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Divisional Outlook For June – Al Central

By Jay Nault

The past month has been one of change atop the division standings, and the World Champion

White Sox have been issued a challenge by the surging Detroit Tigers, who enjoyed an amazing month. The rest of the division has been mostly status quo, but each team has made the news for different reasons since the beginning of May.

Detroit Tigers

Currently: The Tigers, even though they recently dropped four of five games to the Yankees, blew past the White Sox by winning 15 of their last 21 games and lead the division by 2.5 games as of this writing. They've done so with a combination of powerful offense and timely pitching. The Tigers have scored at least 5 runs in 15 of those 21 games, and posted shutouts in four of those wins.

Outlook: If the Tigers can continue to have all their forces click at once, they could realistically keep the White Sox at bay through the season. The team still has five regulars batting over or near .300, and pitcher Justin Verlander has added to the strong pitching staff.

Chicago White Sox

Currently: The White Sox have stumbled a bit while the Tigers have been hot, which is why they suddenly find themselves looking up at Detroit in the standings. The White Sox have gone only 10–11 in their past 21 games, and the main reason is that their pitching has been rocked for at least five runs in 16 of those games. During that same span, the team has only scored more than five runs only three times, and lost two of those games.

Outlook: It's still early, so there's no reason to panic as of yet. If the Sox can get their pitching together, they'll still be a team to be reckoned with in October.

Cleveland Indians

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Currently: Although the Indians remained near .500 in the past month, they have been streaky, as they both enjoyed a four–game winning streak and a four–game losing streak in the past month to go 10–10 in their last 20 games. The Indians remain a team centered on offense, as their pitching has continued to be pounded with regularity.

Outlook: The team is still searching for help on the mound, and if they want to move up in the standings, they may need to make a move to bolster their staff. The Tribe will be in every game as long as Casey Blake and Ben Broussard continue their heavy–hitting ways.

Minnesota Twins

Currently: The Twins have also been streaky, even though they're staying at near .500 with a 10–10 record in the last 20 games. However, the Twins have suffered through a five–game losing streak and enjoyed two three–game winning streaks during that time. Their offense has come around a bit, and is still being led by young phenom Joe Mauer.

Outlook: This is a young team that needs to find some consistency before the Tigers and White Sox run away and hide in the standings. It's still early enough to make a move, but that move needs to happen soon.

Kansas City Royals

Currently: What was bad has actually gotten worse in Kansas City. The Royals have the worst record in baseball, and they are a dismal The Royals suffered the humiliation of an historic 13–game losing streak and have won only three of their past 20 games. Although Esteban German continued to have success this season, Shane Costa had to spend some time on the DL.

Outlook: The team needs to continue to develop its young players and take its lumps as it looks towards 2007.

Written 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).

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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).

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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.

<http://www.sdhomedatabase.com>

<http://www.rereport.com/sdccsd/lall/>



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