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THE LOCAL HOUSING MARKET IS WEIRD RIGHT NOW. SHOULD YOU BUY OR RENT?

Rising mortgage rates have completely changed the equation for prospective first-time home buyers in the Twin Cities.

By JIM BUCHTA
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Are you wracked by analysis paralysis over whether to buy a house or rent an apartment?

You are not alone these days. Rising mortgage rates have completely changed the equation for prospective first-time buyers.

Consider these confounding market dynamics: Mortgage rates are nearly double what they were a year ago, but they are still below historical averages. Home prices are still on the rise, but those increases are slowing quickly. Buyers have more choices than last year, but

houses are still selling in only about a month.

What's a would-be buyer to do? From a purely financial perspective, it's definitely less expensive to rent in the metro area because rental prices in the Twin Cities are much lower than similar-sized markets and are significantly less expensive than a typical house payment.

Jeff Tucker, chief economist at Zillow, said that during August the typical monthly rent for houses and apartments in the Twin Cities metro was \$1,683 — the 20th lowest among the 50 largest metros — compared with a \$2,181 mortgage payment for a typical Twin Cities home. That

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Five reasons you should not buy a house right now

By MICHELLE SINGLETARY
Washington Post

You have probably been told repeatedly by your momma, daddy, financial experts, real estate agents and bankers to buy a home.

Renting is too often — and incorrectly — viewed as just throwing good money away. The sooner you buy a home, the sooner you can become rich with home equity, is the money mantra you keep hearing.

While it's true that you can add to your net worth by owning a home that appreciates in value, it's not

always clear when buying a home makes the most economic sense for you.

Homeownership for many is the key to achieving the American dream of prosperity. But does it make sense to defer that dream in a still-recovering economy?

At a time of high inflation and rising interest rates, that sage advice to buy a home may not be in your best financial interest.

Some folks, in part because of rising interest rates, are realizing now is not the right time to buy. In July,

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