

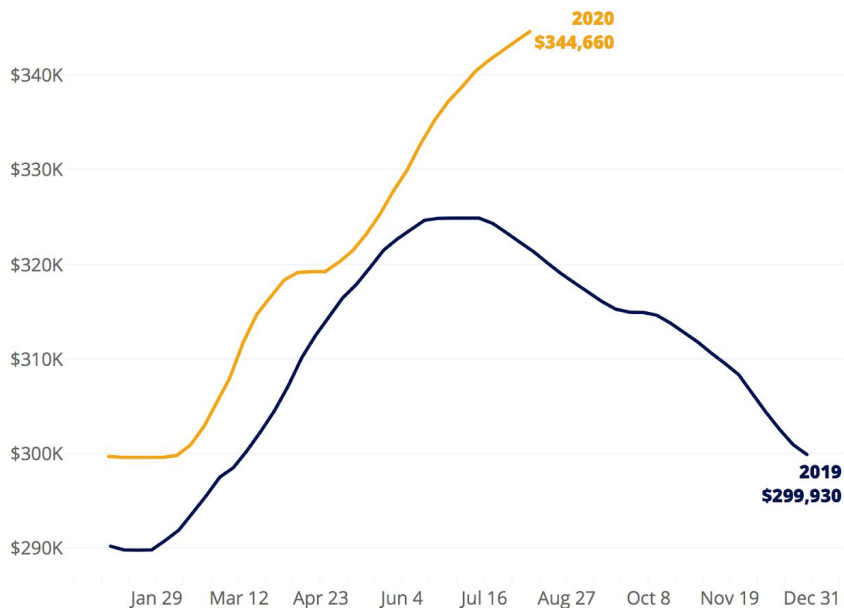
Bay Area Impact Webinar: COVID-19 & Residential Real Estate

Bay Area Council, August 19, 2020
Cheryl Young, Zillow Senior Economist

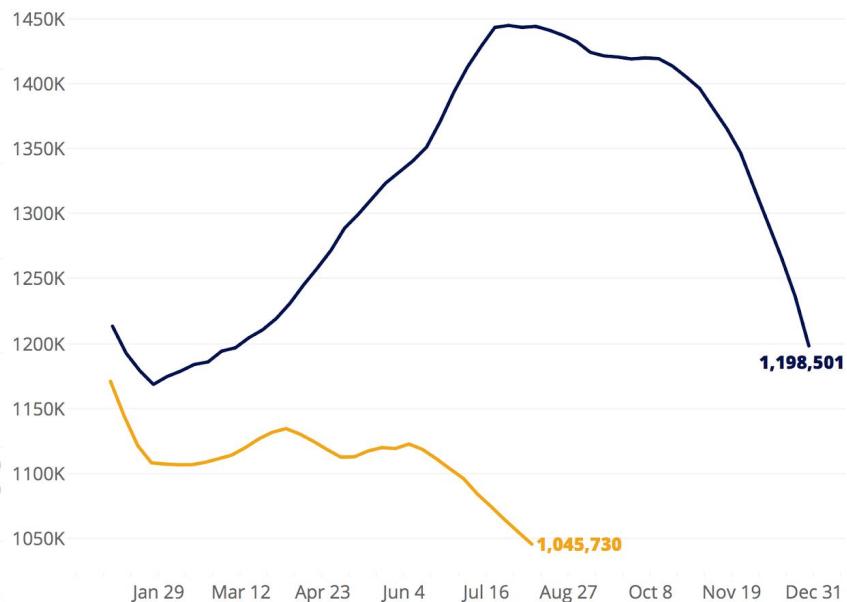


Nationally Buyers are Back, but Sellers Aren't

Median List Price

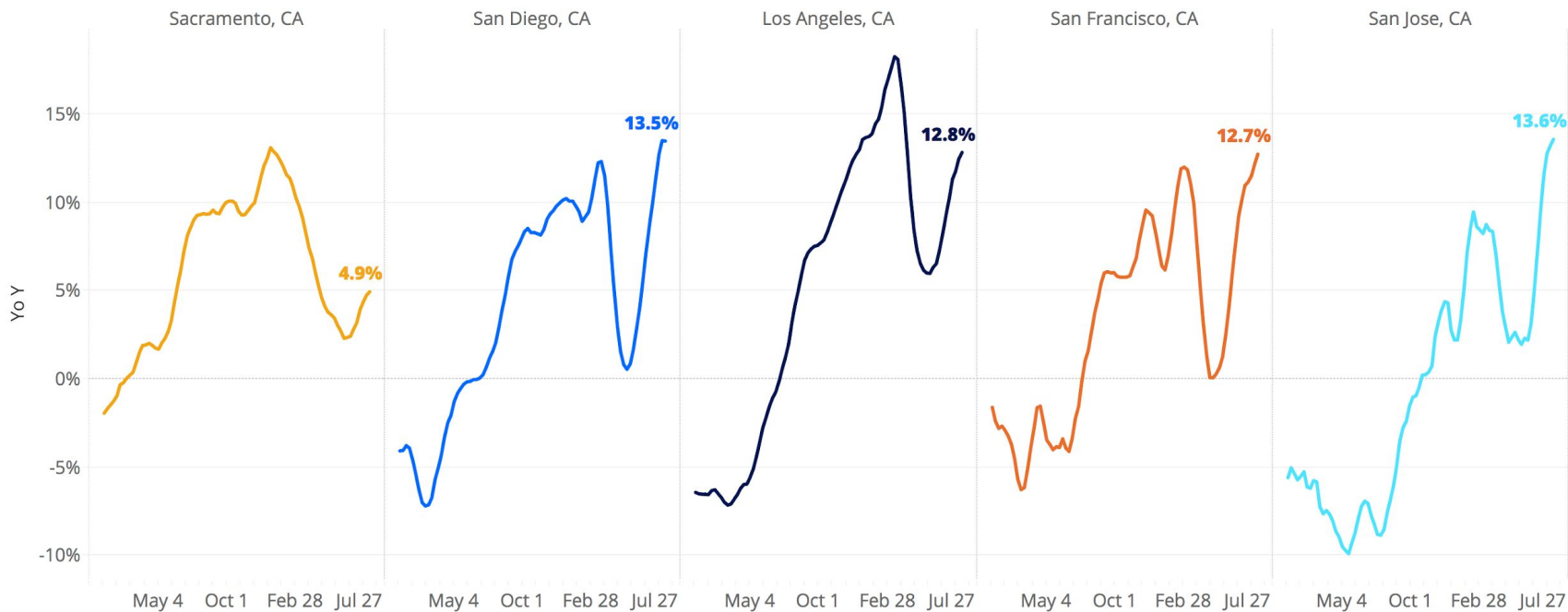


For-Sale Inventory



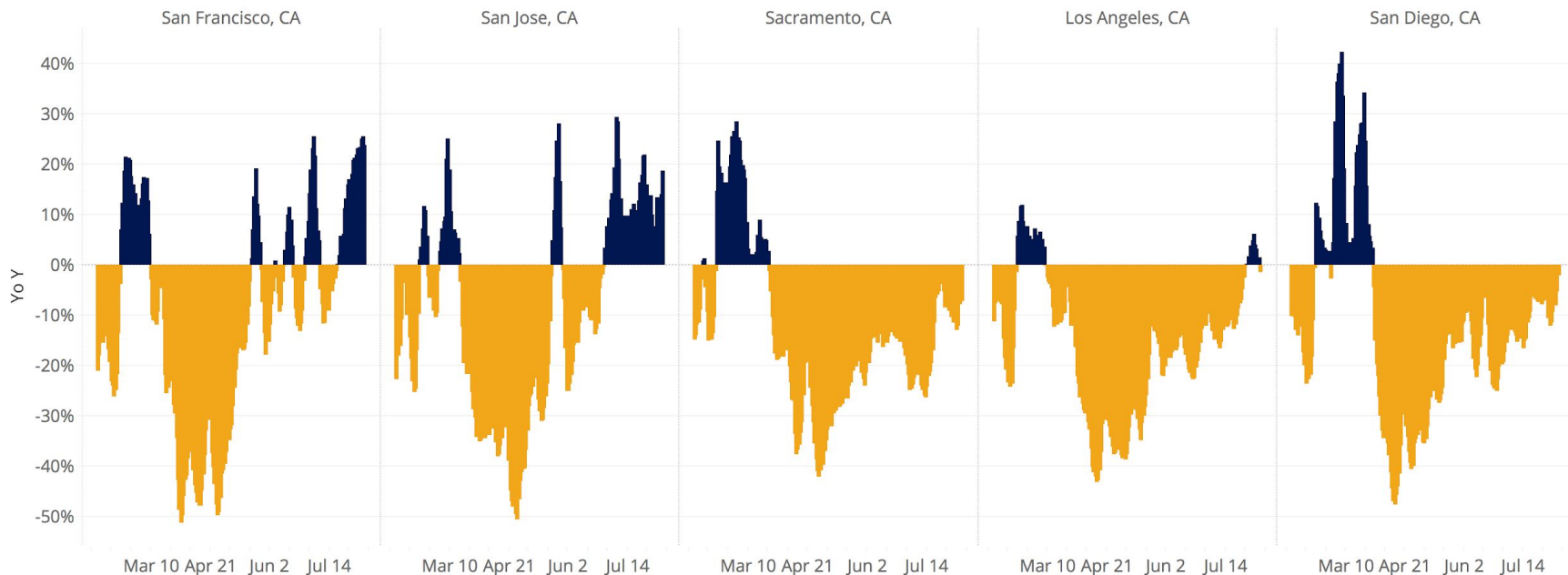
For-Sale Market: Home Prices Still on the Rise

Median List Price



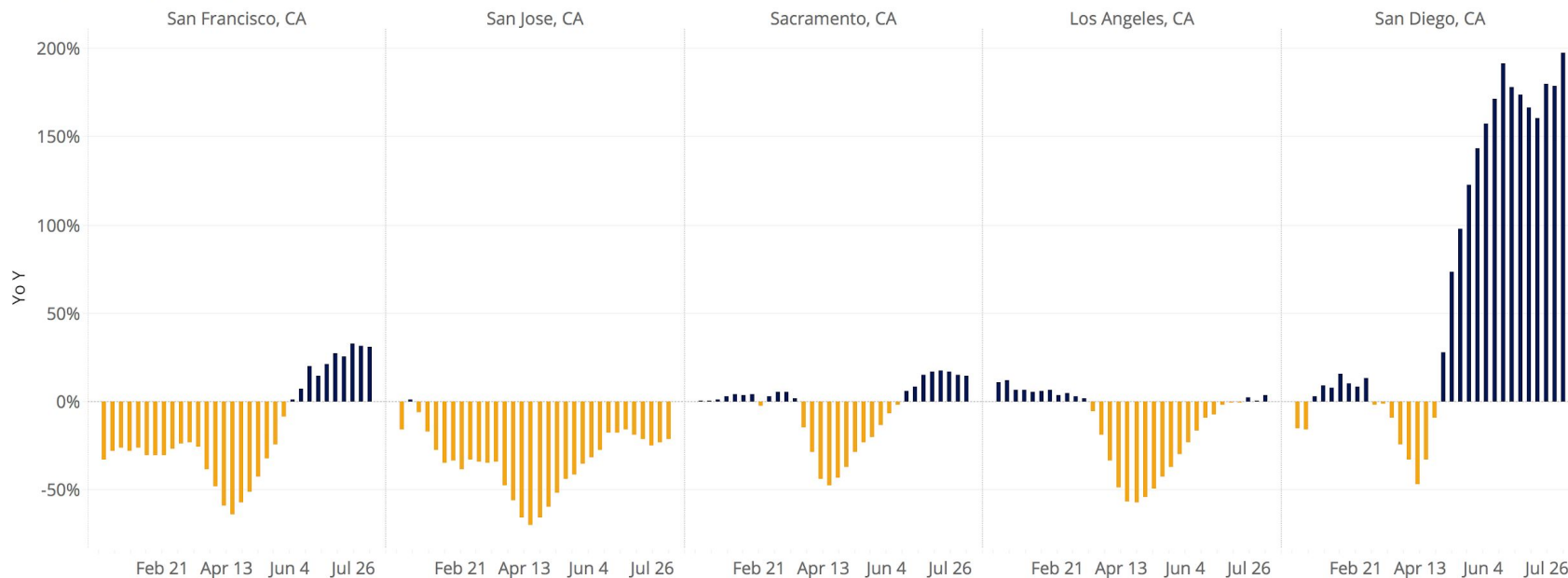
For-Sale Market: The Bay Area Bucks Inventory Trend

New For-Sale Inventory



For-Sale Market: Homes are Moving Off the Market Again

Newly Pending Listings



Rental Market: Rents Cooling in the Bay Area

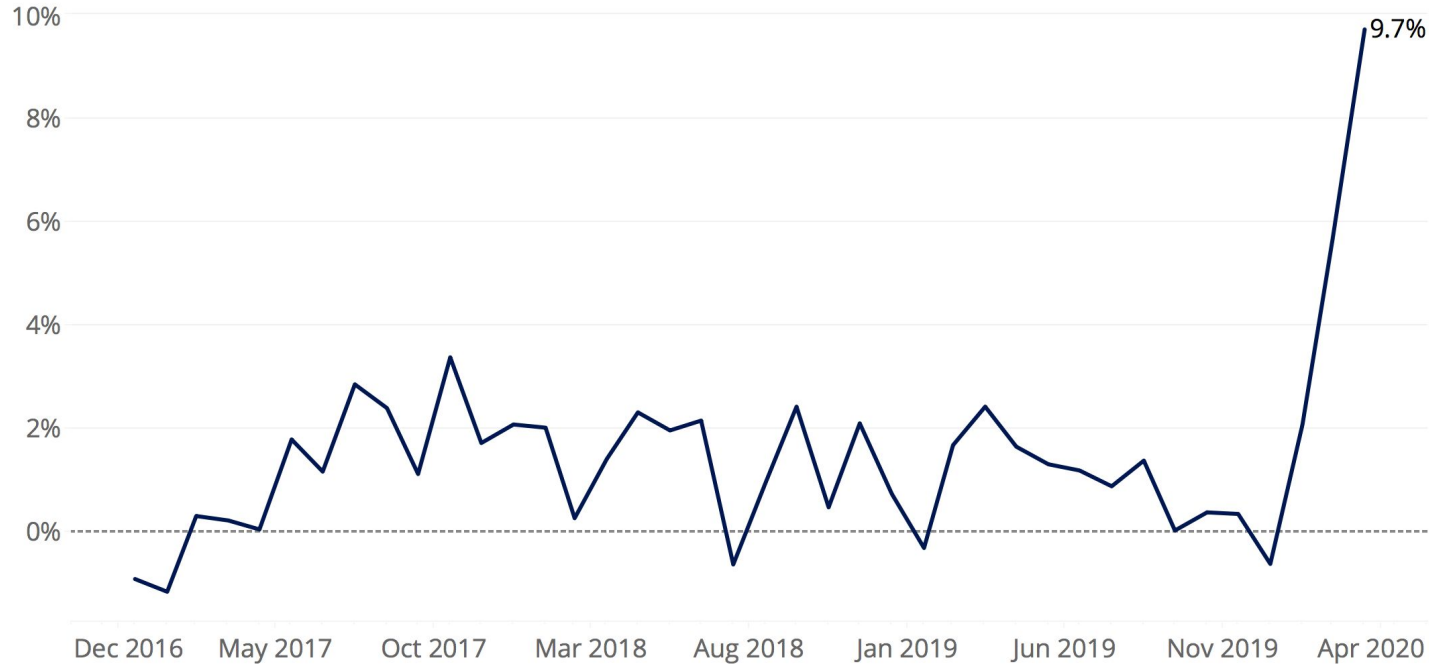
Zillow Observed Rent Index | YOY



Rental Market: Millions of Adults Moved Back Home

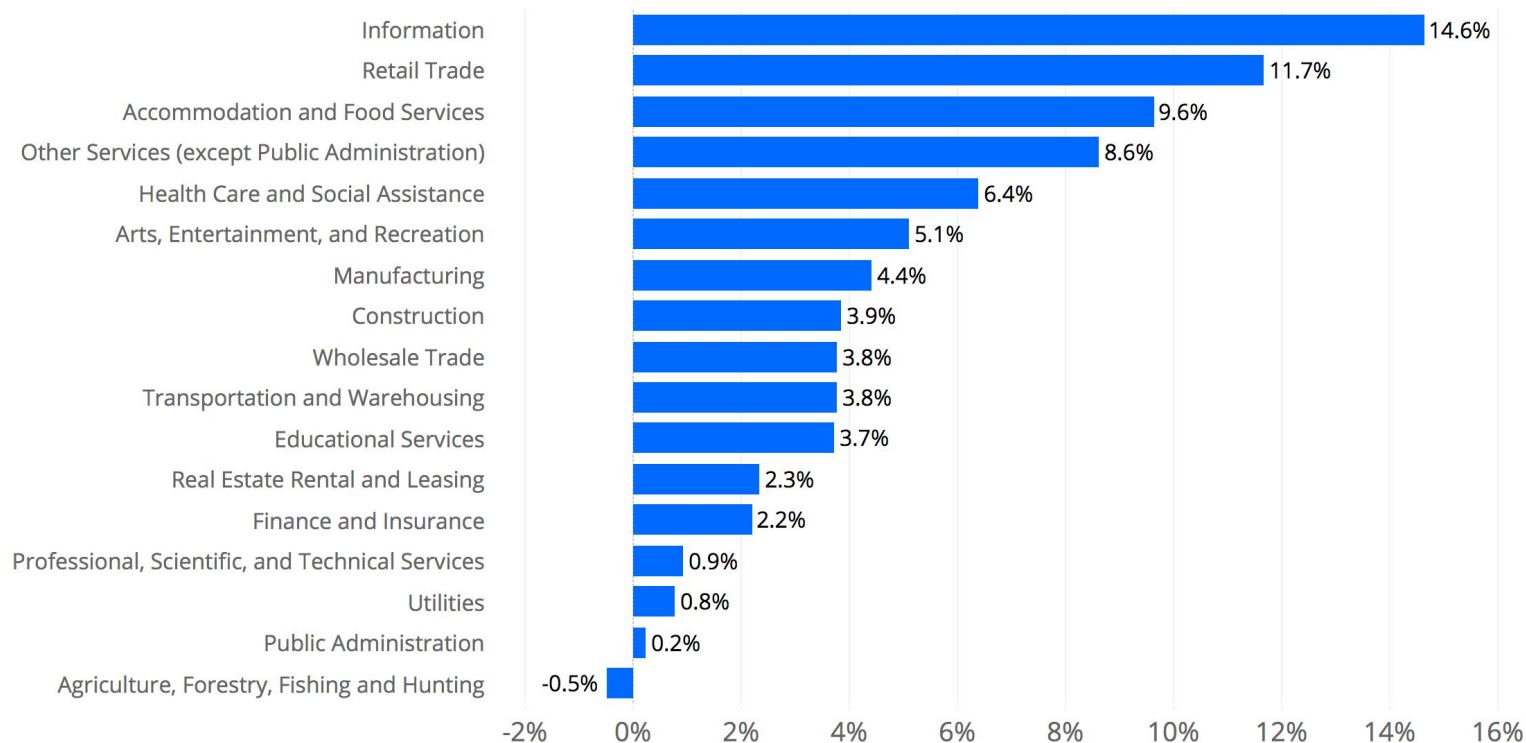
The number of adults living with a parent or grandparent is at an all-time high

Annual change in number of adults living in a parent's or grandparent's home



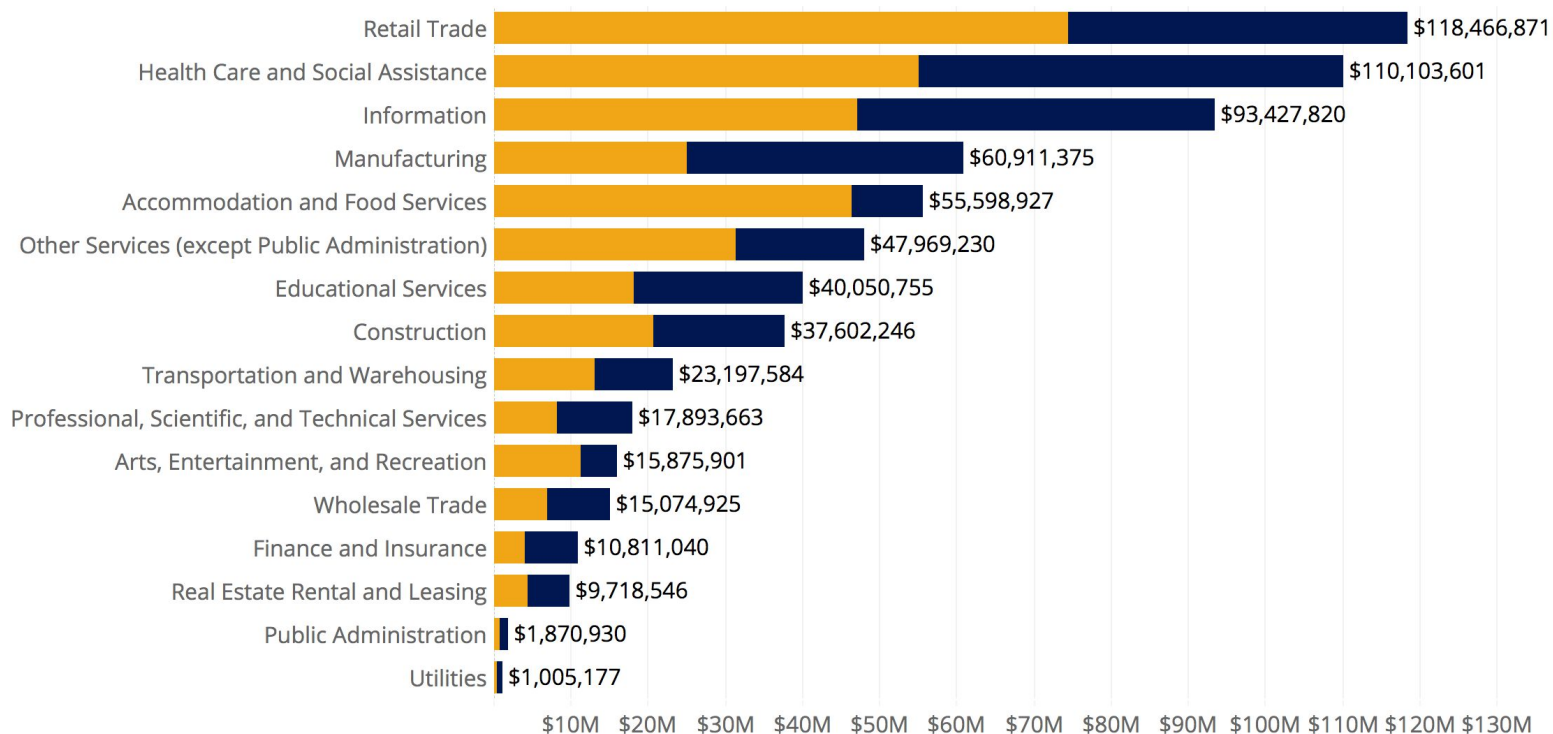
Rental Market: Impact of Unemployment on Housing

Share of housing payments owed by newly unemployed in each industry



Rental Market: Renters Disproportionately Impacted

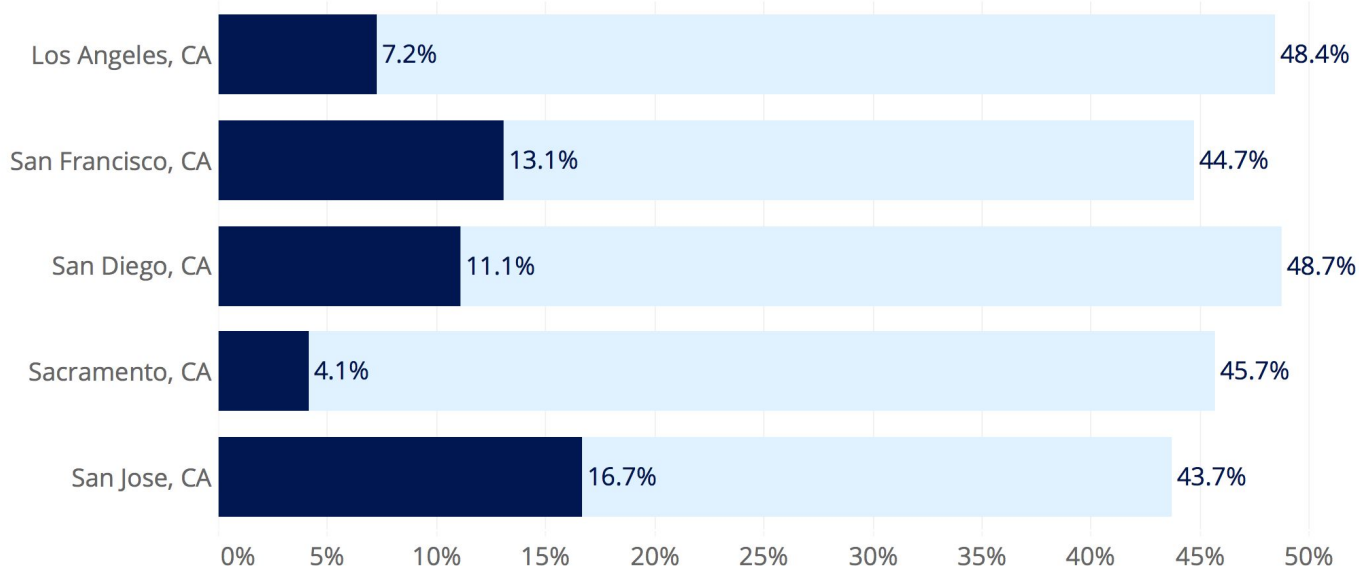
Housing payments owed by newly unemployed **homeowners** and **renters** in each industry



Rental Market: Expired Unemployment Benefits

Share of households that are severely rent-burdened will skyrocket when \$600/week expires

Share of households that are severely housing burdened **with state unemployment insurance and additional \$600/week** and **without additional \$600/week**



Source: U.S. Census Bureau, ACS 2018 and Federal Reserve Bank of St. Louis.