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**Baseball Musings And Random Thoughts – June 2006**

**By Jay Nault**

Thoughts, random ideas, and off-the-cuff reactions to the goings-on in baseball over the past month...

Have we really gotten past the big market/small market dichotomy that defined baseball for the past 15 – 20 years? The new revenue sharing/luxury tax model seems to say that we have, but if you look at different media outlets this week, you see that among those being rumored to be available for trades include Carlos Lee of the Brewers and Barry Zito of the A's, among others. It's generally known that the Brewers would like to keep Lee and the A's Zito, but neither team can afford to do so after their contracts expire after this season. Would these names be floating around if Lee and Zito played for the Yankees or Red Sox? Not a chance.

Have the mighty Braves really fallen this far in such a short time? One of the main reasons the Braves were able to maintain their unbelievable level of consistency was that they always seemed to have a stable of young and transcendent talent ready to replace the veterans they lost for varying reasons. What happened? The Braves currently sit in last place, suddenly look old and broken down, and it's looking like the bottom has completely fallen out in Atlanta.

Am I the only one, besides the man himself, of course, who giggles a bit at the thought of Ozzie Guillen sitting in a classroom for sensitivity training? Does anyone really expect Guillen to emerge from this training and give a statement along the lines of:

"Due to the eye-opening experience that this high-quality sensitivity training has provided for me, I would like to apologize for any and all disrespectful and insulting language I have ever used towards anyone of any particular race, religion, sexual orientation or gender. I have seen the error of my ways and will never thoughtlessly insult anyone again."

No? Me either. This is a classic "CYA" move by baseball, and will have no effect on who Guillen always has been and always will be – a great manager who knows baseball and not much else.

Speaking of the leader of the White Sox, why was there a disparity between the suspensions handed down by baseball this past week in relation to the latest bean ball incident? Guillen was given a one–game suspension this week and pitcher David Riske three games for an intentional bean ball on the Cardinals' Chris Duncan. Guillen ordered Riske to hit Duncan. What was Riske supposed to do? Refuse to bean Duncan? We all remember what happened to Sean Tracey when he failed to plunk the Rangers' Hank Blalock just a couple of weeks ago. Guillen humiliated Tracey on national television in the dugout after yanking him from the game. What was MLB thinking here?

Oh, meanwhile, the White Sox have won nine straight.

How bad have the Pirates been? They're currently working on a nine–game losing streak. If they keep this up, they could sneak up on the Royals for the unofficial title of "Absolute Worst Team in Baseball." They were recently swept by Kansas City in a riveting interleague series.

I'll keep my odds on the Royals, though. The Royals could wind up being historically bad.

Now that it's beginning to appear that pitchers may have been juicing right along with hitters, does that change your perspective on what Barry Bonds has done?

Is anything going to keep the Mets from the postseason? Barring a complete collapse or a string of freak injuries, no – the Mets are going to the playoffs.

Can the Reds hang on to the NL Wildcard spot, or will the Dodgers catch them? I'd say this is a toss–up.

Is there any more apt a metaphor for an "unexpected torpedo" being dropped on a team than what happened in Arizona with Jason Grimsley? The Diamondbacks have lost 9 of 10, and they may be just a bit distracted these days.

By Jay Nault sponsored by

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**Central San Diego Real Estate Market - Mid Year Snapshot Of Median Prices (2006) - Single Family Homes**

**By Real Estate Advisor**

Central San Diego Real Estate Market - Mid Year Snapshot of Median Prices (2006) - Single Family Homes

As of this writing, the San Diego real estate markets appears to have shifted from one that favors sellers to one that favors buyers. However, this premise may not hold true for all communities within San Diego, as median prices for some communities continue to rise while others fall.

While there are many metrics to evaluate the real estate pricing trends of a community, one commonly used parameter is to evaluate the median price of homes from one point in time against a prior point of time. The median price reflects the point at which half the homes are above a particular price point, and half the homes are below a particular price point. The median price metric provides one method to analyze the direction of home prices, but should not be used as the sole source of data from which to form conclusions.

The data below is a comparison of median prices for various communities in central San Diego County, comparing data from June 2005 against data for June 2006. This information is only one metric at a particular point in time, and other metrics or data from future months may support or dispute the pricing trends noted below. For some of the San Diego communities presented below, very few homes sold during June 2006, which diminishes the usefulness of the median price metric.

**COMMUNITIES WITH INCREASES IN MEDIAN PRICE - SINGLE FAMILY HOMES - JUNE 2006**

The data below pertains only to the sales of single-family homes, and does not include condominiums or townhomes. The data is organized by the magnitude of change in median price, with the highest change in median price presented first.

For the Coronado real estate market, the median price was \$1,775,000, which represents a 14.7% increase from the same time last year. Approximately 15 homes sold in June 2006 (21 homes sold in June 2005).

For the Point Loma real estate market, the median price was \$1,024,068, which represents an 11.4% increase from the same time last year. Approximately 20 homes sold in June 2006 (14 homes sold in June 2005).

For the University City (UTC) real estate market, the median price was \$780,000, which represents a 10.6% increase from the same time last year. Approximately 5 homes sold in June 2006 (19 homes sold in June 2005).

For the La Jolla real estate market, the median price was \$1,692,500, which represents a 10.3% increase from the same time last year. Approximately 28 homes sold in June 2006 (38 homes sold in June 2005).

For the Logan Heights real estate market, the median price was \$425,000, which represents a 7.6%

increase from the same time last year. Approximately 13 homes sold in June 2006 (14 homes sold in June 2005).

For the Paradise Hills real estate market, the median price was \$507,500, which represents a 5.7% increase from the same time last year. Approximately 8 homes sold in June 2006 (16 homes sold in June 2005).

For the Mission Hills real estate market, the median price was \$927,500, which represents a 3.1% increase from the same time last year. Approximately 11 homes sold in June 2006 (12 homes sold in June 2005).

For the Scripps Ranch (Scripps Miramar) real estate market, the median price was \$759,250, which represents a 2.8% increase from the same time last year. Approximately 34 homes sold this month (43 homes sold in June 2005).

For the San Carlos real estate market, the median price was \$563,000, which represents a 2.4% increase from the same time last year. Approximately 12 homes sold in June 2006 (16 homes sold in June 2005).

For the Del Cerro real estate market, the median price was \$557,500, which represents a 2.1% increase from the same time last year. Approximately 13 homes sold in June 2006 (30 homes sold in June 2005).

For the Normal Heights real estate market, the median price was \$676,250, which represents a 1.7% increase from the same time last year. Approximately 20 homes sold in June 2006 (19 homes sold in June 2005).

#### COMMUNITIES WITH DECREASES IN MEDIAN PRICE - SINGLE FAMILY HOMES - JUNE 2006

The data below pertains only to the sales of single-family homes, and does not include condominiums or townhomes. The data is organized by the magnitude of change in median price, with the highest change in median price presented first.

For the Old Town real estate market, the median price was \$580,000, which was a 19.1% decline from the same time last year. Approximately 5 homes sold in June 2006 (14 homes sold in June 2005).

For the Golden Hill real estate market, the median price was \$451,000, which was a 16.4% decline from the same time last year. Approximately 10 homes sold in June 2006 (13 homes sold in June 2005).

For the Pacific Beach real estate market, the median price was \$851,960, which represents a 14.8% decline from the same time last year. Approximately 15 homes sold in June 2006 (19 homes sold in June 2005).

For the Tierrasanta real estate market, the median price was \$570,000, which represents a 12.6% decline from the same time last year. Approximately 9 homes sold in June 2006 (17 homes sold in

June 2005).

For the North Park real estate market, the median price was \$560,000, which represents a 9.7%

decline from the same time last year. Approximately 31 homes sold in June 2006 (16 homes sold in June 2005).

For the College Grove real estate market, the median price was \$475,000, which represents a 5.9% decline from the same time last year. Approximately 38 homes sold in June 2006 (40 homes sold in June 2005).

For the City Heights real estate market, the median price was \$390,00, which represents a 5.3% decline from the same time last year. Approximately 17 homes sold in June 2006 (30 homes sold in June 2005).

For the Mira Mesa real estate market, the median price was \$510,000, which represents a 4.7% decline from the same time last year. Approximately 45 homes sold in June 2006 (47 homes sold in June 2005).

For the Linda Vista real estate market, the median price was \$510,000, which represents a 4.2% decline from the same time last year. Approximately 16 homes sold in June 2006 (17 homes sold in June 2005).

For the Mission Valley real estate market, the median price was \$510,000, which represents a 3.8% decline from the same time last year. Approximately 7 homes sold in June 2006 (18 homes sold in June 2005).

For the Encanto real estate market, the median price was \$435,000, which represents a 3.3% decline from the same time last year. Approximately 36 homes sold in June 2006 (47 homes sold in June 2005).

For the Clairemont real estate market, the median price was \$555,000, which represents a 2.6% decline from the same time last year. Approximately 30 homes sold in June 2006 (34 homes sold in June 2005).

For the Sorrento Valley real estate market, the median price was \$861,000, which represents a 1% decline from the same time last year. Approximately 6 homes sold in June 2006 (5 homes sold in June 2005).

#### ADVISORY

Homebuyers and home sellers should keep in mind that the data above is simply a snapshot in time, and is not conclusive of the pricing trends for any community. For some communities presented above, very few homes were sold during June 2006, which makes the use of the median price metric of limited value. The data must be evaluated over a longer duration, and involve multiple metrics to fully

understand enduring market trends. Contact your Realtor to obtain information about enduring market trends for any given community.

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