

Newsletter For Mature Adults



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March 2022

Gen X, Not Boomers, Can Afford the Most House in 100 Markets

Headlines like “Why housing policy feels like generational warfare” and “Baby Boomers and Millennials Are Vying for Homes” illustrate some of the tension between generations.

Older adults have been getting heat in some circles for leveraging their cash to win bidding wars against Millennials and others. They've also been criticized for their decision to age in place for as long as possible – a choice that affects inventory.

Indeed, Baby Boomers who bought homes 30 years ago have seen spikes in their housing wealth to the tune of \$352,100, says research (<https://bit.ly/3whfKPE>) by the National Association of REALTORS®. Such equity gains certainly give this generation some financial freedom to buy a second home or downsize to a smaller one.

Yet, it turns out that Baby Boomers are facing some housing affordability challenges.

In addition, says Point2 research – “Who Can Afford the Median Home in the 100 Largest U.S. Counties” – members of Gen X, not Baby Boomers, are in the strongest buying position.

Point2 measured each generation's available net worth and the percentage they could invest in real estate. It assumed that buyers in each generation would want to devote 30% of their income to housing costs. Then, it calculated how much buyers could save for a down payment on a home in the country's 100 largest counties and the maximum price and square footage that each generation could afford in those spots.

Gen X can afford the median home in 70 counties, whereas Baby Boomers can't afford the median-priced home in 89 of the 100 counties.

For millennials, that median home is out of reach in 66 counties, and **Gen Z (ranging in age from 15 to 24) is entirely shut out of the median homes in the 100 largest counties.**

One real-world example of how Baby Boomer's buying power is affected comes from New York County. There, members of the generation could afford a home priced at about \$375,000. The county's median price, however, is nearly \$1.5 million.

In California's San Mateo County, the highest home price a Baby Boomer could comfortably afford is \$701,537, but the area's median home price is about \$1.5 million.

As for square footage, Baby Boomers, based on their net worth and personal income, can afford to buy a home between 1,500 and 2,000 square feet in 40 counties out of the 100. In six counties, they can afford between 2,001 and 2,500 square feet.

But Gen Xers can afford more than 3,000 square feet in 11 counties, whereas baby boomers can't afford that much space in any counties the study examined.

For more data on all 100 counties, see <https://bit.ly/3wbESgY>

Keep or dump that old car?

When you're on a fixed income or you're saving aggressively for retirement, you try to hang onto your car for as long as possible. That's especially true right now because prices for new and used cars are sky-high. Plus, everyone is trying to fend off the effects of inflation.

If you've been trying to decide whether it's worth it to keep spending to extend the life of your car, Consumer Reports (<https://bit.ly/3MYZZcc>) has some answers.

In addition to insight into keeping your old car running for a while longer, its tool, Care Repair Assistant (<https://bit.ly/3MRXJ6R>), calculates your repair costs. You type in your car model, year, zip code, and the repair needed, and the site estimates how much parts and labor would cost in a given zip code.

Also, see <https://bit.ly/3iaZwpp> to get a sense of what your car is worth and how to make the most money when you sell it.

Older phones may stop working with 5G upgrade

Mobile carriers plan to replace their 3G networks with 5G.

Once the phase-out happens, some older phones will stop working, meaning you won't be able to make or receive calls. Some of your medical and security devices could be affected too.

Since there's no fix for phones that only work on 3G, you'll need an upgraded device.

AT&T's retirement of 3G was scheduled in February, and the rest of the major carriers plan to do so in the coming months.

Get in touch with your carrier for advice, shop for a new phone, and see if there are any special deals.

For more information about the changeover to 5G and what it means to you, see:

- AARP – <https://bit.ly/3q7OA0c>
- AT&T – <https://bit.ly/3MSzycm>
- Federal Communications Commission (FCC) – <https://bit.ly/3libkRp>
- PC Mag – <https://bit.ly/3MZPkxZ>
- T-mobile – <https://t-mo.co/3whtv7c>
- Verizon – <https://vz.to/3Jm0I52>

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