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## Housing experts don't see real recovery until 2009

**By Dale Kasler - Bee Staff Writer**

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The housing market should start recovering in 2009. But if the economy falls into recession, housing won't start bouncing back until 2010 or later, forecasters told a Sacramento audience Wednesday.

Analysts from Sullivan Group Real Estate Advisors, addressing homebuilders and real estate executives, said the market is expected to start firming up next year, but genuine recovery won't begin until 2009.

Much depends on the overall economy. Most experts say a recession is now a distinct possibility.

"Will we head into a recession? Possibly," said Sullivan Group President Tim Sullivan.

He said in an interview that a recession "pushes everything back" in terms of a brighter housing market. Recovery would then not begin until 2010 or later, he said.

In the latest in a series of fall forecasts that dot the real estate calendar, Sacramentans were told to anticipate at least another year of hard times in the capital region and the Central Valley.

"We're in for another slow year in 2008," said Dean Wehrli, the Sullivan firm's vice president for the Sacramento area. "There's no way to make a case for price increases in 2008."

But he said 2008 will be the year when the dropoff in sales volume and prices begins stabilizing.

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