



California

Home Economics Chart 2011



Yearly and Average Appreciation



The real estate market is cyclical. There will usually be periods of both stronger and weaker activity.

The longer you own your property, the more likely you are to experience average rates of appreciation.

Housing Price Index



The Price Index is derived from the FHFA Housing Price Index and is based on actual recurring sales and appraisals.

California experienced a surge in prices that rose well above and has now reversed to well below the historical trend. For those that intend to buy and stay, this may represent a great opportunity.

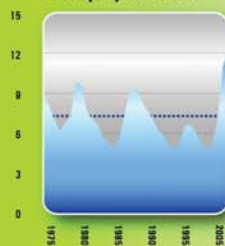
Projected values using a \$400,000 value and the historical rate of appreciation:

5 years = \$573,509	10 years = \$822,281	15 years = \$1,178,963
20 years = \$1,690,363	25 years = \$2,423,595	30 years = \$3,474,882

While no one can know for sure what future rates of appreciation will be, history and math combine here to at least provide an educated outlook.

Demographic Information

Unemployment Rate



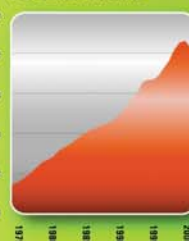
2010 = 12.40%
Average = 7.25%

Population Change



Change = 15,717,241
Avg. Annual = 449,064

Personal Income



Current = \$43,104
Avg. Increase = 5.27%

Economic cycles can have a significant impact on the real estate market yet so too can population and general income growth. More people equals greater demand and higher incomes equal greater affordability. Each of these can contribute to rising values.

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Danny Espinoza
Mortgage Professional
909-374-4324
danny@hlcteam.com
www.HLCTeam.com

Broadview Mortgage- Upland
NMLS #237276



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