$	\$	0.00%		15
92064 POWAY	7	\$475,985	\$499,900	\$3,331,900	0	\$	\$	\$	0.00%		24
92065 RAMONA	18	\$493,883	\$375,000	\$8,889,900	4	\$221,000	\$195,000	\$884,000	89.41%	175	12
92066 RANCHITA	3	\$188,333	\$170,000	\$565,000	0	\$	\$	\$	0.00%		5
92067 RANCHO SAN	5	\$1,084,000	\$1,100,000	\$5,420,000	1	\$725,000	\$725,000	\$725,000	96.67%	141	8
92068 SAN LUIS REY	0	\$	\$	\$	0	\$	\$	\$	0.00%		0
92069 SAN MARCOS	5	\$474,053	\$439,777	\$2,370,267	0	\$	\$	\$	0.00%		4
92070 SANTA YSABE	4	\$896,500	\$199,000	\$3,586,000	0	\$	\$	\$	0.00%		15
92071 SANTEE	2	\$1,684,950	\$369,900	\$3,369,900	0	\$	\$	\$	0.00%		0
92075 SOLANA BEACH	2	\$1,310,000	\$1,195,000	\$2,620,000	0	\$	\$	\$	0.00%		0
92078 SAN MARCOS	5	\$619,175	\$575,000	\$3,095,876	0	\$	\$	\$	0.00%		0
92081 VISTA	1	\$599,000	\$599,000	\$599,000	0	\$	\$	\$	0.00%		4
92082 VALLEY CENT	15	\$540,133	\$350,000	\$8,102,000	3	\$705,906	\$415,000	\$2,117,720	90.69%	199	8
92083 VISTA	2	\$949,000	\$318,000	\$1,898,000	0	\$	\$	\$	0.00%		0
92084 VISTA	14	\$489,928	\$425,000	\$6,859,000	0	\$	\$	\$	0.00%		14
92086 WARNER SPR	1	\$328,000	\$328,000	\$328,000	0	\$	\$	\$	0.00%		6
92091 RANCHO SAN	2	\$500,000	\$	\$1,000,000	0	\$	\$	\$	0.00%		0
92093 LA JOLLA	0	\$	\$	\$	0	\$	\$	\$	0.00%		0
92101 SAN DIEGO DI	0	\$	\$	\$	0	\$	\$	\$	0.00%		0
92102 SAN DIEGO	3	\$690,000	\$575,000	\$2,070,000	0	\$	\$	\$	0.00%		0
92103 MISSION HILL	3	\$543,000	\$395,000	\$1,629,000	0	\$	\$	\$	0.00%		0
92104 NORTH PARK	0	\$	\$	\$	0	\$	\$	\$	0.00%		4
92105 EAST SAN DIE	2	\$1,999,950	\$199,900	\$3,999,900	0	\$	\$	\$	0.00%		12
92106 POINT LOMA	1	\$495,000	\$495,000	\$495,000	0	\$	\$	\$	0.00%		0
92107 OCEAN BEACH	0	\$	\$	\$	0	\$	\$	\$	0.00%		0
92108 MISSION VALL	0	\$	\$	\$	0	\$	\$	\$	0.00%		0
92109 PACIFIC BEACH	2	\$1,675,000	\$850,000	\$3,350,000	0	\$	\$	\$	0.00%		0
92110 OLD TOWN SF	0	\$	\$	\$	0	\$	\$	\$	0.00%		0
92111 LINDA VISTA	0	\$	\$	\$	0	\$	\$	\$	0.00%		0
92113 LOGAN HEIGHTS	1	\$350,000	\$350,000	\$350,000	0	\$	\$	\$	0.00%		0
92114 ENCANTO	2	\$324,950	\$250,000	\$649,900	1	\$300,000	\$300,000	\$300,000	75.19%	140	6
92115 COLLEGE GROVE	0	\$	\$	\$	0	\$	\$	\$	0.00%		0
92116 NORMAL HEIGHTS	1	\$474,876	\$474,876	\$474,876	0	\$	\$	\$	0.00%		0
92117 CLAIREMONT	0	\$	\$	\$	0	\$	\$	\$	0.00%		0
92118 CORONADO	2	\$1,270,000	\$1,190,000	\$2,540,000	0	\$	\$	\$	0.00%		0
92119 SAN CARLOS	2	\$354,000	\$329,000	\$708,000	0	\$	\$	\$	0.00%		0
92120 DEL CERRO	1	\$750,000	\$750,000	\$750,000	0	\$	\$	\$	0.00%		0
92121 SORRENTO	0	\$	\$	\$	0	\$	\$	\$	0.00%		0
92122 UNIVERSITY CITY	0	\$	\$	\$	0	\$	\$	\$	0.00%		0
92123 MISSION VALL	0	\$	\$	\$	0	\$	\$	\$	0.00%		0
92124 TIERRASANTAS	0	\$	\$	\$	0	\$	\$	\$	0.00%		0
92126 MIRA MESA	0	\$	\$	\$	0	\$	\$	\$	0.00%		0
92127 RANCHO BERKELEY	6	\$733,000	\$	\$4,398,002	4	\$1,270,625	\$957,500	\$5,082,500	96.53%	219	11
92128 RANCHO BERKELEY	0	\$	\$	\$	0	\$	\$	\$	0.00%		0
92129 RANCHO PENNINGTON	0	\$	\$	\$	0	\$	\$	\$	0.00%		0
92130 CARMEL VALL	5	\$1,918,000	\$1,950,000	\$9,590,000	0	\$	\$	\$	0.00%		0

92131 SCRIPPS MIRJ	0	\$	\$	\$	0	\$	\$	\$	0.00%	0
92139 PARADISE HIL	0	\$	\$	\$	0	\$	\$	\$	0.00%	1
92145 MIRAMAR	0	\$	\$	\$	0	\$	\$	\$	0.00%	0
92154 OTAY MESA	1	\$500,000	\$500,000	\$500,000	2	\$640,000	\$630,000	\$1,280,000	76.65%	65
92155 SAN DIEGO	0	\$	\$	\$	0	\$	\$	\$	0.00%	0
92161 SAN DIEGO	0	\$	\$	\$	0	\$	\$	\$	0.00%	0
92173 SAN YSIDRO	1	\$500,000	\$500,000	\$500,000	0	\$	\$	\$	0.00%	0
TOTAL	333			\$239,054,935	49			\$25,599,620		