[Turn $50K Into $500K](#)

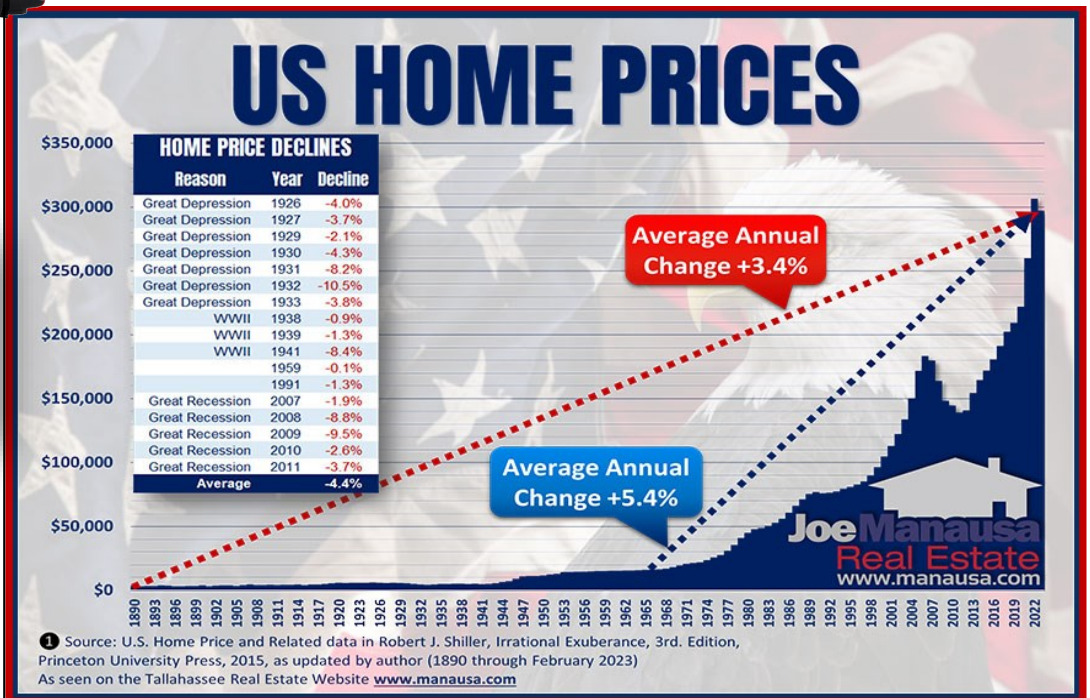
- Selling A Home
- Home Valuation Tool
- Property Search
- The FSBO Book
- Archives
- Testimonials
- Please Review Our Newsletter

Read Joe's Book!

Joe Manausa, MBA
info@manausa.com
(850) 888-0888

Volume XXIV, Number XXX

Is It "Now Or Never" For Homebuyers?



HOME PRICE DECLINES

Reason	Year	Decline
Great Depression	1926	-4.0%
Great Depression	1927	-3.7%
Great Depression	1929	-2.1%
Great Depression	1930	-4.3%
Great Depression	1931	-8.2%
Great Depression	1932	-10.5%
Great Depression	1933	-3.8%
WWII	1938	-0.9%
WWII	1939	-1.3%
WWII	1941	-8.4%
	1959	-0.1%
	1991	-1.3%
Great Recession	2007	-1.9%
Great Recession	2008	-8.8%
Great Recession	2009	-9.5%
Great Recession	2010	-2.6%
Great Recession	2011	-3.7%
Average		-4.4%

There are many calling for home prices to crash due to their rapid recent ascent. After all, home affordability is approaching an all-time low.

While I certainly understand the frustration, I'm more concerned that prices will run significantly higher.

Today's graph plots more than 134 years of the median home price in the United States, and the table within the graph highlight all the years that the median home price has moved backward.

Roughly 83% of all years showed appreciation, while just 17% reported depreciation, and most of those centered on three key historical events: The Great Depression, World War II, and the Great Recession.

According to the Federal Reserve Bank of St. Louis, the median home price in the U.S. has increased by about 1,070% since 1963.

That's an average annual increase of about 5.4%. Now, this doesn't mean every year saw a 5.4% increase. Some years were higher, some were lower, and some even saw declines. But over the long term, the trend has been upward.

If you are struggling to enter the housing market, I encourage you to sit down with an expert to devise a plan to get you started. My greatest concern is that our elected officials are not really paying attention to housing and it is going to get away from us.

Remember, home prices crash due to supply far out-racing demand. We have not been building homes at historically "normal" rates for the past 16 years, and the vacuum has protected home prices and likely will for years to come.

SUBSCRIBE