



Real Estate Insider

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3 Questions You Must Answer When Buying a Home

Adapted from article at <http://kcmblog.com>

If you are thinking about purchasing a home right now, you are probably getting a lot of advice. Some of that advice is probably negative. Your friends' and family's concern is understandable. However, let's look at whether or not now is actually the perfect time to buy a home.



There are three questions you should ask before purchasing in today's market:

1. What are the experts recommending? In the last 120 days, many experts have said that buying now makes sense. This expert list includes: John Talbott, Christopher Thornberg and Warren Buffett.

2. When will I begin to see appreciation if I buy now? Macro Markets, LLC (a company that studies housing prices) started their Home Price Expectation Survey in 2010. They ask 100+ housing industry experts to project housing prices through 2016. The most current survey shows that the experts predict prices to remain relatively flat in 2012. The experts then project prices to rise reaching a cumulative appreciation of over 10% by 2016.

Purchasing a home makes great sense from a financial standpoint. This decision should not only be a financial one, however. That leads us to our third question:

3. Why am I buying a home in the first place? This truly is the most important question to answer. Forget the finances for a minute. Why did you even begin to consider purchasing a home? For most, the reason has nothing to do with finances. What non-financial benefits will you and your family derive from owning a home? The answer to that question should be the reason you decide to purchase or not.

Don't allow money to get in the way of you making the right decision for you and your family. In the long run, the finances will work in your favor anyway.

Herb Gardening 101

AN HERB GARDEN IS A GOOD OPTION IF: • you have limited space • you don't have much time to devote to gardening • your garden conditions are less than ideal: poor soil, bad drainage, too much shade or sun

SOME POPULAR HERBS: • Basil: annuals that need to be replanted each year • Chives: established clumps that can be divided & transplanted • Dill: annuals with feathery pale green leaves & pale yellow flowers • Mint: likely the easiest herb to grow in almost any climate • Sage: a hardy perennial with beautiful foliage & blue flowers • Thyme: cut for drying before blossoms open (otherwise the flavor is changed)

ACTIVE REAL ESTATE INVENTORY TRENDS

Active Residential Listings Currently on Market

	Greater Louisville	Southern Indiana	Elizabethtown/ Ft. Knox
4/22/12	7,759	2,106	1,486
4/15/12	7,715	2,074	1,453
4/8/12	7,619	2,068	1,439
4/1/12	7,601	2,051	1,433

Active Residential Listings Months of Inventory

	Greater Louisville	Southern Indiana	Elizabethtown/ Ft. Knox
4/22/12	9.0	9.4	11.5
4/15/12	9.3	10.5	11.5
4/8/12	9.3	10.3	11.8
4/1/12	9.1	10.6	11.0

Active Residential Listings Average List Price

	Greater Louisville	Southern Indiana	Elizabethtown/ Ft. Knox
4/22/12	\$222,335	\$156,974	\$175,127