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## PHIL ANDERSON'S CYCLES, TRENDS AND FORECASTS

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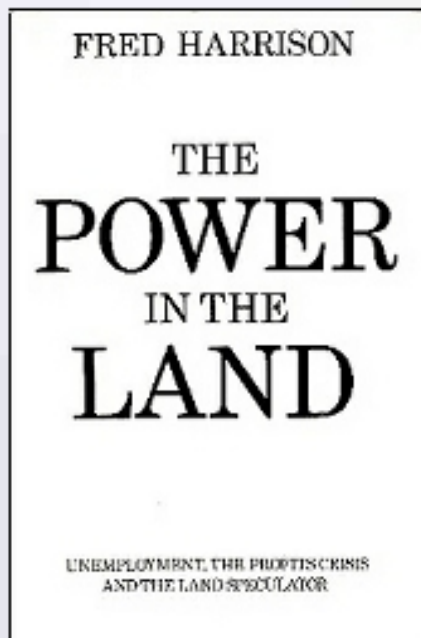
As early as 2005 he predicted the US housing market would bottom between 2008–2010 and begin recovering in 2011. **CORRECT.**



In 2009 he told infamous Aussie property bear Steve Keen he was wrong and prices would not crash in Australia. In fact, they would boom. **CORRECT.**

# ECONOMIC INDICATOR SERVICES

## The Power in the Land: Fred Harrison's 1983 Book and Forecast for the UK Housing Crash of 1992

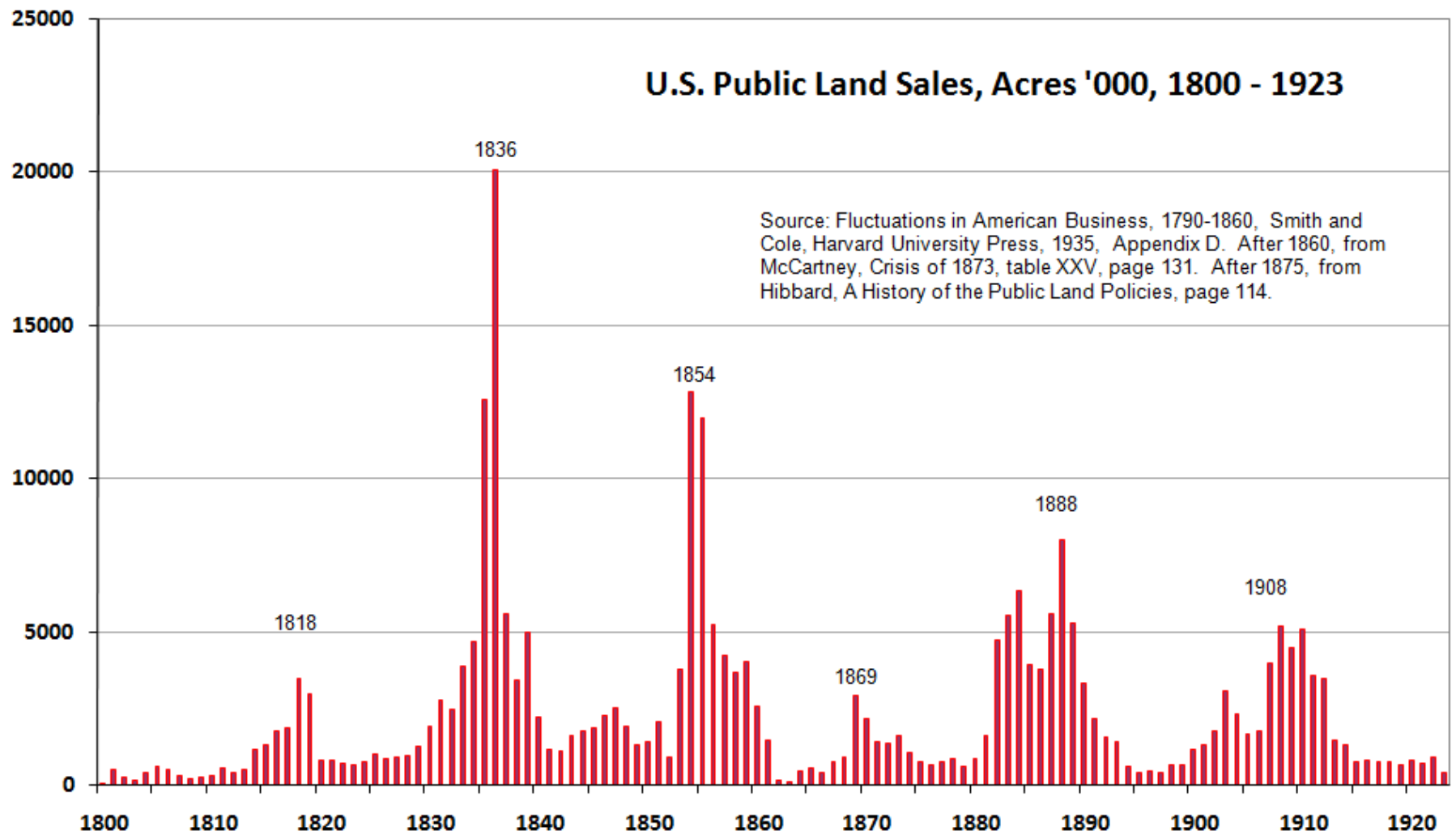


This book was easy to follow. Published in 1983, Fred Harrison analyzed the economic trends in terms of the 18 year cycle in prices that could be traced to the land market. With the previous trough in 1974, 18 years of growth would be terminated in "yet another deep seated depression of even greater magnitude that the structural recession which began in 1974.

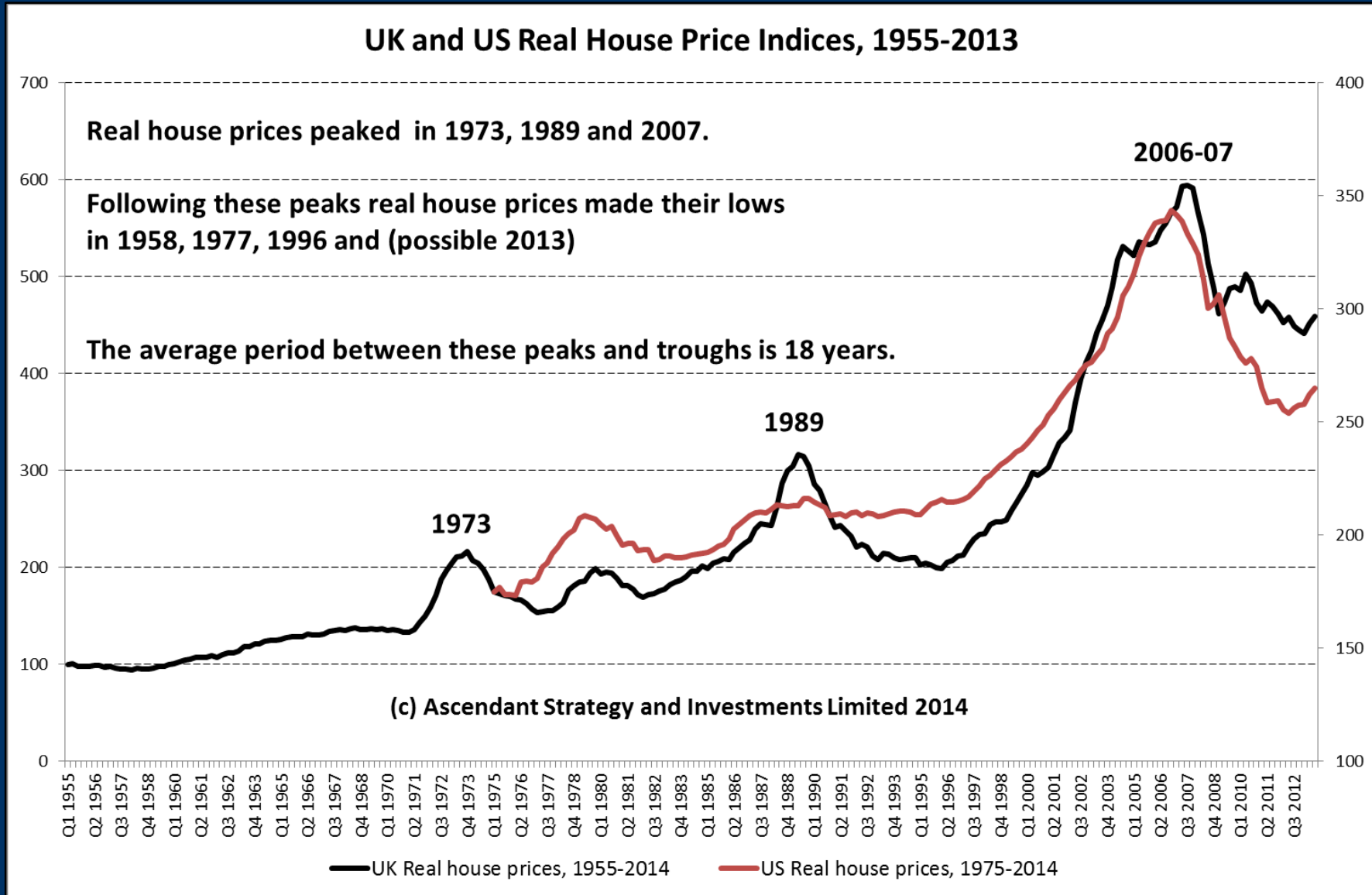
That dated the next trough to 1992, as per the published forecast.

History proved the forecast correct. In Britain, the bottom of the depression was acknowledged to be in the first quarter of 1992. There was no magic about the prediction said Fred later: "It merely required an unprejudiced analysis of those factors that destabilize the industrial economy."

## U.S. Public Land Sales, Acres '000, 1800 - 1923



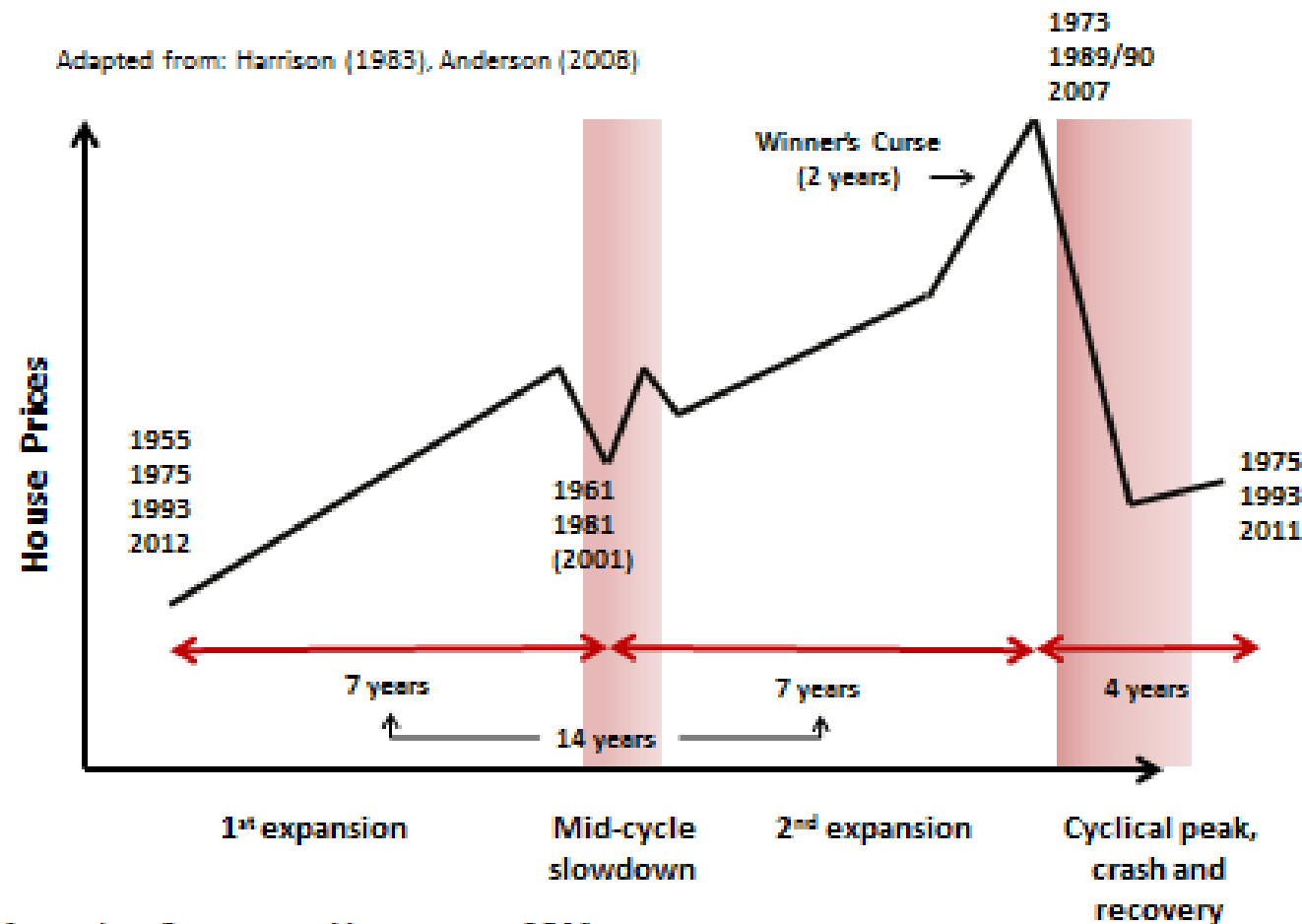
# Since 1955:



# *The real estate cycle stylised*

## Stylised diagram of the 18 year real estate cycle

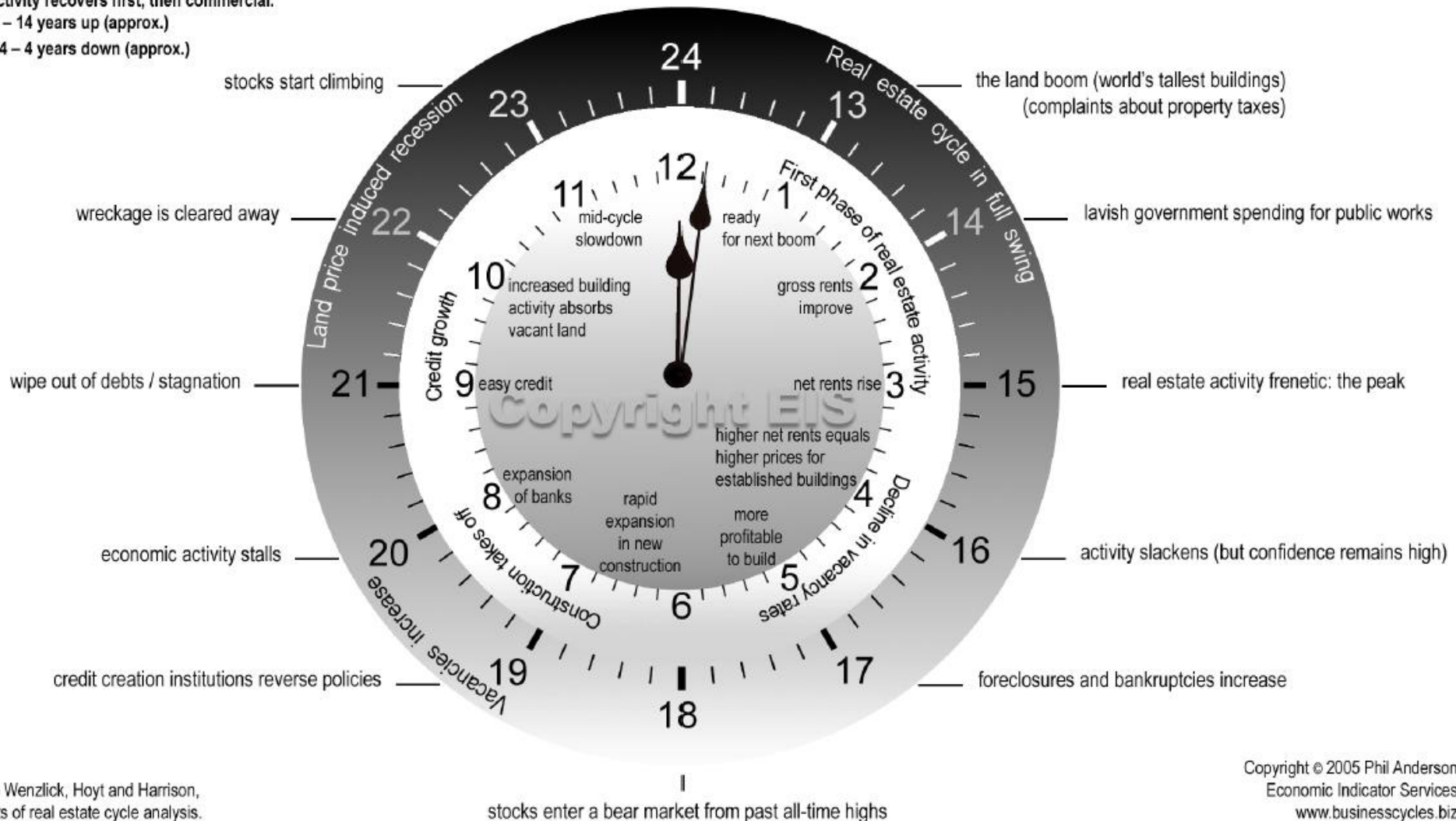
Adapted from: Harrison (1983), Anderson (2008)



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# The EIS (18 year) property clock...

Residential activity recovers first, then commercial.  
Hours 1 to 16 – 14 years up (approx.)  
Hours 17 to 24 – 4 years down (approx.)



With thanks to Wenzlick, Hoyt and Harrison,  
the three giants of real estate cycle analysis.

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# **The Secret Life of Real Estate and Banking**



**PHILLIP J ANDERSON**

## *Real estate cycle: 2010 to 2028.*

- ‘The world’s biggest ever boom is approaching...’





# *Contact info / A little about what I do...*

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