

Cost-of-Waiting Calculator

You can time the market - or you can build wealth. Usually, you can't do both. Waiting to buy often feels 'safe,' but even small changes in price or rates add up quickly. This simple calculator helps you estimate how much waiting just one year could really cost - in higher prices, rent paid, and lost equity growth.

Step 1: Gather Your Starting Info

Fill in your details (or use the example below).

- Target Home Price: \$400,000
- Expected Home Appreciation (annual): 3%
- Current Rent: \$2,500/month
- Down Payment: 10% (\$40,000)
- Interest Rate (today): 6.75%

Tip: You can use any online mortgage calculator to estimate monthly payments.

Step 2: Estimate the Cost of Waiting 12 Months

- Home Price (after 3% appreciation): +\$12,000
- Additional Down Payment (10% of increase): +\$1,200
- Rent Paid While Waiting (12 months): +\$30,000
- Total Missed Equity Growth: +\$12,000
- Total Estimated Cost of Waiting: \$55,200

Even modest appreciation adds up quickly. Waiting one year can mean paying tens of thousands more for the same home.

Step 3: How to Calculate Yours

- Multiply your target home price by expected appreciation rate.
- Add one year of rent payments.

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- Add your increased down payment (same % of higher price).
- Add 3-5% of home appreciation as potential lost equity.
- The total = your true 'cost of waiting' for one year.

Example: If your \$400,000 home appreciates by 3%, you'll pay \$12,000 more next year, plus \$30,000 in rent - that's \$42,000 you don't get back.

Step 4: Turn Waiting into Progress

- Save toward a larger down payment or closing costs.
- Improve credit to qualify for a better rate.
- Track inventory and study sold prices weekly.
- Stay connected with your agent for early access opportunities.

You can refinance a rate - you can't recover lost time in the market.

Pro Tip: Waiting is fine - wasting time isn't. Preparation turns waiting into momentum.