

## 5 reasons to buy a home in Georgia right now

Everyone is talking about how terrible the Georgia Real Estate market is and what a bad time it is to do anything real estate related. That is not entirely true. It may be a tough time to be trying to sell commercial real estate or residential real estate but it is a wonderful time if you have the money to invest. Right now it is tough to sell a home or commercial property, which is true. It is also true that it is harder than ever to get a mortgage because the lenders have become stricter. That being said, if you have money to invest or can qualify for a loan then you have so many reasons to be thankful. Here are 5 reasons to buy homes now in Georgia:

1. New homes – There were a lot of contractors out there that were caught by the bust of the Georgia real estate market. They may have taken out builders loans to build the houses quickly and expected to sell them so fast that the interest would be negligible but now that there are not as many buyers, a lot of those contractors will sell new homes at prices that will just recoup their cost of building. Some of the new homes on the market are for sale at prices that are half of what they were only three or four years ago.
2. Older Homes – Since there are so many new homes sitting empty older homes have taken a hit as well. The sellers know that you can go down the street and buy a new home for a bargain so they have to charge even less to generate interest in their property. Also, if you move into a new home then you will have to find out all of the little quirks and problems with the property as you go. If you buy an older home then any problems have probably already been identified and fixed.
3. Foreclosures – There are more foreclosures on the Georgia Real Estate market than ever before and many of them are at rock bottom prices. You will have to put more repair costs into a foreclosure than any of the other types. The builder may have run out of funds before completing the inside or the prior tenants could have damaged the house because they were angry about losing it. Either way it is a good idea to inspect any foreclosure carefully.
4. Real Estate Agents – After the Georgia real estate market started to decline many of the part time agents or agents that were not very good at the job went out of business. Now when you go to list a house for sale or get help to buy a property, you know that you are in the hands of an expert. If they were not at the top of their game then they would never have survived through the hard times.
5. Selection – Lets face it, you will never find a wider selection of homes for sale than right now. If you cannot find the home that you want then you are either not trying or it doesn't exist.