

1975 vs. 2025

THE HOUSING AFFORDABILITY DEBATE BY THE NUMBERS

Boomers vs Millennials: Who Really Had It Easier to Buy a House?

MEASURE	1975	2025
Median single-family home cost	\$39,300 ≈ \$236,500 in 2025 dollars	\$416,000 10.58× nominal; 1.76× inflation-adjusted
Median home size	1,550 sq. ft.	2,300 sq. ft. 48% larger
Mortgage rate	9.0%	6.8% 2.2 percentage points lower
Median annual income	\$11,800 ≈ \$71,000 in 2025 dollars	\$83,700 7× nominal; 18% above inflation-adjusted 1975
Average monthly college debt	\$0	\$400/month

BEYOND THE PURCHASE PRICE

1975: Simpler approval environment Quicker permit processes and fewer overall regulations.	2025: More development requirements Longer permit processes, environmental regulations and impact fees.
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Homes cost more relative to 1975, but they are also larger with more amenities. Mortgage rates are lower, while education debt and development costs add new pressures. Which generation really had it easier?

ABOUT THE BOOK

J. W. Lamprey examines 50 years of housing affordability through home prices, incomes, interest rates, home size, education costs and regulatory differences. This Book challenges assumptions on both sides of the generational debate.

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