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2006 Census: What Cities Had The Biggest Home Price Increases?

By Real Estate Pros

In October 2006, the Census Bureau release data on shifts in median price home values from 2000

to 2005. For the 15 largest cities in the United States (based on household size), San Diego had the largest jump in median price with a whopping 127.2% increase. A ranking of the top 15 cities is provided below as well as data about the median home value in 2000, the median home value in 2005, as well as the percentage increase in real median home values from 2000 to 2005.

- 1.San Diego city, California. 2000 Value (\$249,386); 2005 Value (\$566,700); Change (127.2%).
- 2.Los Angeles city, California. 2000 Value (\$244,398); 2005 Value (\$513,800); Change (110.2%).
- 3.New York city, New York. 2000 Value (\$250,746); 2005 Value (\$449,000); Change (79.1%).
- 4.Phoenix city, Arizona. 2000 Value (\$121,292) ; 2005 Value (\$184,300); Change (51.9%).
- 5.Jacksonville city, Florida. 2000 Value (\$95,333); 2005 Value (\$144,600); Change (51.7%).
- 6.San Francisco city, California. 2000 Value (\$479,161); 2005 Value (\$726,700); Change (51.7%).
- 7.Chicago city, Illinois. 2000 Value (\$163,575); 2005 Value (\$245,000); Change (49.8%).
- 8.San Jose city, California. 2000 Value (\$425,657); 2005 Value (\$625,400); Change (46.9%).
- 9.Philadelphia city, Pennsylvania. 2000 Value (\$69,148); 2005 Value (\$100,200); Change (44.9%).
- 10.Houston city, Texas. 2000 Value (\$87,852); 2005 Value (\$112,800); Change (28.4%).
- 11.Detroit city, Michigan. 2000 Value (\$71,188); 2005 Value (\$88,300); Change (24%).
- 12.Dallas city, Texas. 2000 Value (\$99,074); 2005 Value (\$120,900); Change (22%).

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13. Columbus city, Ohio. 2000 Value (\$112,337); 2005 Value (\$132,100); Change (17.6%).

14. San Antonio city, Texas. 2000 Value (\$76,516); 2005 Value (\$89,800); Change (17.4%).

15. Indianapolis city, Indiana. 2000 Value (\$109,503); 2005 Value (\$117,900) Change (7.7%).

Across the nation, the median home price in 2000 was \$126,733, and in 2005 it jumped to \$167,500. This represents a 32.2% increase in median price from 2000 to 2005.

If you have bought a property or are considering buying a home, condo or any other type of real estate in the areas listed above, then these numbers will be no surprise to you. The dramatic price increases in many communities is forcing people to reconsider where they live.

If you are considering moving to one of the cities above, be sure to consult with a knowledgeable

Realtor in your chosen city. A local Realtor can advise you about what areas of a particular city are more expensive or affordable. This can help you find a home that is within your budget.

For more information of home price shifts, visit the Census Bureau's Web site, and select the 2005 American Community Survey report.

http://www.sdhomedatabase.com/san_diego_realtor.html

<http://www.carmel-valley-home.com>

<http://www.sorrento-valley-homes.com>

2006 US Census: Cape Coral Florida Real Estate – 5th Fastest City In Growth

By Brad Wozny

No, there's no Starbucks here. And you won't find a regional mall or any big name bookstores either.

But according to the latest U.S. Census Bureau News report issued on June 21, 2006, Cape Coral Florida remains the fifth-fastest growing city in the country! Owners of Cape Coral Florida real estate are rejoicing.

Why? Because Cape Coral Florida real estate values are poised to continue its double digit growth.

The Census report, released on June 21, 2006, said the city grew at 9.2 percent from July 1, 2004, to July 1, 2005, reaching a total population of 140,000. Almost a year later, 154,000 people live here, based on city estimates. Cape Coral also was No. 5 on the census growth chart in 2003–2004.

Florida had three cities among the 10 fastest growing in the nation: Port St. Lucie (third), Cape Coral

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(fifth) and Miramar (eighth).

For buyers wanting a waterfront lifestyle, Cape Coral real estate offers miles of canals to the Gulf of Mexico, and is in great demand.

Bordered on the east by the Caloosahatchee River and on the west by the Gulf of Mexico, Cape Coral Florida real estate provides thousands of waterfront property opportunities with access to the Gulf.

Founded in 1970, Cape Coral Florida's year round temperature averages 76 degrees. Cape Coral can very well be known as the "new Naples".

The second largest city in the state spanning 115 square miles, Cape Coral has been coined the "Venice of the West" as it hosts 400 miles of canals.

Real estate buyers can take advantage of the unique Cape Coral Florida real estate opportunity by locking in at yesterday's prices. Says one local Realtor, "Instead of saying, 'I can't afford it,' why not ask yourself 'How can I afford it?'"

Cape Coral Florida real estate provides abundant lifestyle opportunities to raise a family, start a business, or get a job with one of the new companies that have also recently relocated to the area.

Cape Coral Florida is also a wonderful place to retire with some of the best golfing and boating to be found anywhere.

Considering all that Cape Coral has to offer, it's no surprise that the Cape Coral real estate market is healthy.

Whether it is the boating, fishing, golfing, restaurants, or great weather Cape Coral Florida real estate offers, this beautiful city does not seem to disappoint.

Brad Wozny is a real estate expert! Check out his his latest website on

<http://www.Cape-Coral-Florida-New-Homes.com>

. There you can find lots of interesting information

about what every investor raves, as the #1 place to buy lots and houses in the country!



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