

Housing Overview

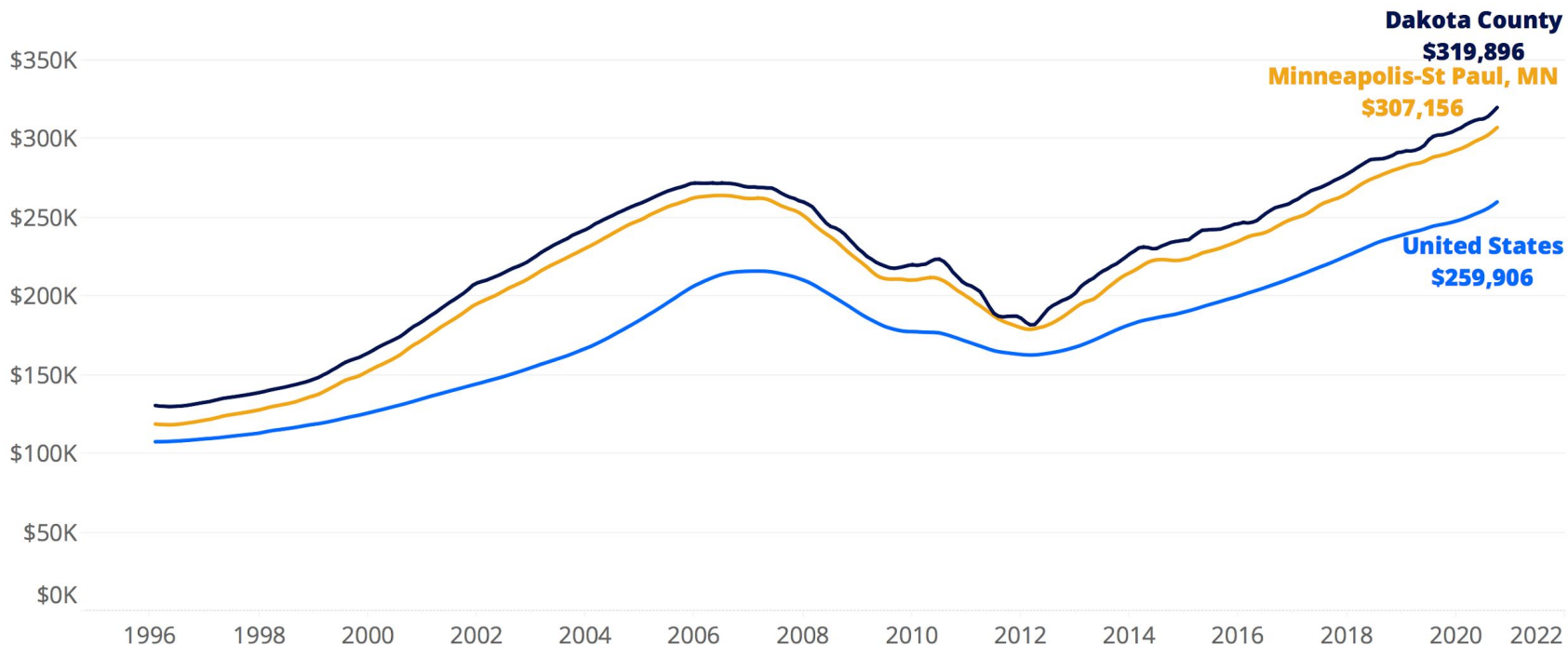
Dakota County Regional Chamber of Commerce

Cheryl Young, Zillow Senior Economist
October 21, 2020



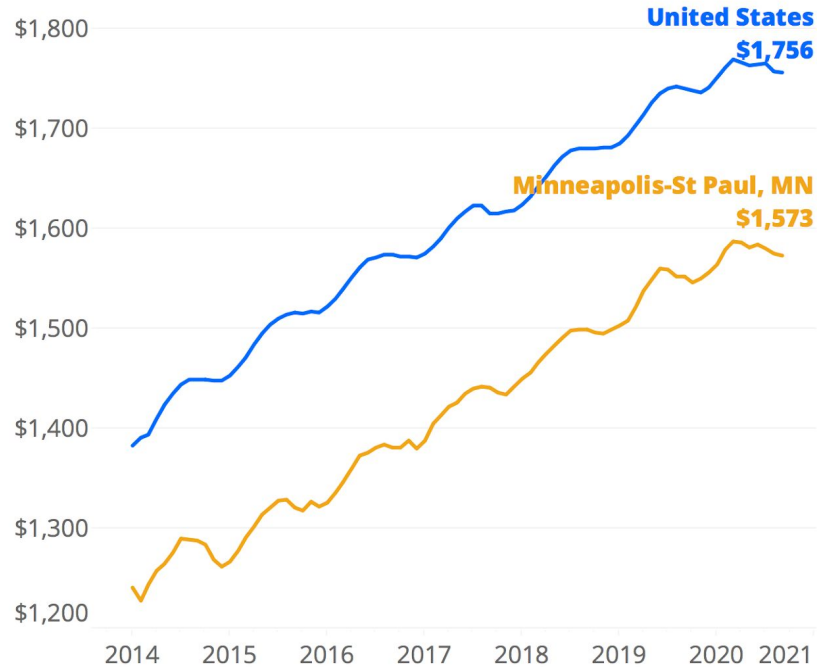
Home values continue to rise despite economy

Zillow Home Value Index

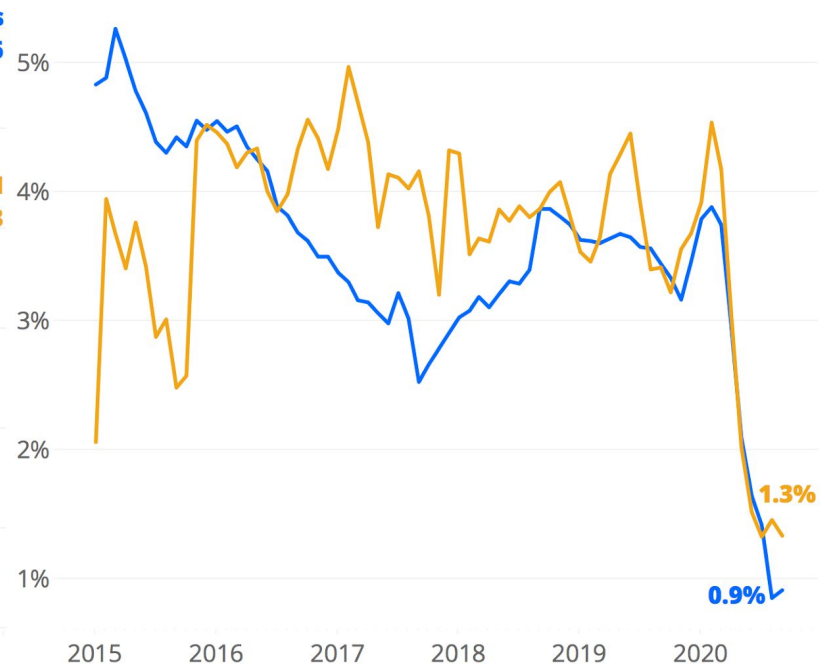


Rental market cooling relative to home values

Zillow Observed Rent Index

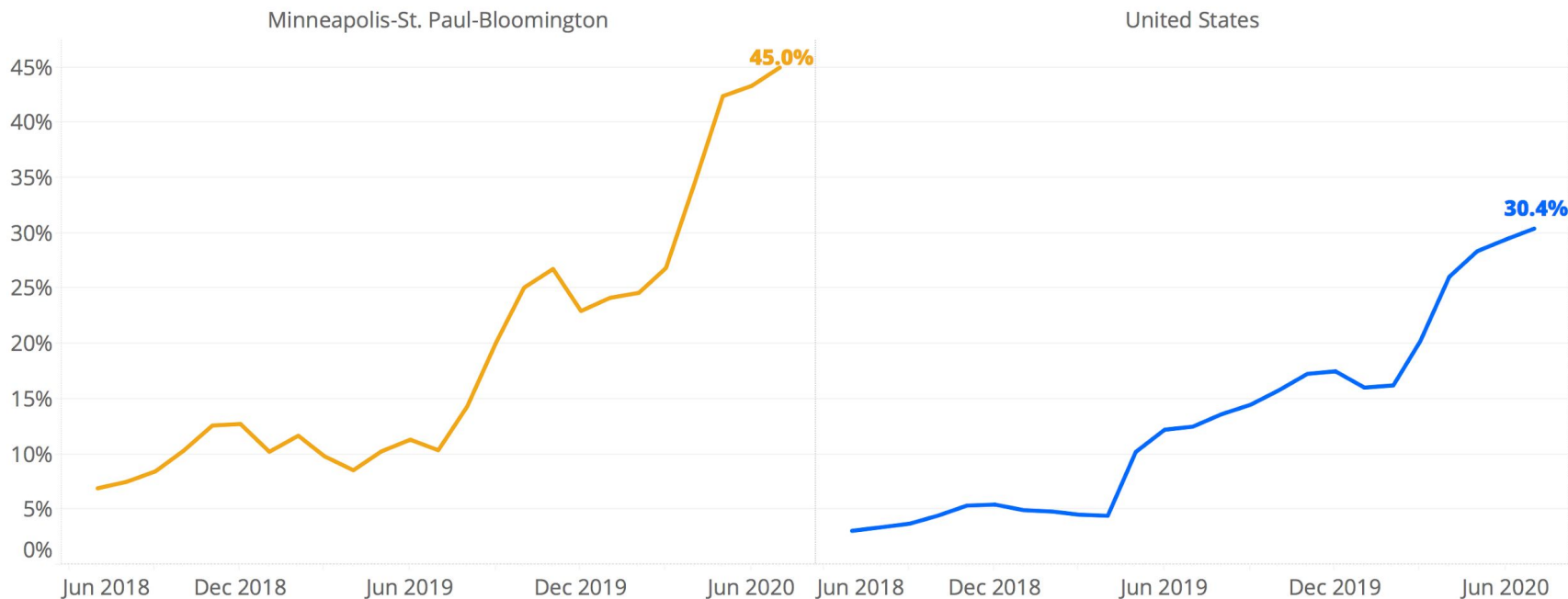


Year-over-year



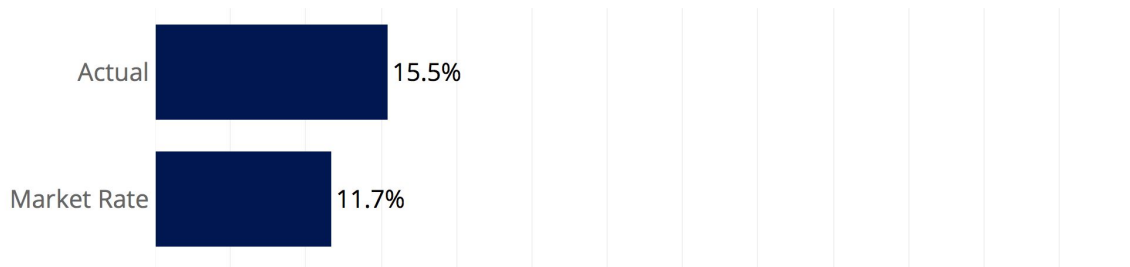
Rental demand waning amid weakening economy

Share of Rental Listings With Concessions

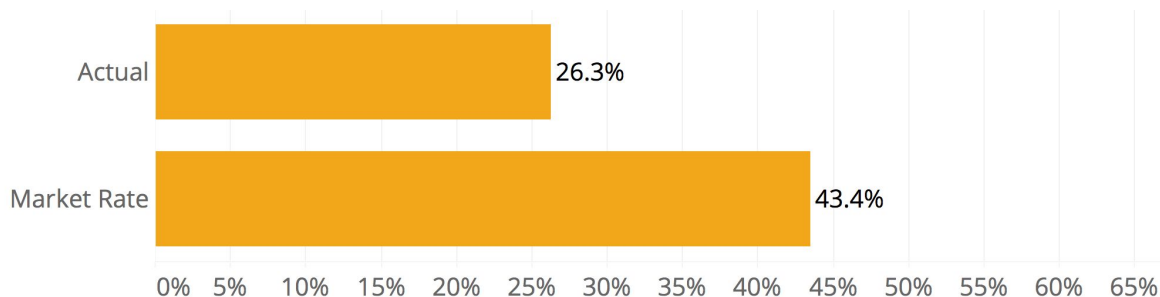


Recent rent growth impacts affordability in Minneapolis

Share of income toward mortgage

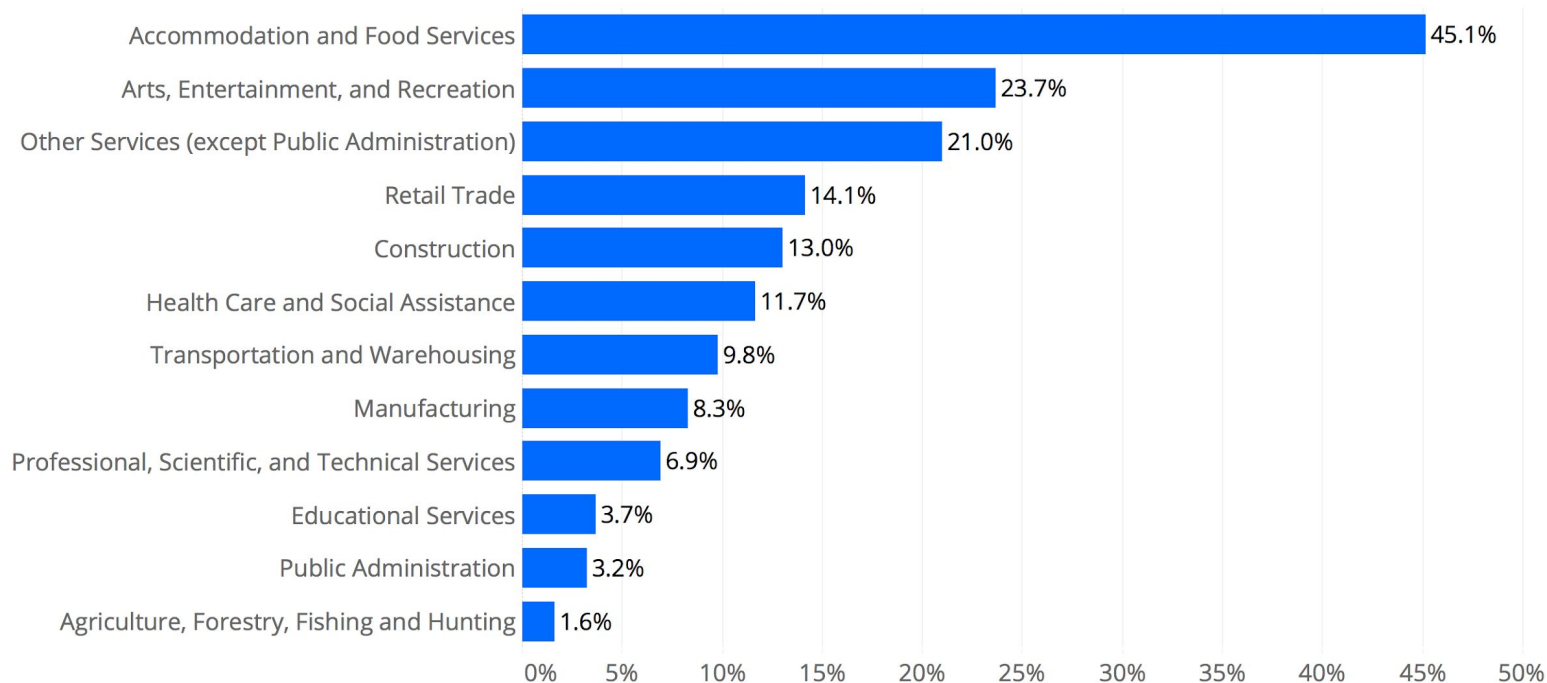


Share of income toward rent



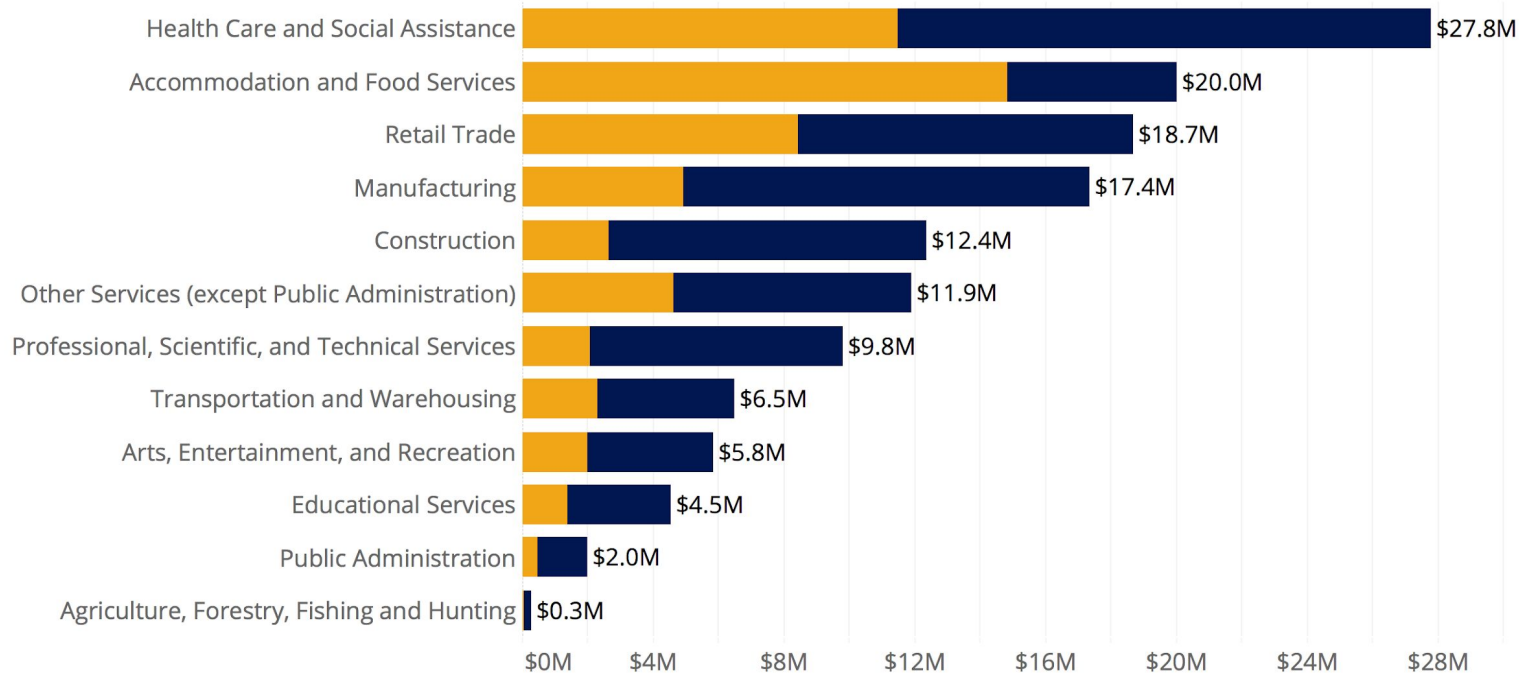
Key industries hit hard by unemployment dominated by renters

Share of housing payments owed by newly unemployed in each industry



Recently unemployed owe millions of dollars in housing costs

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

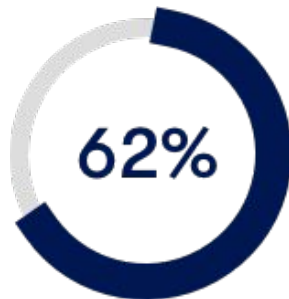


Renter incomes largely come from at-risk jobs

In **Minneapolis** households that have a high-contact worker:



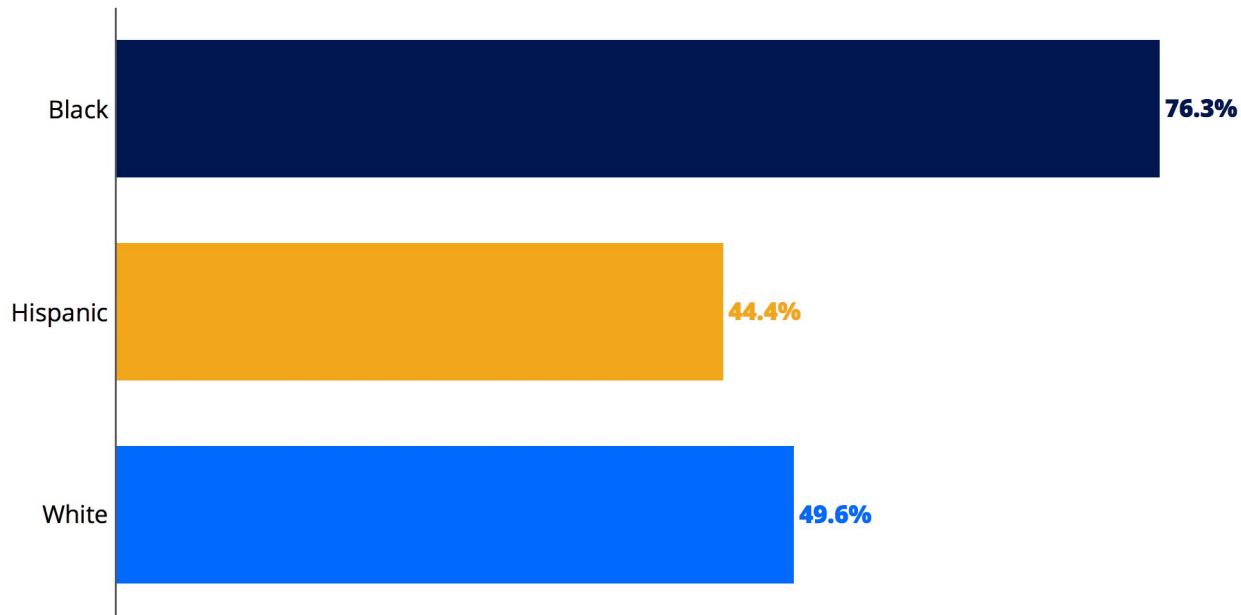
of median share of **homeowner household income** comes from high contact-intensity job.



of median share of **renter household income** comes from high contact-intensity job

Communities of color rely on income from at-risk jobs

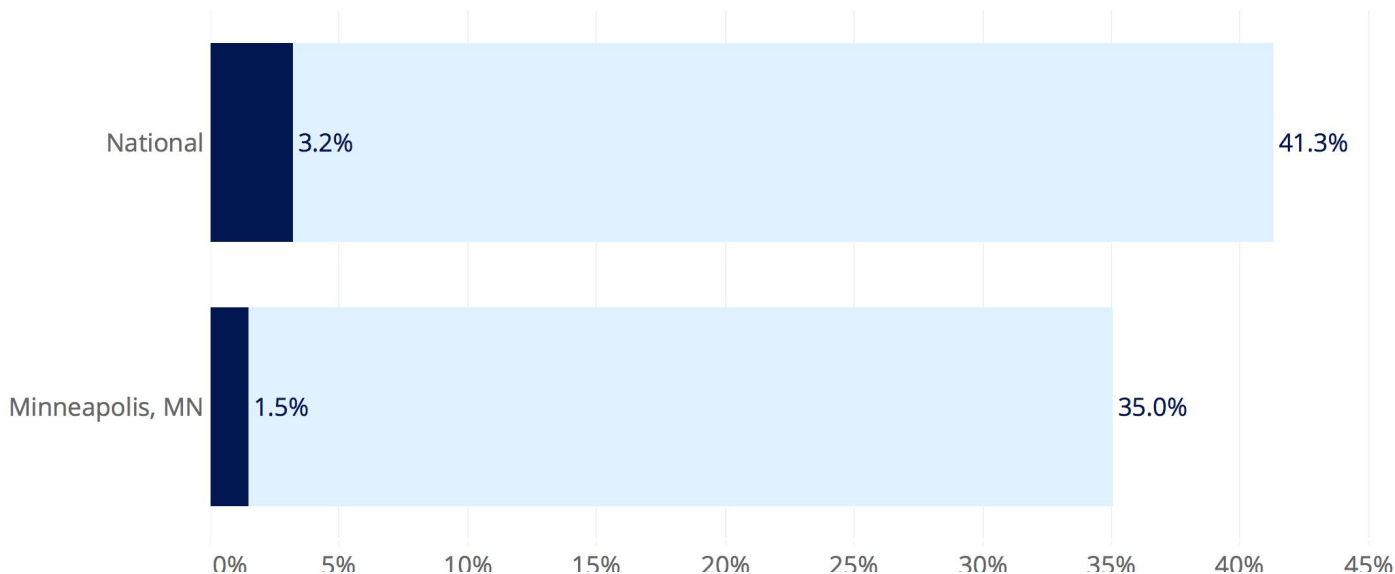
Median share of household income comes from high contact-intensity job by race



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

CARES Act helped households meet housing payments

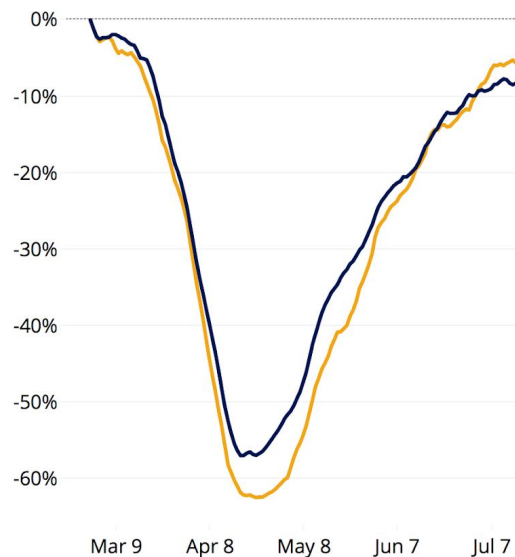
Share of households that are severely housing burdened **with state unemployment insurance and additional \$600/week** and **without additional \$600/week**



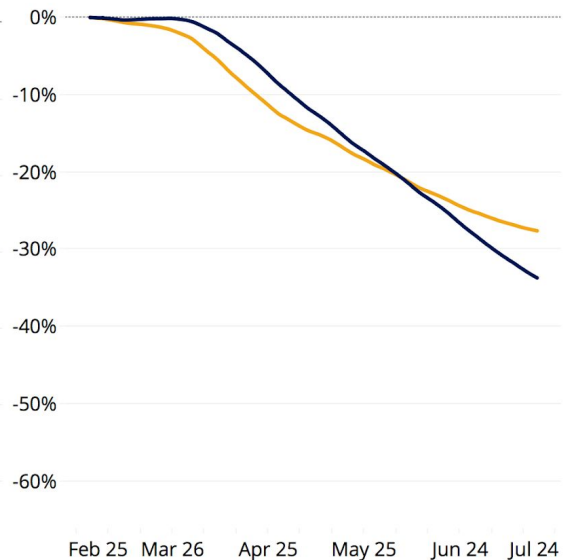
Suburban and urban areas make hot housing markets

Change in YoY from February 2020, by **urban** and **suburban** ZIP codes in the Midwest

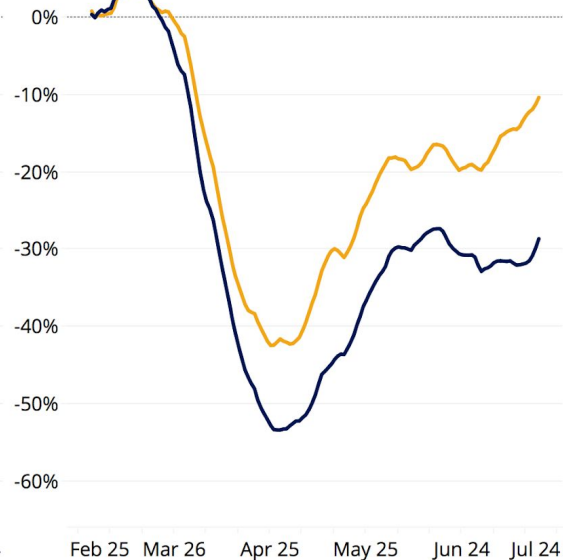
Pending Sales



Inventory



New Inventory



Thank you.
