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## ABSTRACT

*Single family homes in most Riyadh communities deprecate right after their occupation by the first owner. This phenomena can be witnessed in most residential communities in the city of Riyadh, Saudi Arabia. The highest value of a home is that which occur right after its development and prior to its use or in other word when the home is brand new. Once used, the home value depreciate very quickly. This paper aims to uncover the underlying causes of this phenomena and tries to propose appropriate remedies.*

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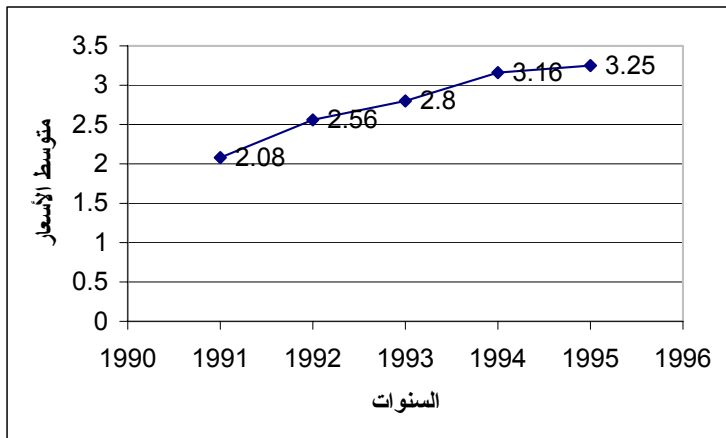
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( Case & Shiller, 1987)

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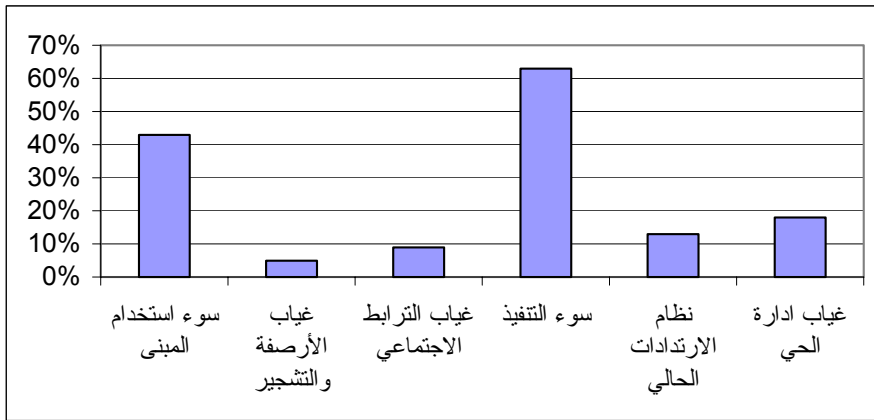
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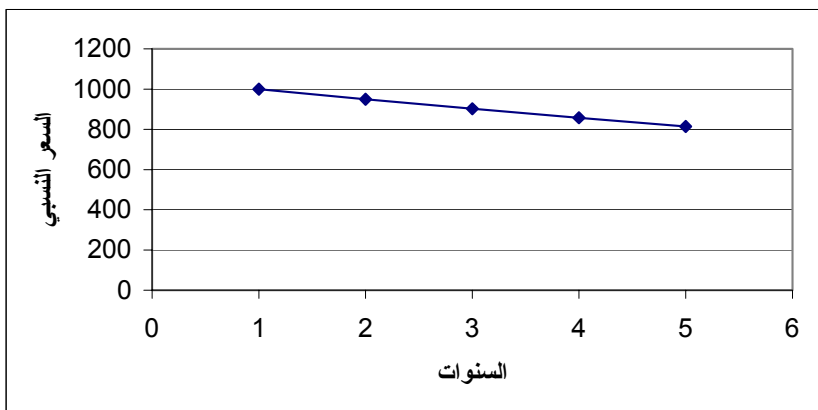
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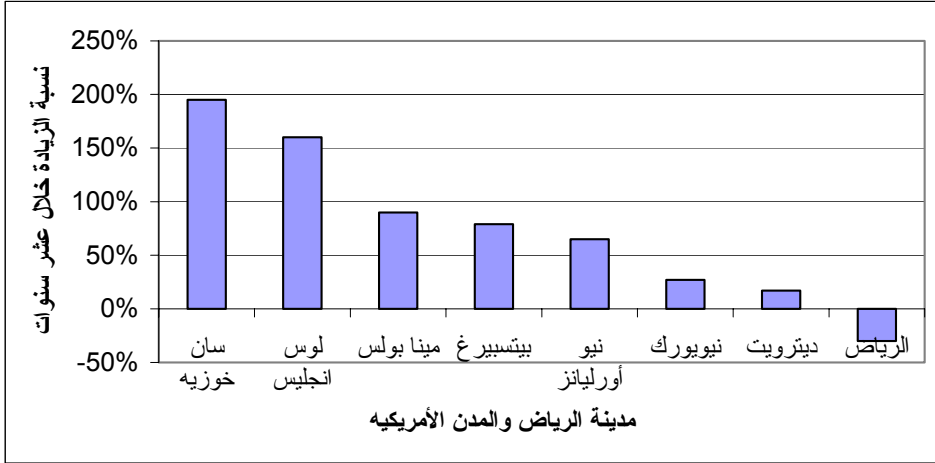
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