

housing prices are high...

could it be something else?

there must be a shortage...

will it reverse?
do we want it to?

more houses will decrease prices...

housing prices are high...

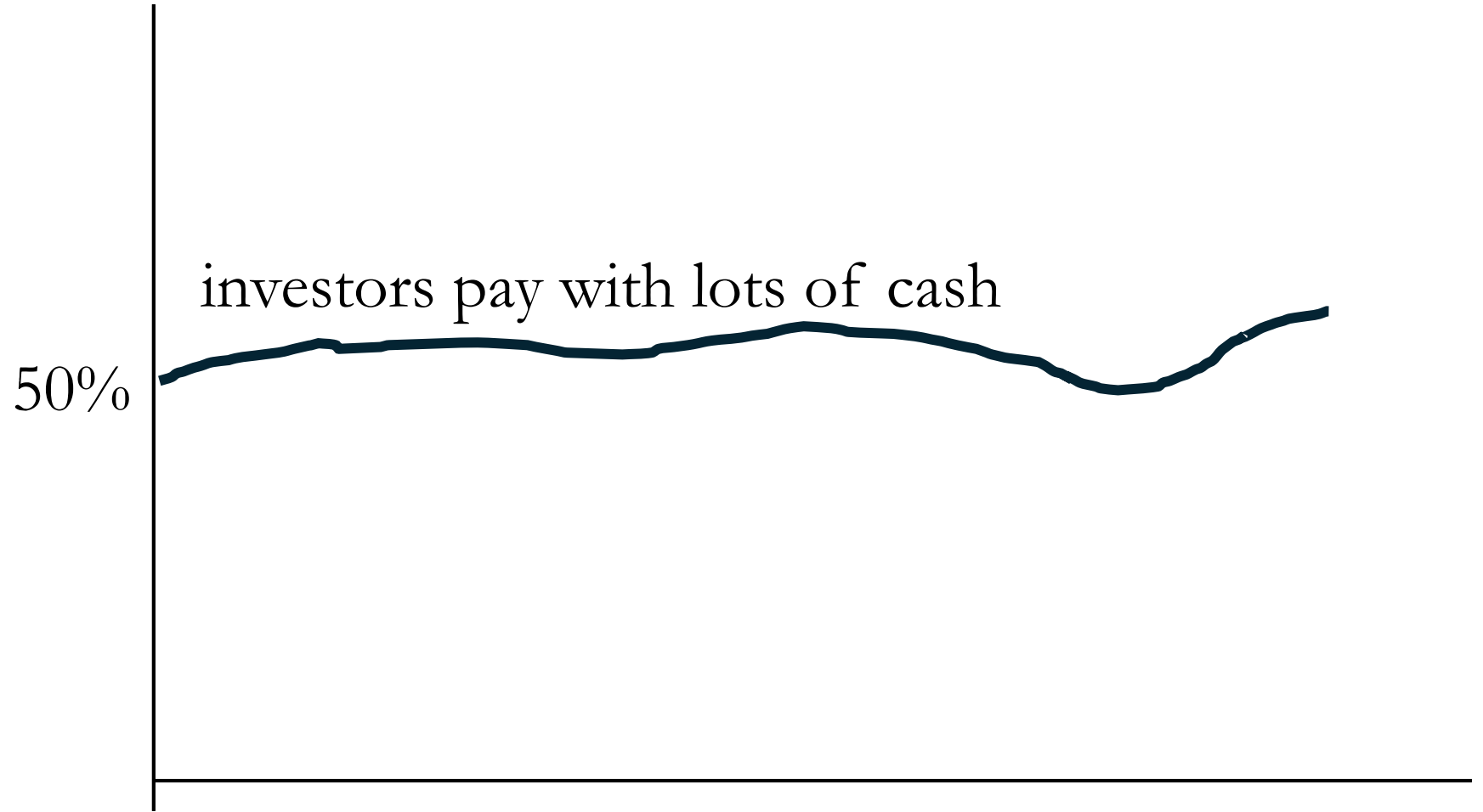
two problems...
are they related?

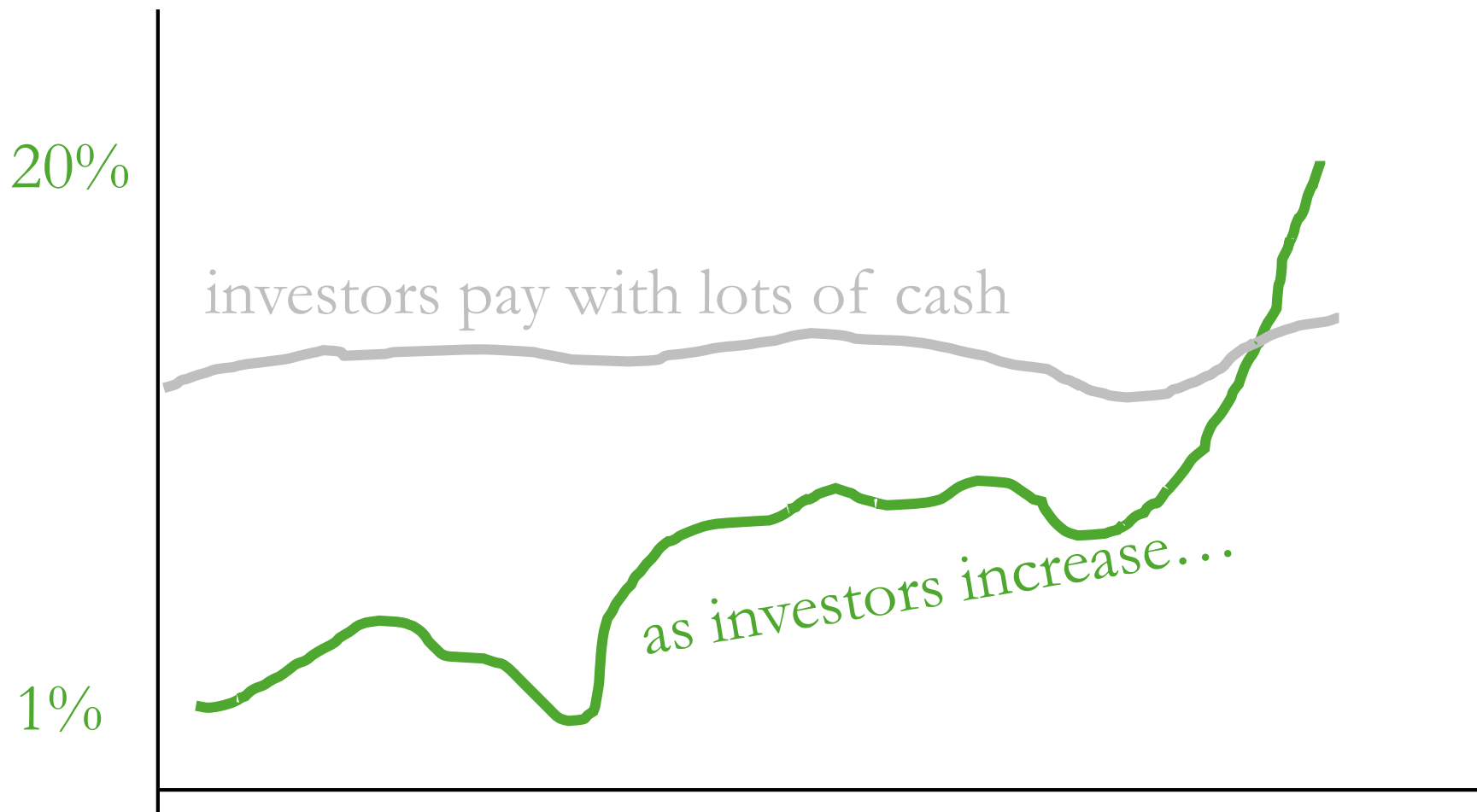
we need housing...

is this even true?

we could build to address shortage without addressing
price...

why do we think we have a shortage? because prices are
rising?



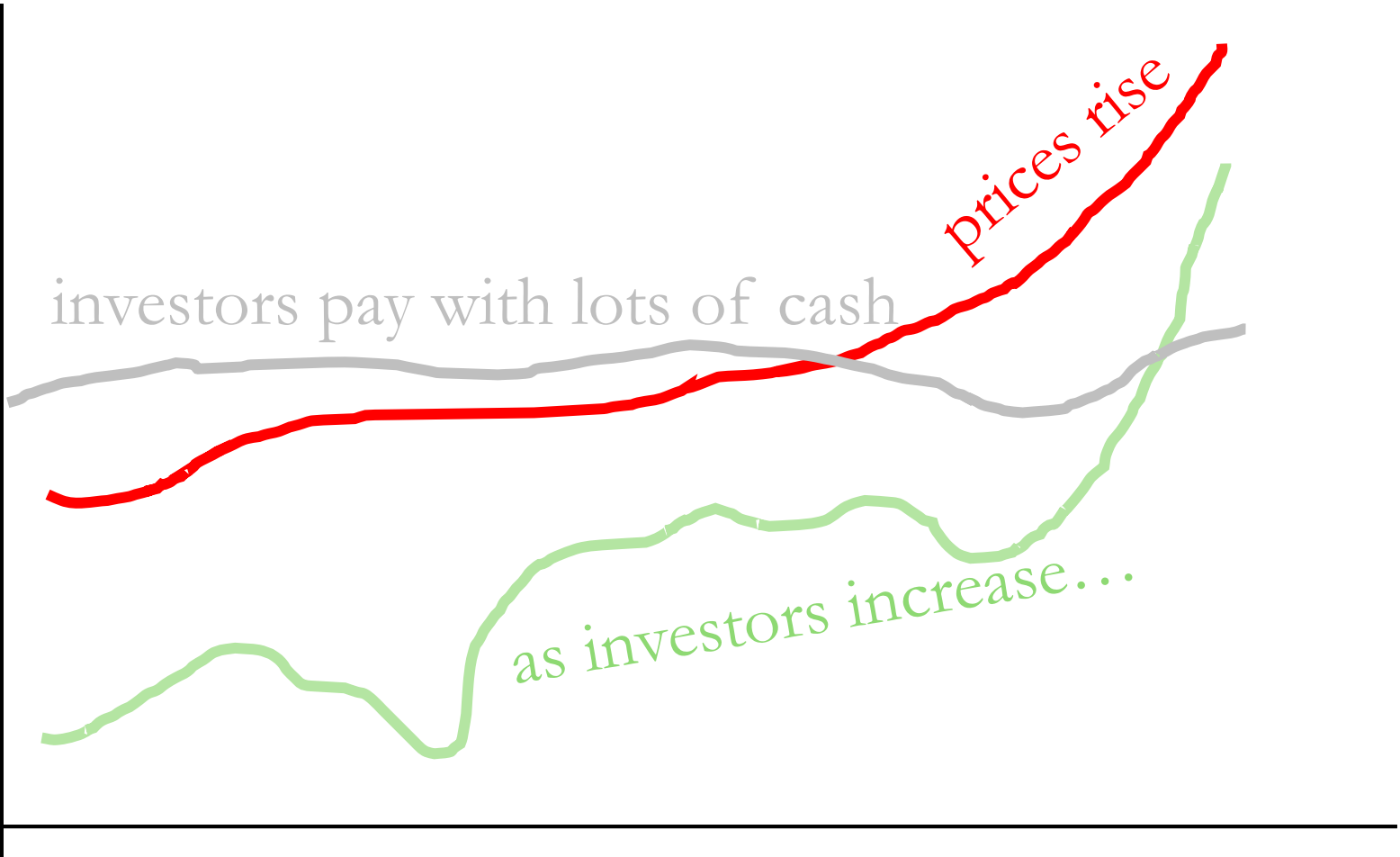


investors pay with lots of cash

as investors increase...

500,000

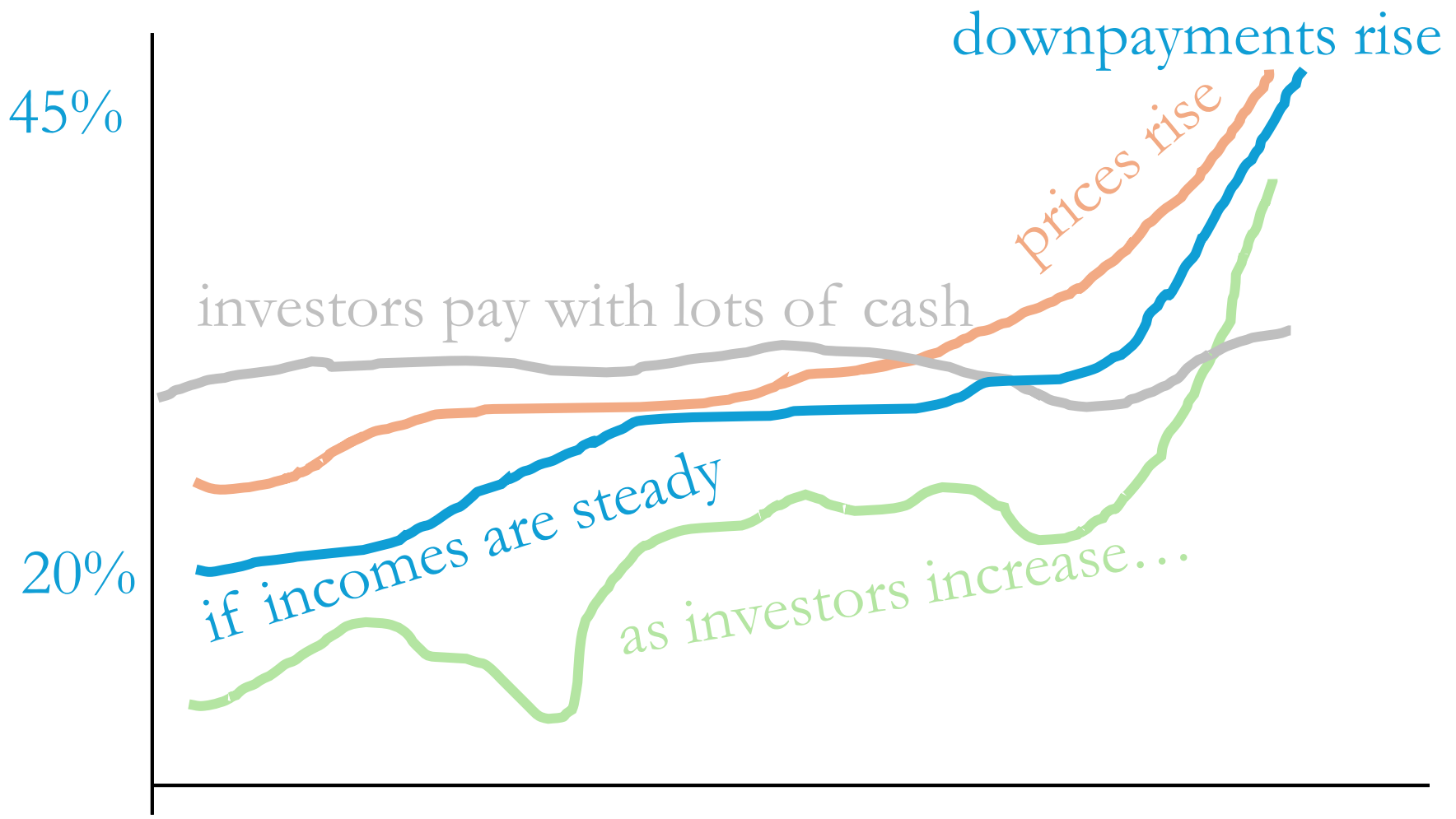
250,000



investors pay with lots of cash

prices rise

as investors increase...



downpayments rise

45%

investors pay with lots of cash

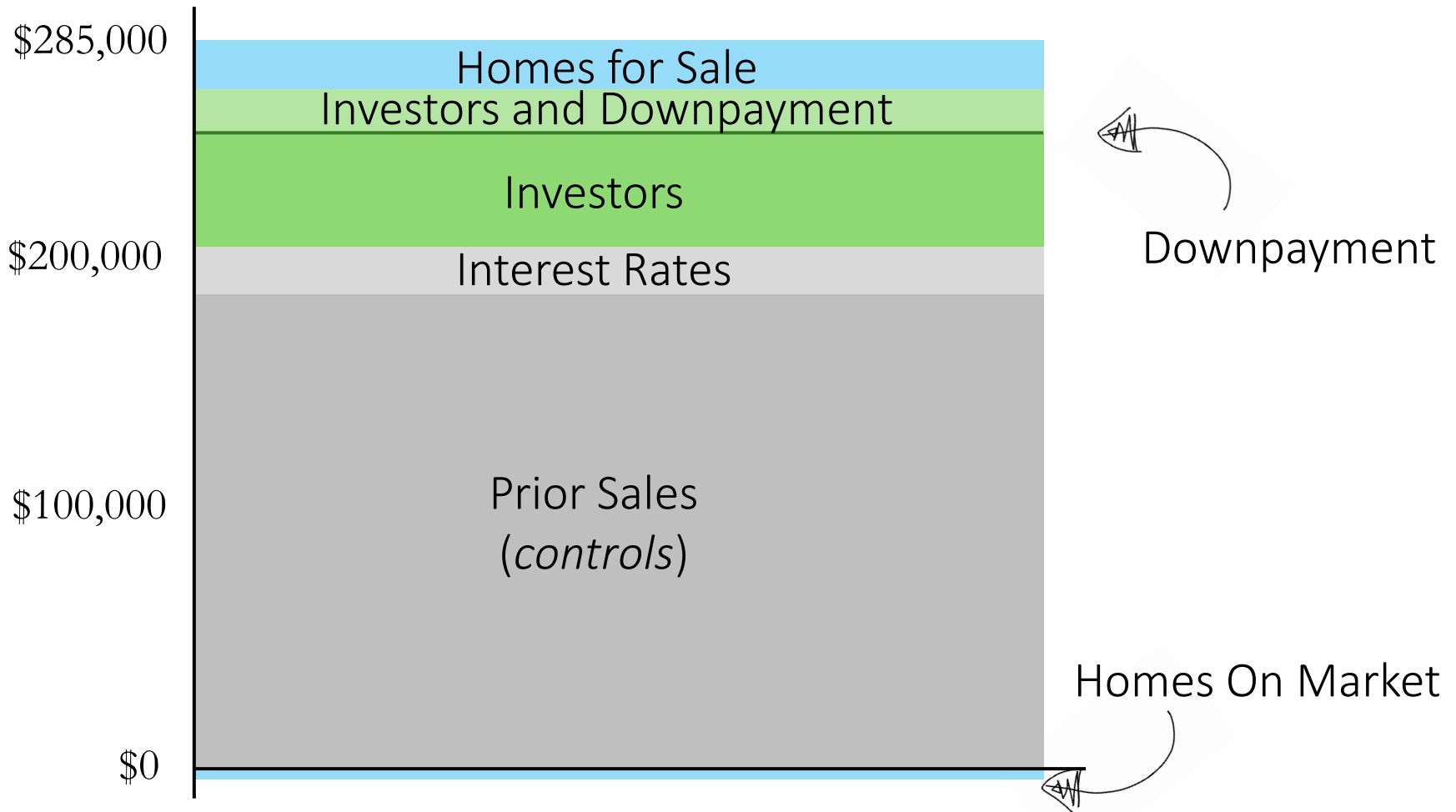
prices rise

20%

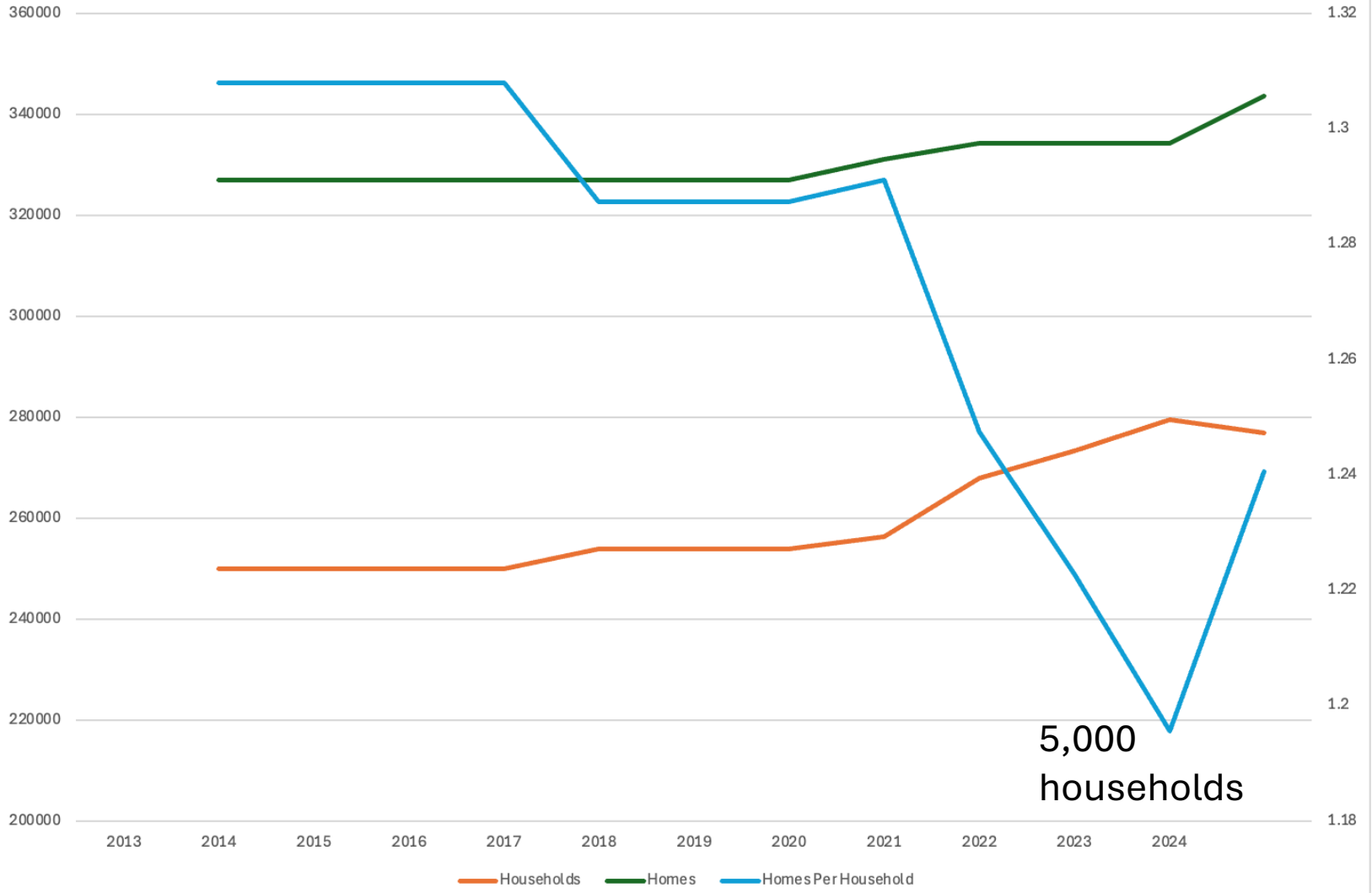
if incomes are steady

as investors increase...

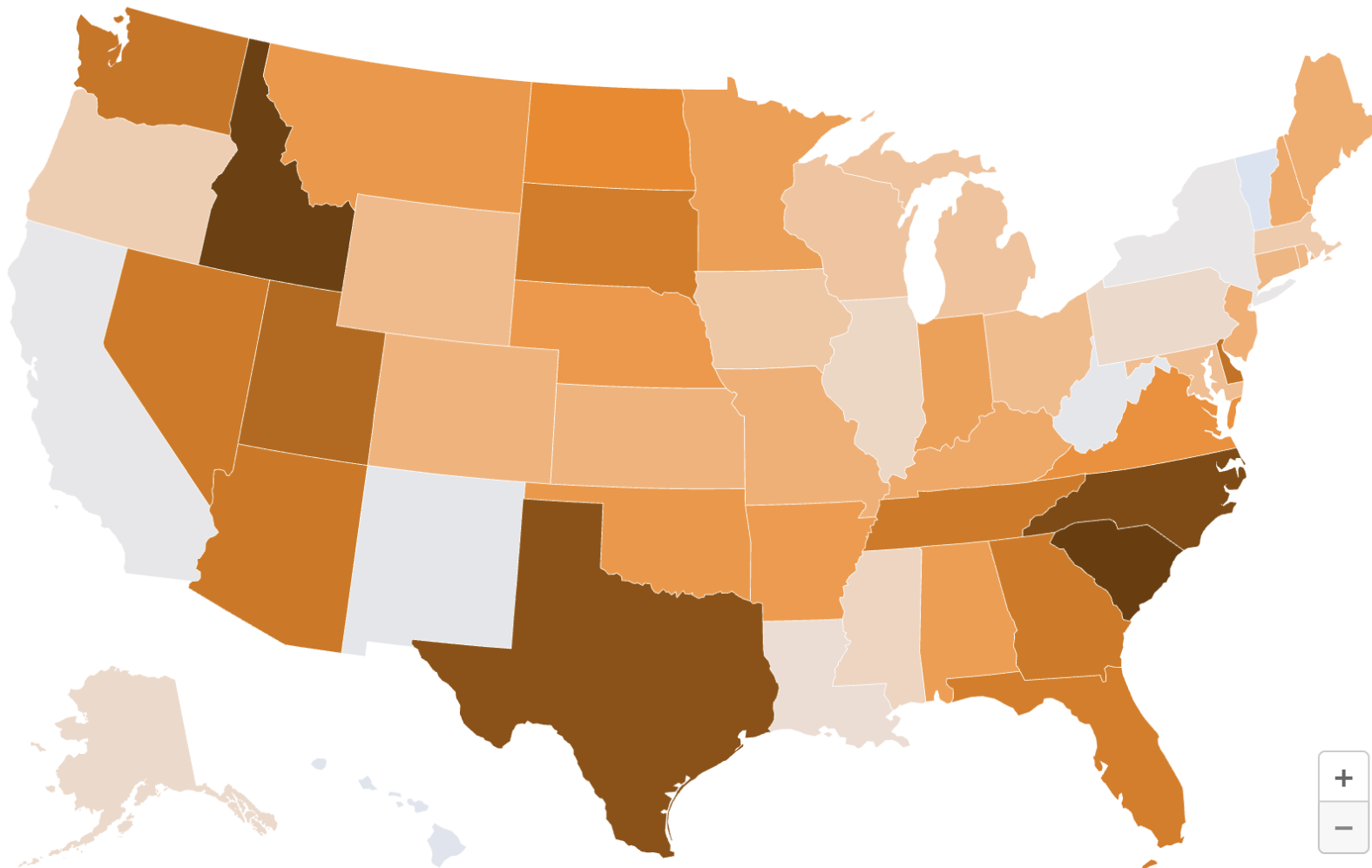
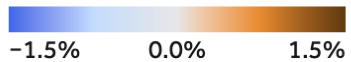
we modelled the interaction between
investors
and
downpayments



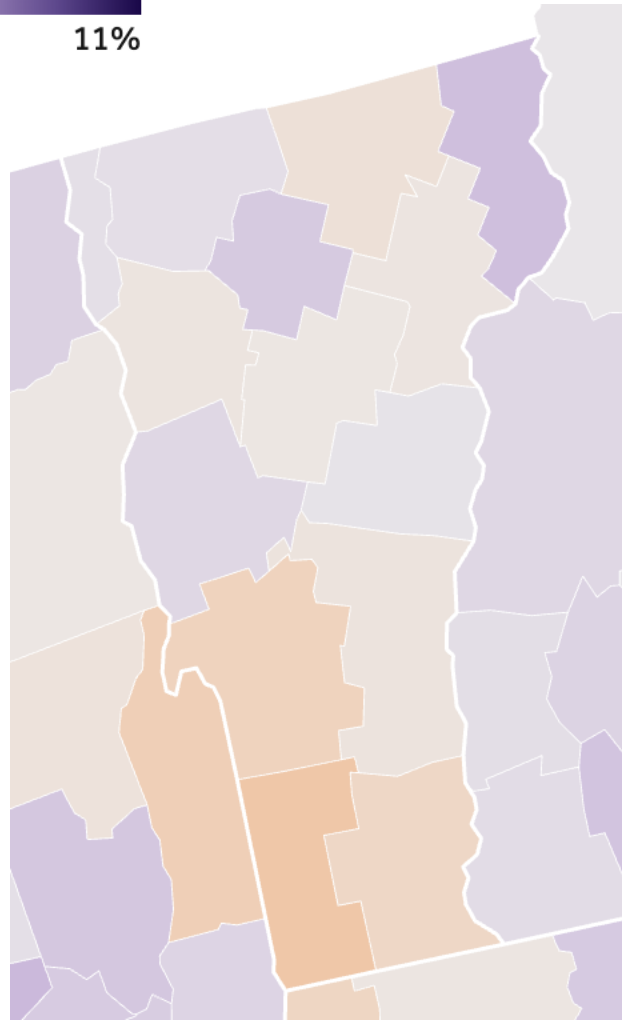
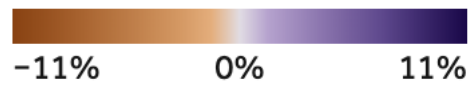
Housing Units

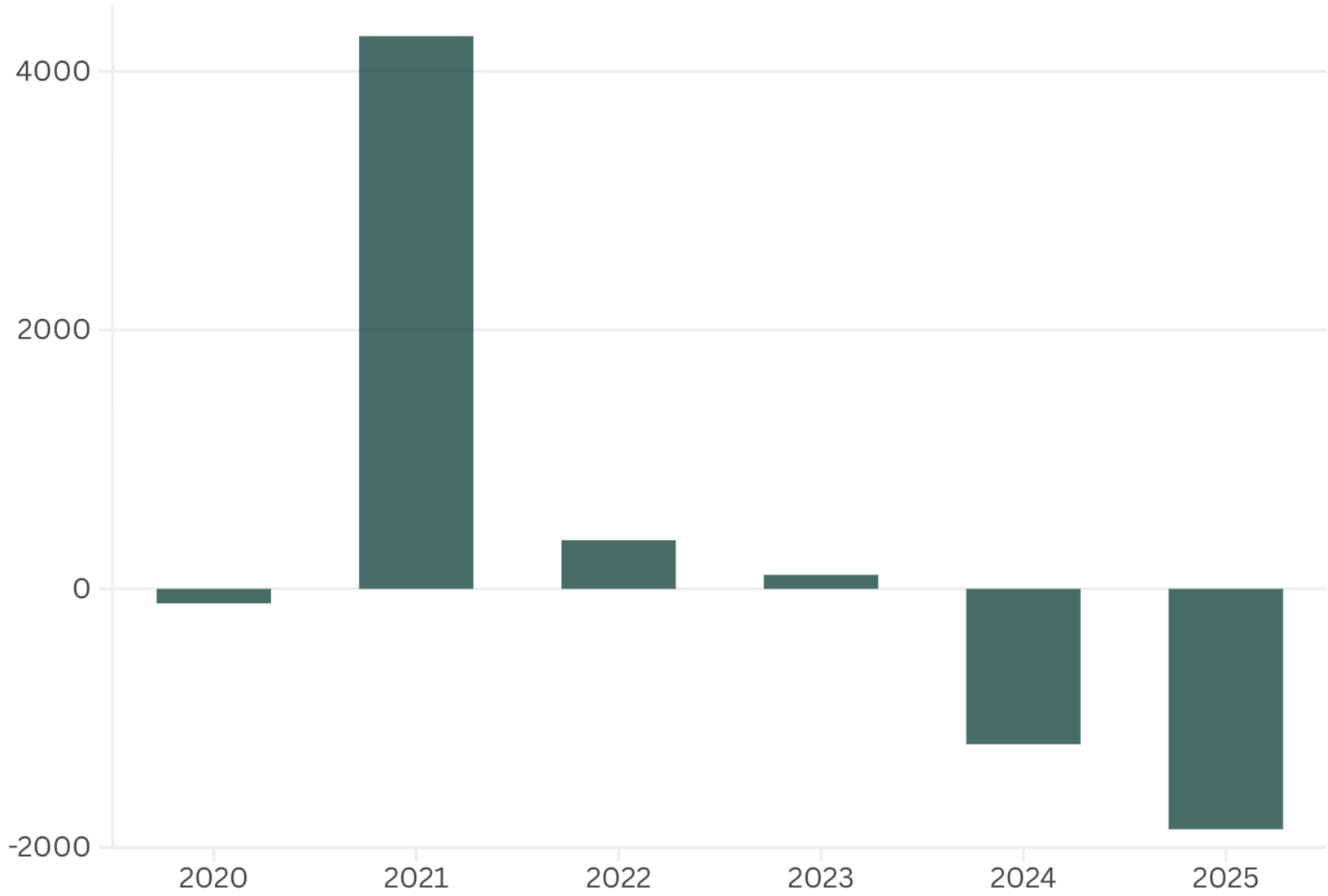


Population percent change

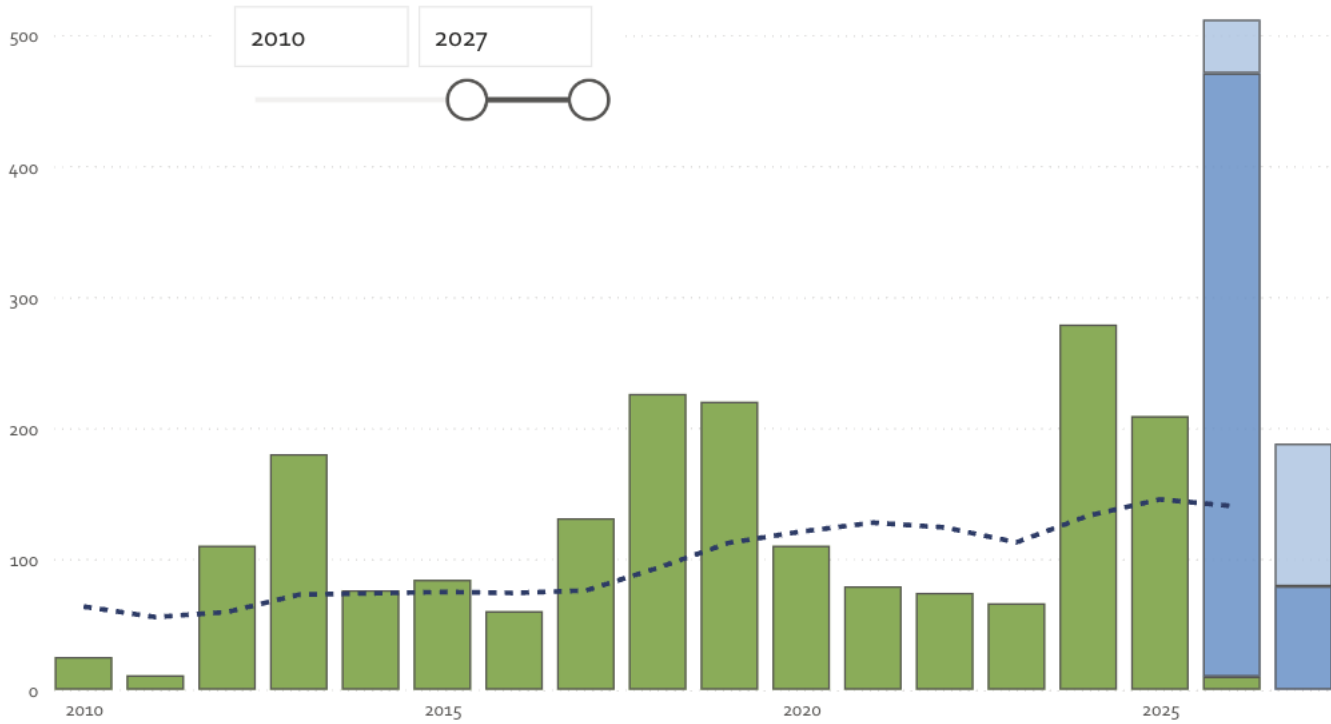


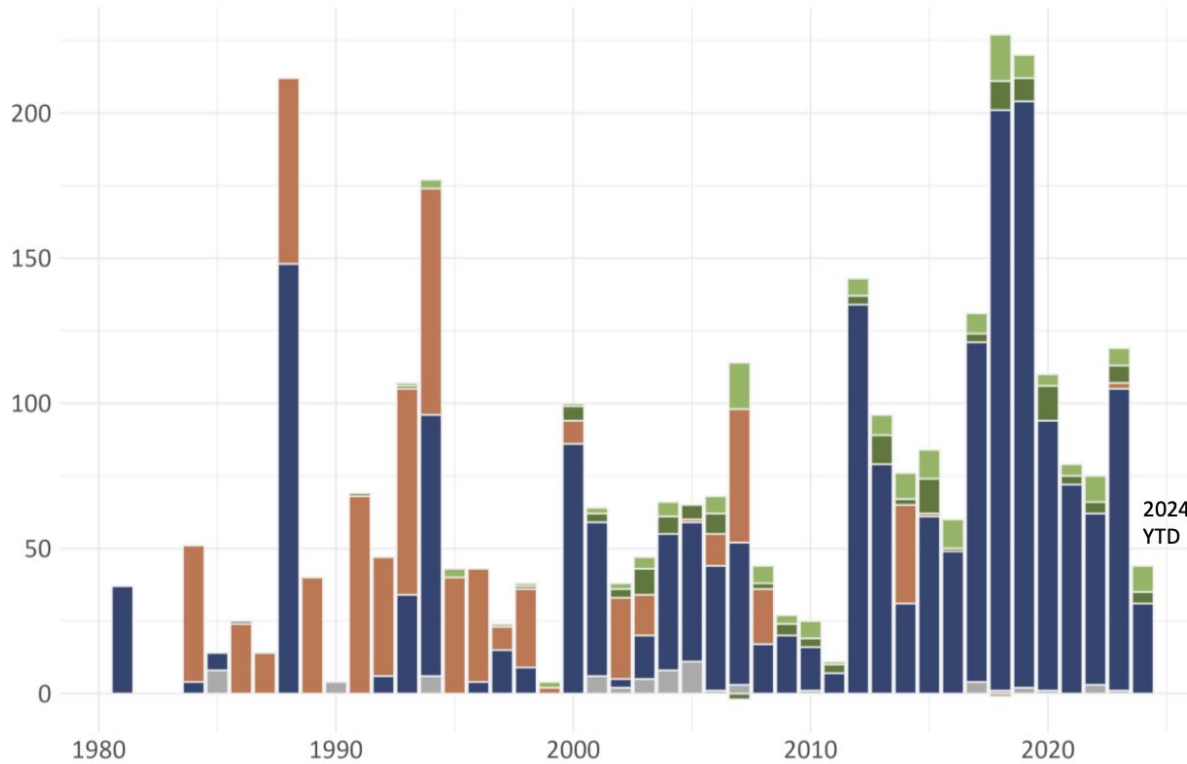
Map: Damali Ramirez/Get the Facts Data Team • Source: [U.S. Census Bureau](#)





● Built ● Current Construction ● Permitted ● 10 Yr Avg. of Built Units





Condos as a percent of new units:

- Pre 2000: **54%**
- 2001-2010: **21%**
- 2011-2024: **2.5%**



Year	2 Family	Apartments	Com/Resident	Res Condo	Single Fam
2010					1,160,689
2011		21,474,900			937,900
2012	669,800	1,905,300	17,449,920		620,525
2013	546,283	5,679,665			1,450,000
2014		2,309,547	583,880	305,671	537,267
2015		3,877,750		492,500	596,630
2016	608,900	4,038,700	800,442		593,650
2017	781,550				921,067
2018		12,677,593	Bayberry	277,475	1,059,240
2019		7,170,950		363,625	603,950
2020		6,327,213	Cambrian		1,316,163
2021					1,279,500
2022		11,683,200	Nest	242,600	441,760
2023		8,002,100		632,550	980,788
2024	493,900	1,204,700	47,102,980	CityPlace	447,100
2025					978,633

