

What effect would a change in currency rates have on a foreign buyer's property purchase in December 2016 vs December 2007?

EWM
ECONOMIC
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MANAGEMENT

ARGENTINA			
	December 2007	December 2016	%
1 USD = ARS	3.18699	16.0422	Change
US \$	\$ 1,000,000	\$ 1,000,000	
Argentinian Peso	3,186,990	16,042,200	403.4%
More Expensive by: 403.4%			

CANADA			
	December 2007	December 2016	%
1 USD = CAD	0.98203	1.34465	Change
US \$	\$ 1,000,000	\$ 1,000,000	
Canadian \$	982,030	1,344,650	36.9%
More Expensive by: 36.9%			

COLOMBIA			
	December 2007	December 2016	%
1 USD = COP	2036.1	3045.0	Change
US \$	\$ 1,000,000	\$ 1,000,000	
Colombian Peso	2,036,100,000	3,045,020,000	49.6%
More Expensive by: 49.6%			

EUROPEAN UNION			
	December 2007	December 2016	%
1 USD = EUR	0.6803	0.95098	Change
US \$	\$ 1,000,000	\$ 1,000,000	
Euro	680,300	950,980	39.8%
More Expensive by: 39.8%			

MEXICO			
	December 2007	December 2016	%
1 USD = MXN	10.9211	20.7468	Change
US \$	\$ 1,000,000	\$ 1,000,000	
Mexican Peso	10,921,100	20,746,800	90.0%
More Expensive by: 90.0%			

PERU			
	December 2007	December 2016	%
1 USD = PEN	3.02498	3.4459	Change
US \$	\$ 1,000,000	\$ 1,000,000	
Peruvian Nuevo Sol	3,024,980	3,445,900	13.9%
More Expensive by: 13.9%			

BRAZIL			
	December 2007	December 2016	%
1 USD = BRL	1.815	3.2586	Change
US \$	\$ 1,000,000	\$ 1,000,000	
Real	1,815,000	3,258,600	79.5%
More Expensive by: 79.5%			

CHINA			
	December 2007	December 2016	%
1 USD = CNY	7.3141	6.94585	Change
US \$	\$ 1,000,000	\$ 1,000,000	
Chinese Yuan	7,314,100	6,945,850	-5.0%
Less Expensive by: 5.0%			

GREAT BRITAIN			
	December 2007	December 2016	%
1 USD = GBP	0.50075	0.81062	Change
US \$	\$ 1,000,000	\$ 1,000,000	
British Pound	500,750	810,620	61.9%
More Expensive by: 61.9%			

JAPAN			
	December 2007	December 2016	%
1 USD = YPY	112.05	117.06	Change
US \$	\$ 1,000,000	\$ 1,000,000	
Yen	112,050,000	117,060,000	4.5%
More Expensive by: 4.5%			

RUSSIA			
	December 2007	December 2016	%
1 USD = RUB	24.5653	61.3013	Change
US \$	\$ 1,000,000	\$ 1,000,000	
Rouble	24,565,300	61,301,300	149.5%
More Expensive by: 149.5%			

VENEZUELA			
	December 2007	December 2016	%
1 USD = VEF	2.1488	10.000	Change
US \$	\$ 1,000,000	\$ 1,000,000	
Bolivar Fuerte	2,148,800	10,000,000	365.4%
More Expensive by: 365.4%			

Assume that a Florida home worth \$1,000,000 in 2007 is worth \$900,000 in 2016. What would a foreign buyer's cost be in December 2016 vs. December 2007, after factoring in a decrease in the home's value and a change in the foreign currency rate against the US\$?

	Sample of Home Value in 2007	Sample of Home Value in 2016 (10% less than 2007)	Exchange Rate in December 2007 \$1 USD =	Exchange Rate in December 2016 \$1 USD =	Dec 2007 - Dec 2016 Exchange Rate Change	Actual Cost After Currency Rate & Home Value Changes	% More Expensive or Less vs 2007
ARGENTINA	\$ 1,000,000	\$ 900,000	3.1870	16.0422	403.4%	\$ 4,530,287	353.0%
BRAZIL	\$ 1,000,000	\$ 900,000	1.8150	3.2586	79.5%	\$ 1,615,835	61.6%
CANADA	\$ 1,000,000	\$ 900,000	0.9820	1.3447	36.9%	\$ 1,232,330	23.2%
CHINA	\$ 1,000,000	\$ 900,000	7.3141	6.9459	-5.0%	\$ 854,687	-14.5%
COLOMBIA	\$ 1,000,000	\$ 900,000	2,036.1000	3,045.0200	49.6%	\$ 1,345,964	34.6%
GREAT BRITAIN	\$ 1,000,000	\$ 900,000	0.5008	0.8106	61.9%	\$ 1,456,931	45.7%
EUROPEAN UNION	\$ 1,000,000	\$ 900,000	0.6803	0.9510	39.8%	\$ 1,258,095	25.8%
JAPAN	\$ 1,000,000	\$ 900,000	112.0500	117.0600	4.5%	\$ 940,241	-6.0%
MEXICO	\$ 1,000,000	\$ 900,000	10.9211	20.7468	90.0%	\$ 1,709,729	71.0%
RUSSIA	\$ 1,000,000	\$ 900,000	24.5653	61.3013	149.5%	\$ 2,245,898	124.6%
PERU	\$ 1,000,000	\$ 900,000	3.0250	3.4459	13.9%	\$ 1,025,233	2.5%
VENEZUELA	\$ 1,000,000	\$ 900,000	2.1488	10.0000	365.4%	\$ 4,188,384	318.8%

What effect would a change in currency rates have on a foreign buyer's property purchase in December 2016 vs December 2015?



ARGENTINA			
	December 2015	December 2016	%
1 USD = ARS	12.9484	16.0422	Change
US \$	\$ 1,000,000	\$ 1,000,000	
Argentinian Peso	12,948,400	16,042,200	23.9%
More expensive by: 23.9%			

BRAZIL			
	December 2015	December 2016	%
1 USD = BRL	3.96401	3.2586	Change
US \$	\$ 1,000,000	\$ 1,000,000	
Real	3,964,010	3,258,600	-17.8%
Less expensive by: 17.8%			

CANADA			
	December 2015	December 2016	%
1 USD = CAD	1.38717	1.34465	Change
US \$	\$ 1,000,000	\$ 1,000,000	
Canadian \$	1,387,170	1,344,650	-3.1%
Less expensive by: 3.1%			

CHINA			
	December 2015	December 2016	%
1 USD = CNY	6.4927	6.94585	Change
US \$	\$ 1,000,000	\$ 1,000,000	
Chinese Yuan	6,492,700	6,945,850	7.0%
More expensive by: 7.0%			

COLOMBIA			
	December 2015	December 2016	%
1 USD = COP	3199.4	3045.0	Change
US \$	\$ 1,000,000	\$ 1,000,000	
Colombian Peso	3,199,360,000	3,045,020,000	-4.8%
Less expensive by: 4.8%			

GREAT BRITAIN			
	December 2015	December 2016	%
1 USD = GBP	0.67558	0.81062	Change
US \$	\$ 1,000,000	\$ 1,000,000	
British Pound	675,580	810,620	20.0%
More expensive by: 20.0%			

EUROPEAN UNION			
	December 2015	December 2016	%
1 USD = EUR	0.91692	0.95098	Change
US \$	\$ 1,000,000	\$ 1,000,000	
Euro	916,920	950,980	3.7%
More expensive by: 3.7%			

JAPAN			
	December 2015	December 2016	%
1 USD = YPY	120.38	117.06	Change
US \$	\$ 1,000,000	\$ 1,000,000	
Yen	120,380,000	117,060,000	-2.8%
Less expensive by: 2.8%			

MEXICO			
	December 2015	December 2016	%
1 USD = MXN	17.3492	20.7468	Change
US \$	\$ 1,000,000	\$ 1,000,000	
Mexican Peso	17,349,200	20,746,800	19.6%
More expensive by: 19.6%			

RUSSIA			
	December 2015	December 2016	%
1 USD = RUB	73.3027	61.3013	Change
US \$	\$ 1,000,000	\$ 1,000,000	
Rouble	73,302,700	61,301,300	-16.4%
Less expensive by: 16.4%			

PERU			
	December 2015	December 2016	%
1 USD = PEN	3.45647	3.4459	Change
US \$	\$ 1,000,000	\$ 1,000,000	
Peruvian Nuevo Sol	3,456,470	3,445,900	-0.3%
Less expensive by: 0.3%			

VENEZUELA			
	December 2015	December 2016	%
1 USD = VEF	6.325	10.000	Change
US \$	\$ 1,000,000	\$ 1,000,000	
Bolivar Fuerte	6,325,230	10,000,000	58.1%
More expensive by: 58.1%			

Assume that a Florida home worth \$1,000,000 in 2015 is worth \$1,100,000 in 2016. What would a foreign buyer's cost be in December 2016 vs. December 2015, after factoring in an increase in the home's value and a change in the foreign currency rate against the US\$?

	Sample of Home Value in 2015	Sample of Home Value in 2016 (10% more than 2015)	Exchange Rate in December 2015 \$1 USD =	Exchange Rate in December 2016 \$1 USD =	Dec 2015 - Dec 2016 Exchange Rate Change	Actual Cost After Currency Rate & Home Value Changes	% More Expensive or Less Expensive 2016 vs 2015
ARGENTINA	\$ 1,000,000	\$ 1,100,000	12.9484	16.0422	23.9%	\$ 1,362,826	36.3%
BRAZIL	\$ 1,000,000	\$ 1,100,000	3.9640	3.2586	-17.8%	\$ 904,251	-9.6%
CANADA	\$ 1,000,000	\$ 1,100,000	1.3872	1.3447	-3.1%	\$ 1,066,282	6.6%
CHINA	\$ 1,000,000	\$ 1,100,000	6.4927	6.9459	7.0%	\$ 1,176,773	17.7%
COLOMBIA	\$ 1,000,000	\$ 1,100,000	3,199.36	3,045.02	-4.8%	\$ 1,046,935	4.7%
GREAT BRITAIN	\$ 1,000,000	\$ 1,100,000	0.6756	0.8106	20.0%	\$ 1,319,876	32.0%
EUROPEAN UNION	\$ 1,000,000	\$ 1,100,000	0.9169	0.9510	3.7%	\$ 1,140,861	14.1%
JAPAN	\$ 1,000,000	\$ 1,100,000	120.3800	117.0600	-2.8%	\$ 1,069,663	7.0%
MEXICO	\$ 1,000,000	\$ 1,100,000	17.3492	20.7468	19.6%	\$ 1,315,420	31.5%
RUSSIA	\$ 1,000,000	\$ 1,100,000	73.3027	61.3013	-16.4%	\$ 919,904	-8.0%
PERU	\$ 1,000,000	\$ 1,100,000	3.4565	3.4459	-0.3%	\$ 1,096,636	9.7%
VENEZUELA	\$ 1,000,000	\$ 1,100,000	6.3252	10.0000	58.1%	\$ 1,739,067	73.9%