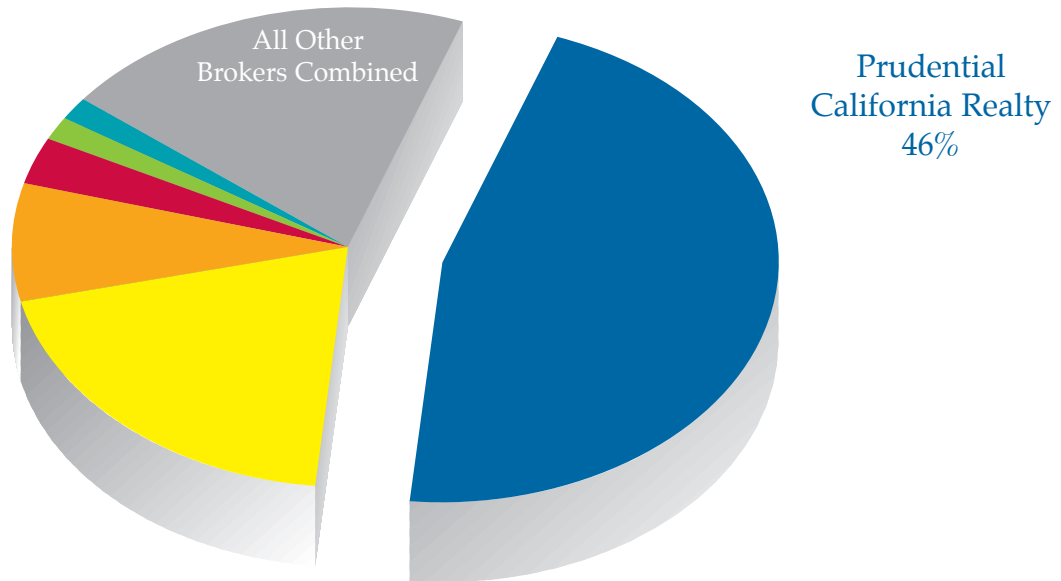




La Jolla Results

Listings Sold & Closed by Real Estate Firms



	Listings Sold	% of Volume
Prudential California Realty	322	46.0%
Willis M. Allen Co.....	162	19.8%
Coldwell Banker.....	83	7.9%
RE/Max Associates	41	3.2%
Century 21 Award	28	1.6%
Ursula K. Younie	16	1.5%
All other brokers combined	233	20.0%

Based on data supplied by SANDICOR Regional Multiple Listing Service and its member Associations of REALTORS. Neither they nor Prudential California Realty are responsible for its accuracy. Analysis dates are April 1, 2004 through March 31, 2005. Does not represent all activity in the marketplace. Some offices acquired during the analysis period.