

## Bubble Discussions Are So 2005, Panelists Say

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Bubble, bubble, no toil and no trouble. That was the consensus at the **Burnham-Moores Center for Real Estate**, University of San Diego's sixth annual Residential Real Estate Conference, "Outlook 2006," in December.

"I am weary of bubble discussions," was how the keynote speaker, Leslie Appleton-Young, vice president and chief economist for the California Association of Realtors, summed it all up. "A bubble? Not to me. It's a good market, but the frenzy is over."

Her fellow panelists agreed, pretty much echoing the caveat that everything is relative. Yes, appreciation rates are softening, after sky-high spikes, but residential real estate still is a solid investment, compared with stocks and bonds, they say.

Appleton-Young pointed to the "amount of wealth" created because of appreciation, with people "liberating equity and spending their money."

"It isn't going to be happening anywhere where we have seen it in the past in 2006. I think we'll see people staying in their homes longer, refinancing, or remodeling their homes instead," she said.

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