

Shouldn't we wait to buy a home?



# Forbes

*“My answer to those who ask whether now’s the time to buy a house is that the American Dream is and always was alive and well. It has nothing to do with the direction of housing prices but everything to do with your financial situation, income stability, ability to shoulder the costs, and if the home you have your eye on is your version of the American Dream—a home you love that you hope to live in for an extended period.”*



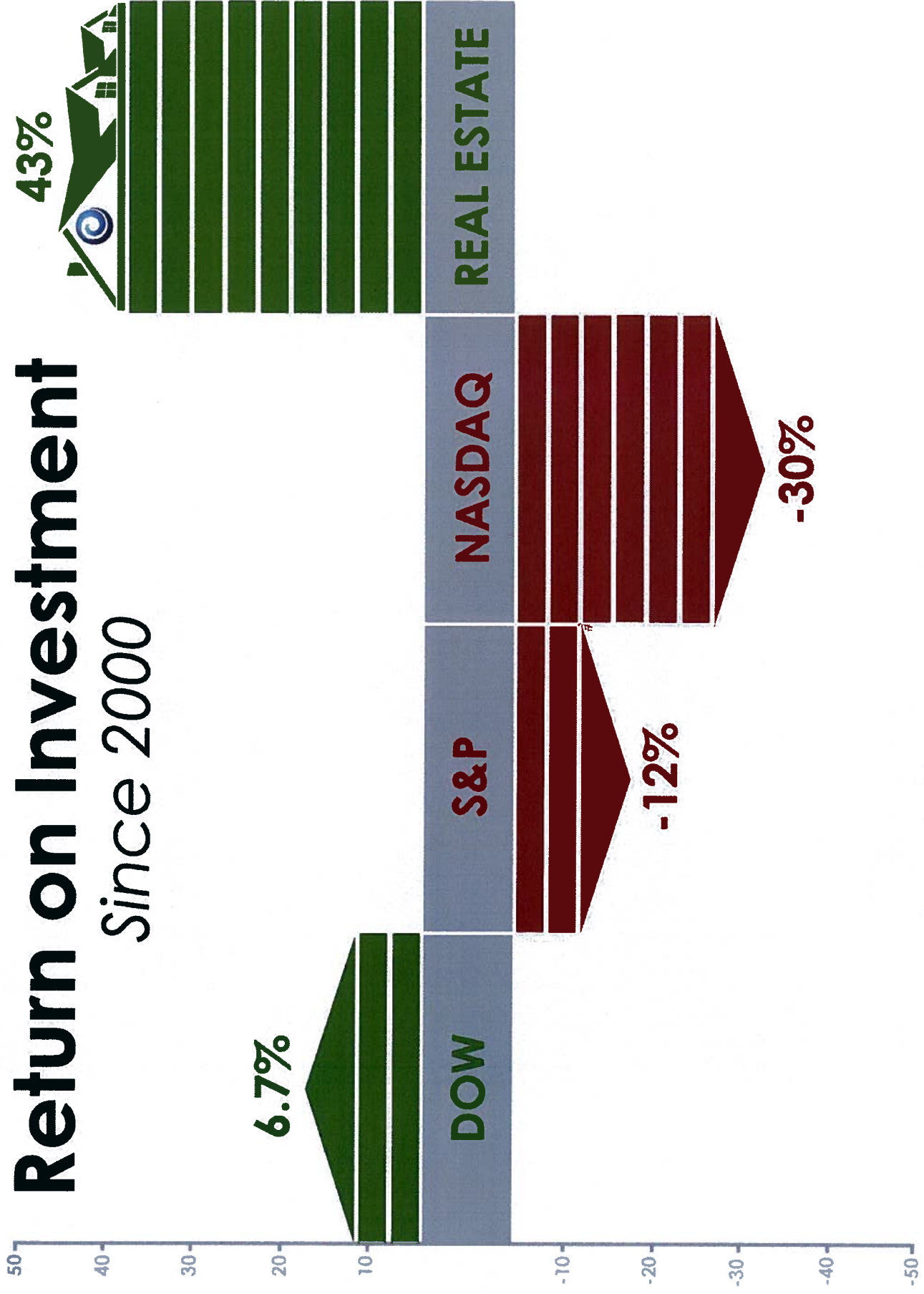
# National Housing Survey



## Top 4 Reasons To Buy a Home

- 1.) It means having a good place to raise children and provide them with a good education
- 2.) You have a physical structure where you and your family feel safe
- 3.) It allows you to have more space for your family
- 4.) It gives you control over what you do with your living space, like renovations and updates

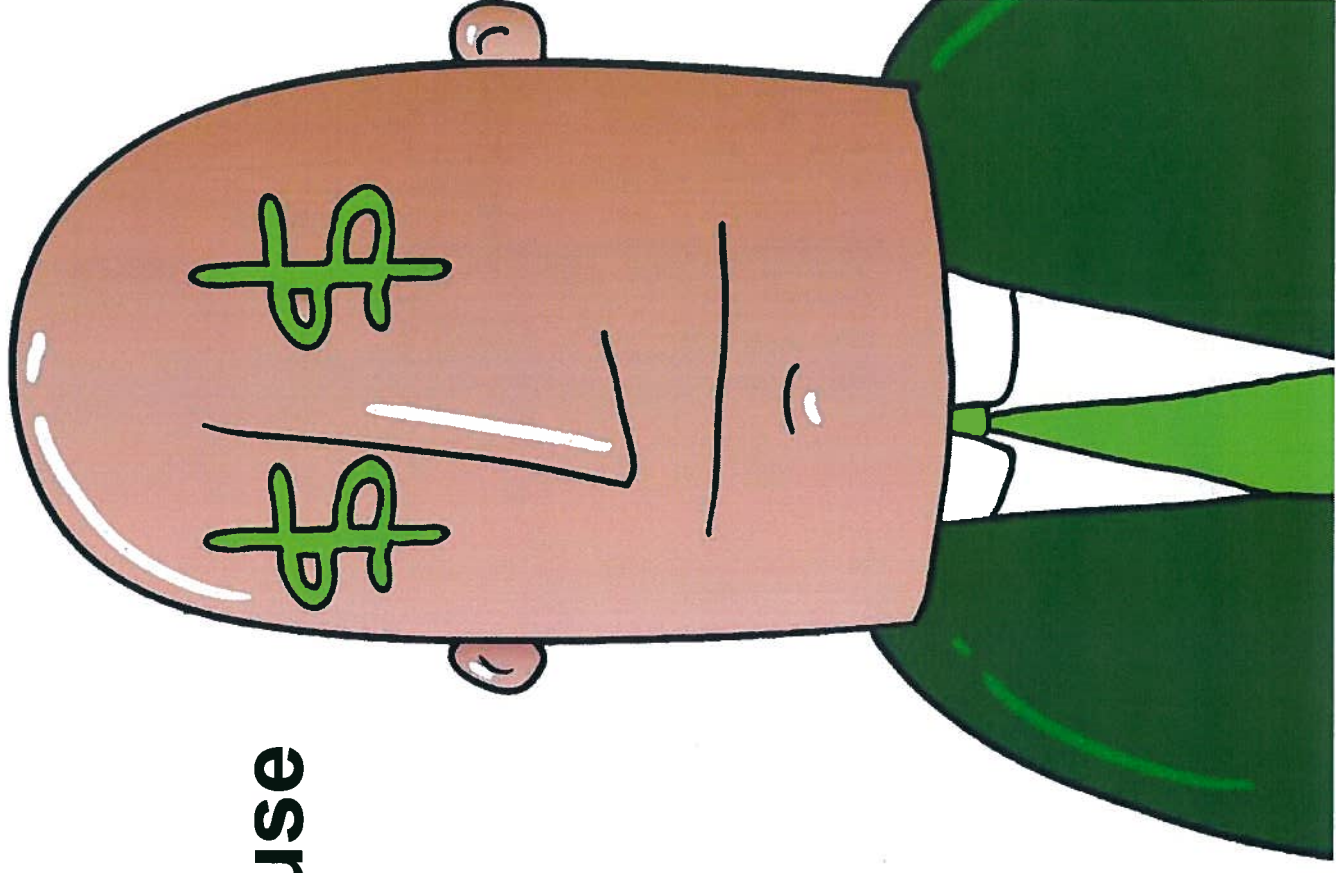
# Return on Investment Since 2000



# Wall Street Journal

## It's Time to Buy That House

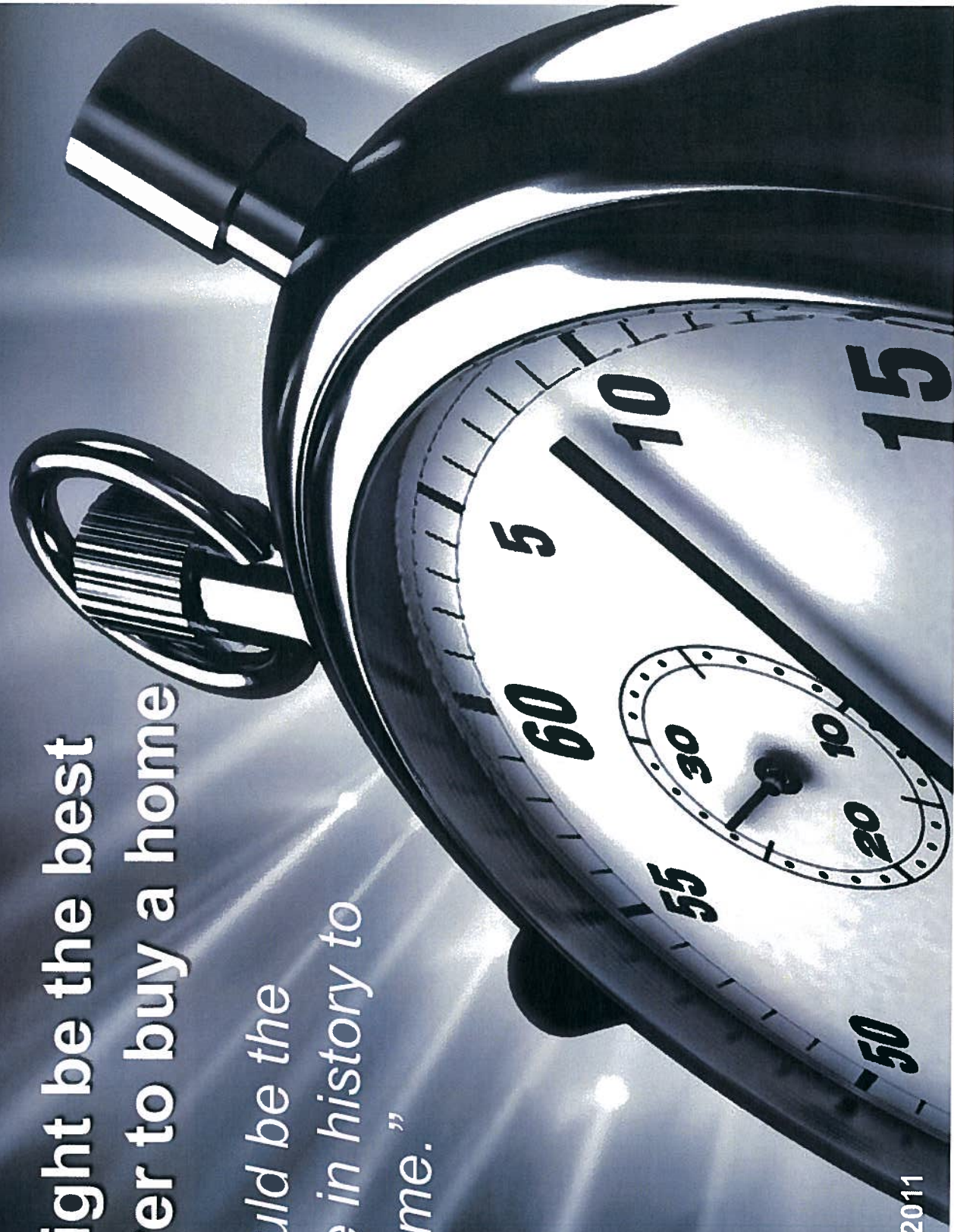
*“It's an excellent time to buy a house, either to live in for the long term or for investment income.”*



**Market Watch.com**

**Now might be the best  
time ever to buy a home**

*“Now could be the  
best time in history to  
buy a home.”*



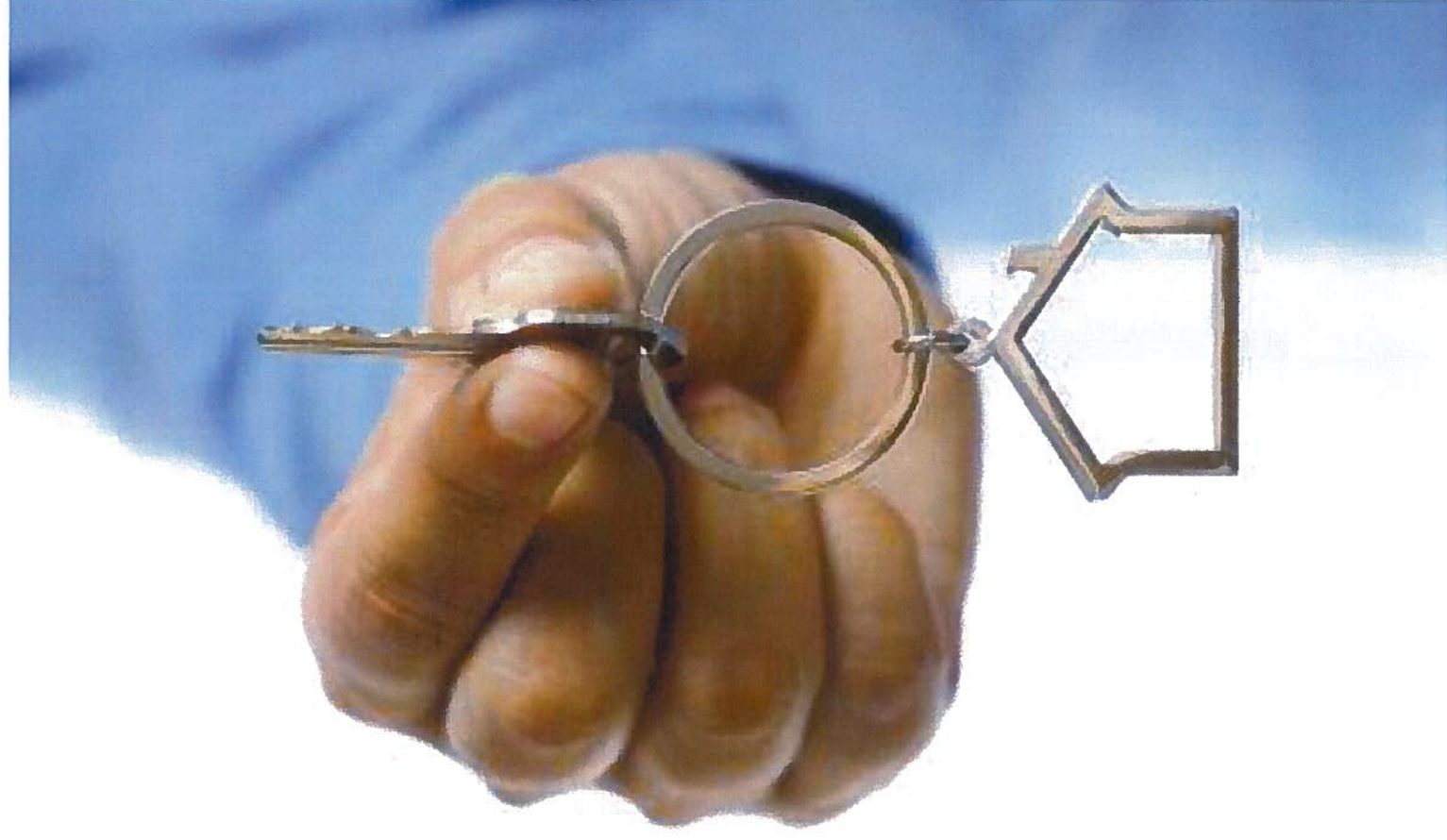
# U.S. News and World Report

*“Many buyers who waited for rock-bottom prices know that **now is the time to buy.**”*



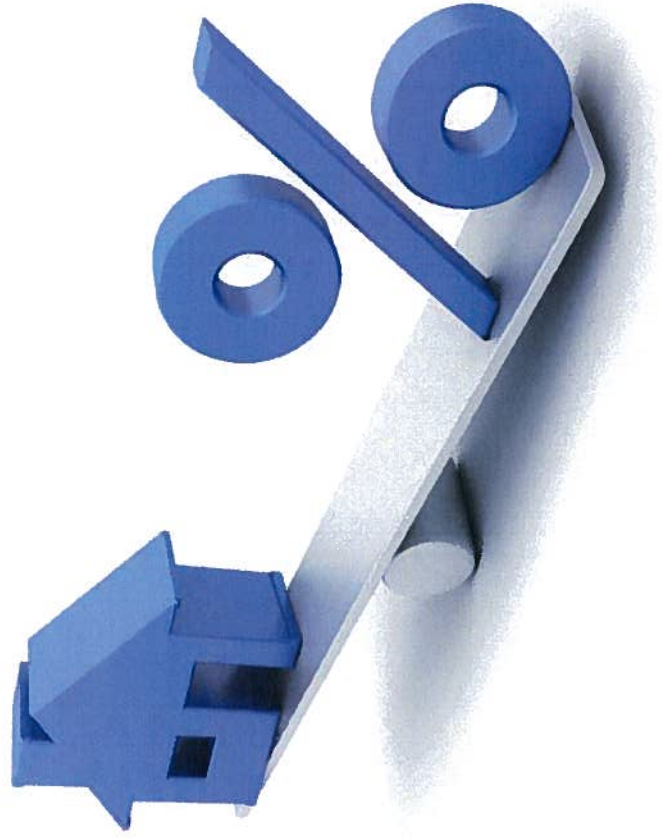
# JP Morgan

***“It is important for  
America to realize  
that when it comes  
to housing, now is  
a time to buy.”***



# Businessweek

**Crazy home deals await the creditworthy.**



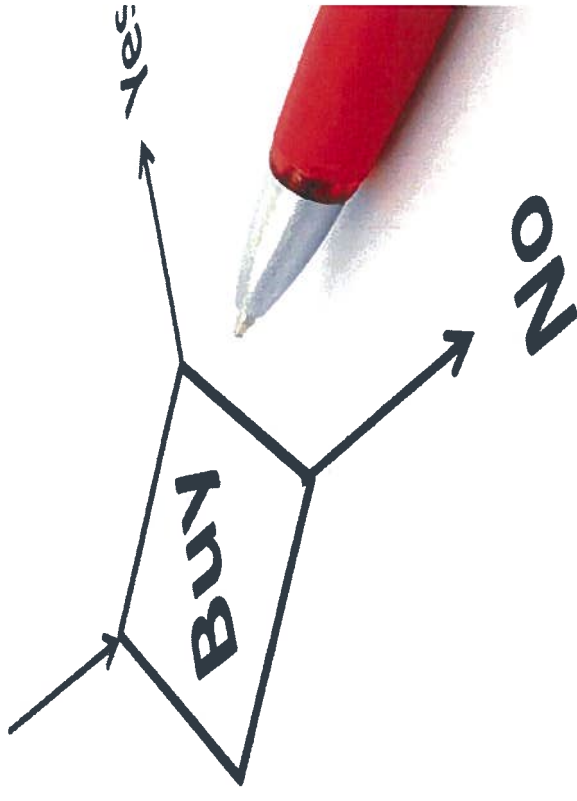
*“It’s hard to see the possibility of losing on a home purchase right now, with these mortgage rates.”*

- Dean Baker

# Capital Economics

**Median mortgage just as cheap as median rent.**

*“The previous declines in house prices and the more recent drop in mortgage rates to record lows have created an unusual situation in which the median monthly mortgage payment is more or less the same as the median rental payment.”*



**Buy**



# Housing Cost Over Next 30 Years\*

**\$540K**

**Owners**

**\$900K**

**Renters**

\* Assuming payment of \$1,500 for both rent and mortgage; a fixed rate mortgage and an annual rent increase of 3.2% for inflation.

**Rent**



Forbes.com 10/13/2011

**Buy**



# Retirement Fund Created from Homeowner Equity After 30 Years\*

**\$400K**

**Owners**

**\$0**

**Renters**

\* Assuming \$300,000 current value with a 1% annual appreciation rate for residential property.

**Rent**



# JP Morgan

*“By the 3rd quarter of this year, we estimate that the implied median mortgage payment had fallen to just 78% of the median asking rent...”*

