

Presentation by Phil Anderson

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Thank-you for your effort in attending today's presentation. And thanks to the ATAA for having me. If you are interested in further information, or to subscribe to my service, feel free to send an email or phone as per the above details.

Good books to follow up if you want to learn about cycles further, but even more important, understand why they must repeat:

Type Kondratieff into google and it will take you to a whole series of interesting sites. Best though to try and read his original work, *The Long Wave in Economic Life*.

Real estate cycles: any book by Fred Harrison, but especially *The Power in the Land* and / or *Boom / Bust*.

Stock market cycles: any book by W.D.Gann, but in particular *Truth of the Stock Tape*. If you have not read this book, you should not be in the market.

If you are interested to learn more about EIS indicators and cycles in general, (and of course how to apply them to make money), I do from time to time – but not often – run a class on the subject. Simply email me if you would like to hear more about this class.

Once again, thanks for your company and allowing me to present the material today.

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Past US Recessions:

2001/2 1991 1982 1974

1961 (1955) 1949 1937 1932

1921 (1913) 1907 1897 1893

1884 1873 1866 1857

1847 1836/7 1825 1819

10 years = 120 months

15 years = 180 months

20 years = 240 months

30 years = 360 months

1260 days = 180 weeks = 42 months

The US began selling off its real estate, officially and under a set legal structure, on May 10th, 1800. After that, here is what happened:

1818, a peak in land sales, followed by a downturn. 1836, a peak in land sales, followed by economic depression. 1854, a peak in land sales, followed by depression. 1869, a peak in land sales (Chicago peak, 1872), followed by depression. 1888, a peak in land sales (1890 was the count off 1800, if we were to mark each 18th year from 1800), followed by depression. 1908, a peak in land sales, the following downturn cut short by world war. 1926, a peak in real estate speculation, followed five years later by the world's worst ever depression. 1944, a peak in real estate construction (government financed mainly in this cycle), a probably downturn cut short, in fact eliminated, by rebuilding from war's destruction.

In other words, for the first 144 years of real estate enclosure in the US, land sales and / or real estate construction peaked almost consistently, every 18 years.

Since the Second World War and once the US economy finally shrugged off the distorting affects of all the dislocation wrought by the war, the rough 18-year cycle reasserted itself with some vigour. The end years of this first decade of the 21st century will mark the passing of another 18 years since the trough of the previous 18-year cycle in 1991 through 1994. So far, there is little evidence that much has changed to stop the repeat of yet another land price induced downturn...

