

Housing market trends and the future of shrinking cities

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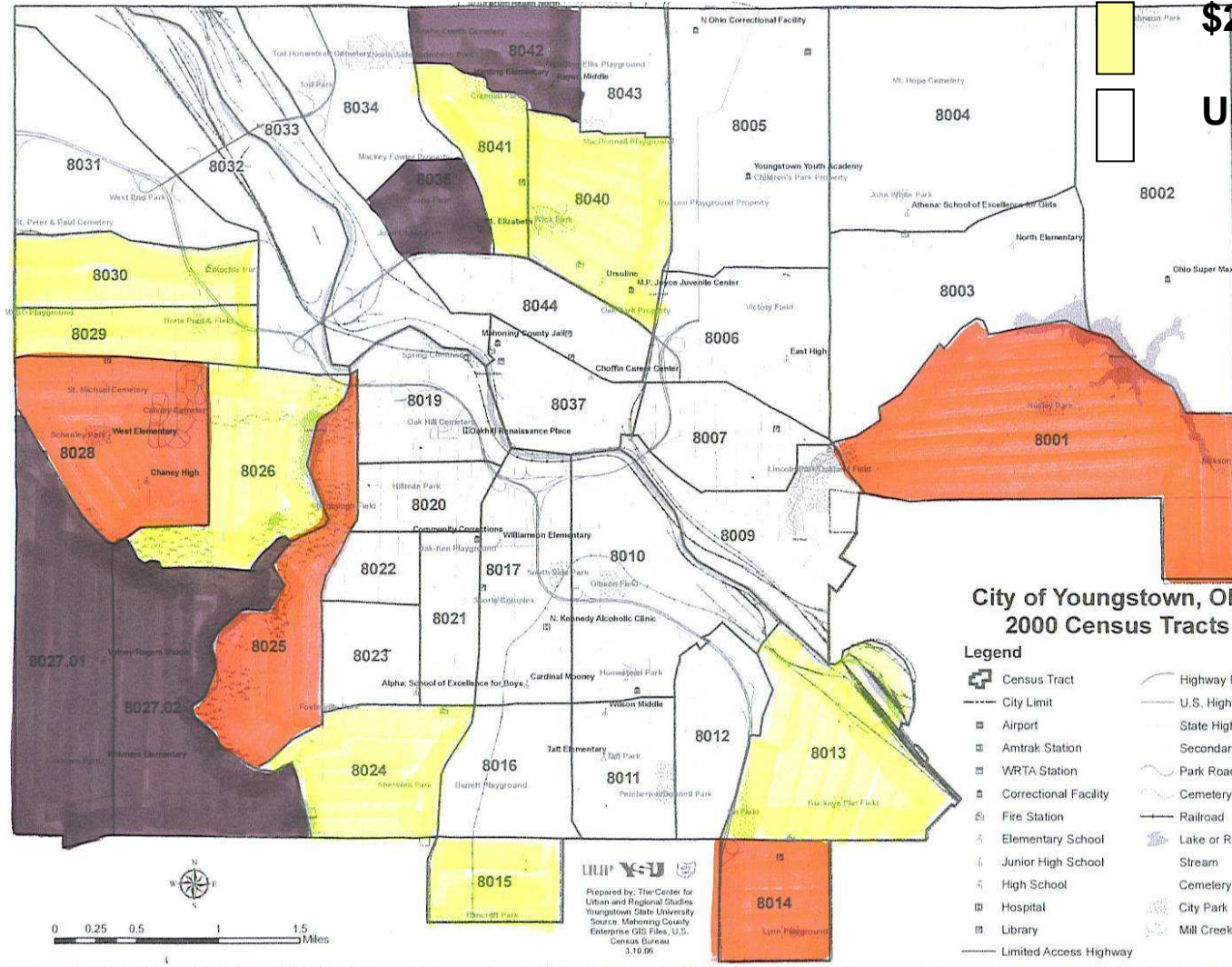
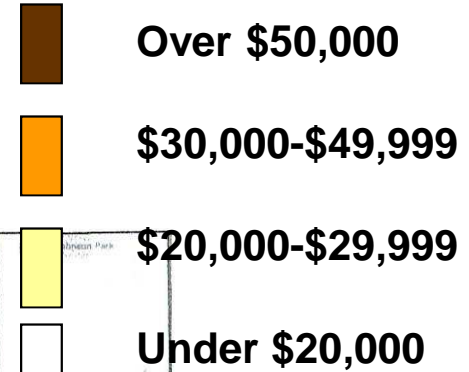
Non-resident Senior Fellow

The Brookings Institution

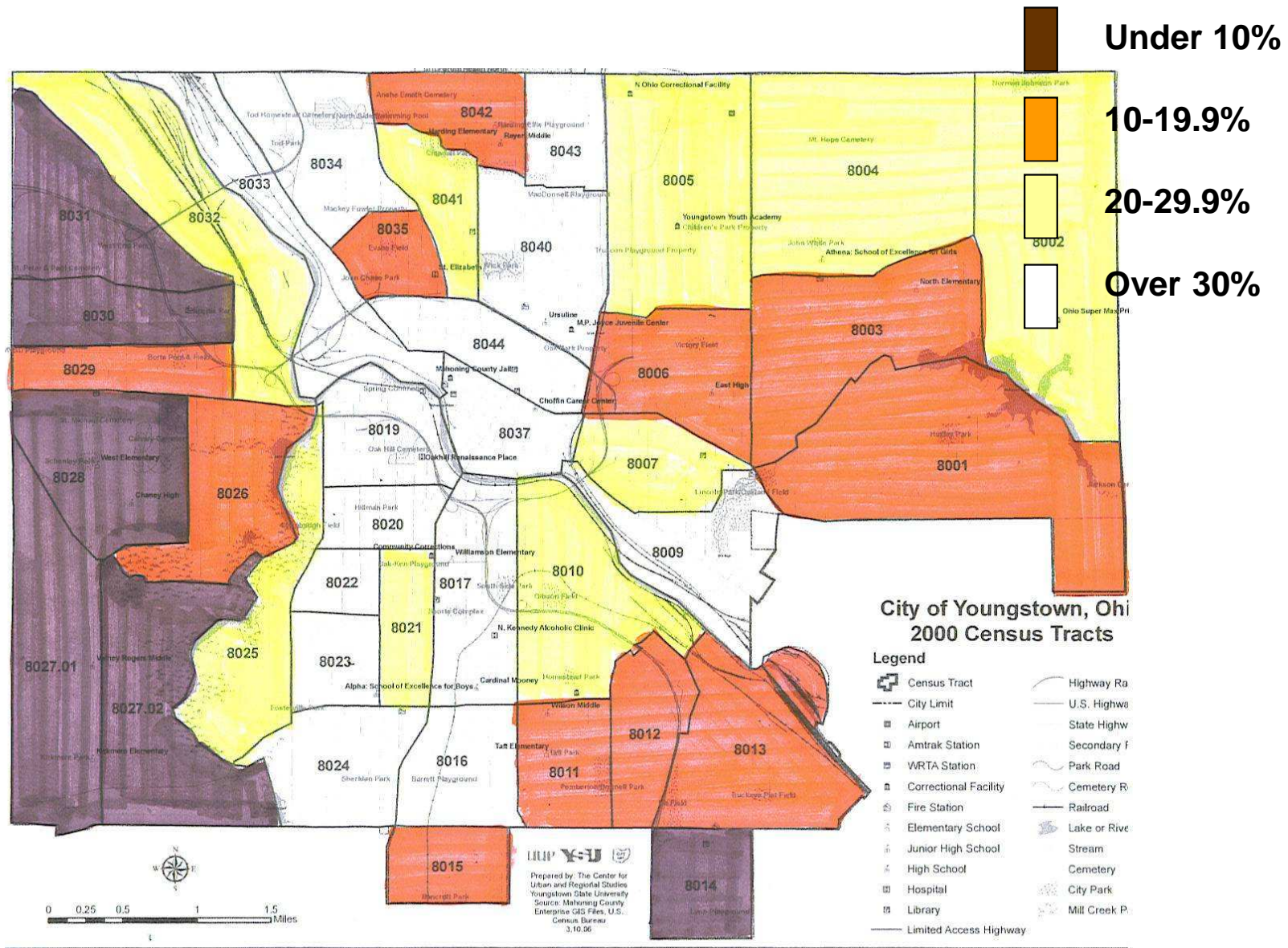
Key housing market variables

- Sales ratio (properties/transactions)
- Sales price
- Purchase mortgage ratio
(transactions/mortgages)
- Vacant addresses

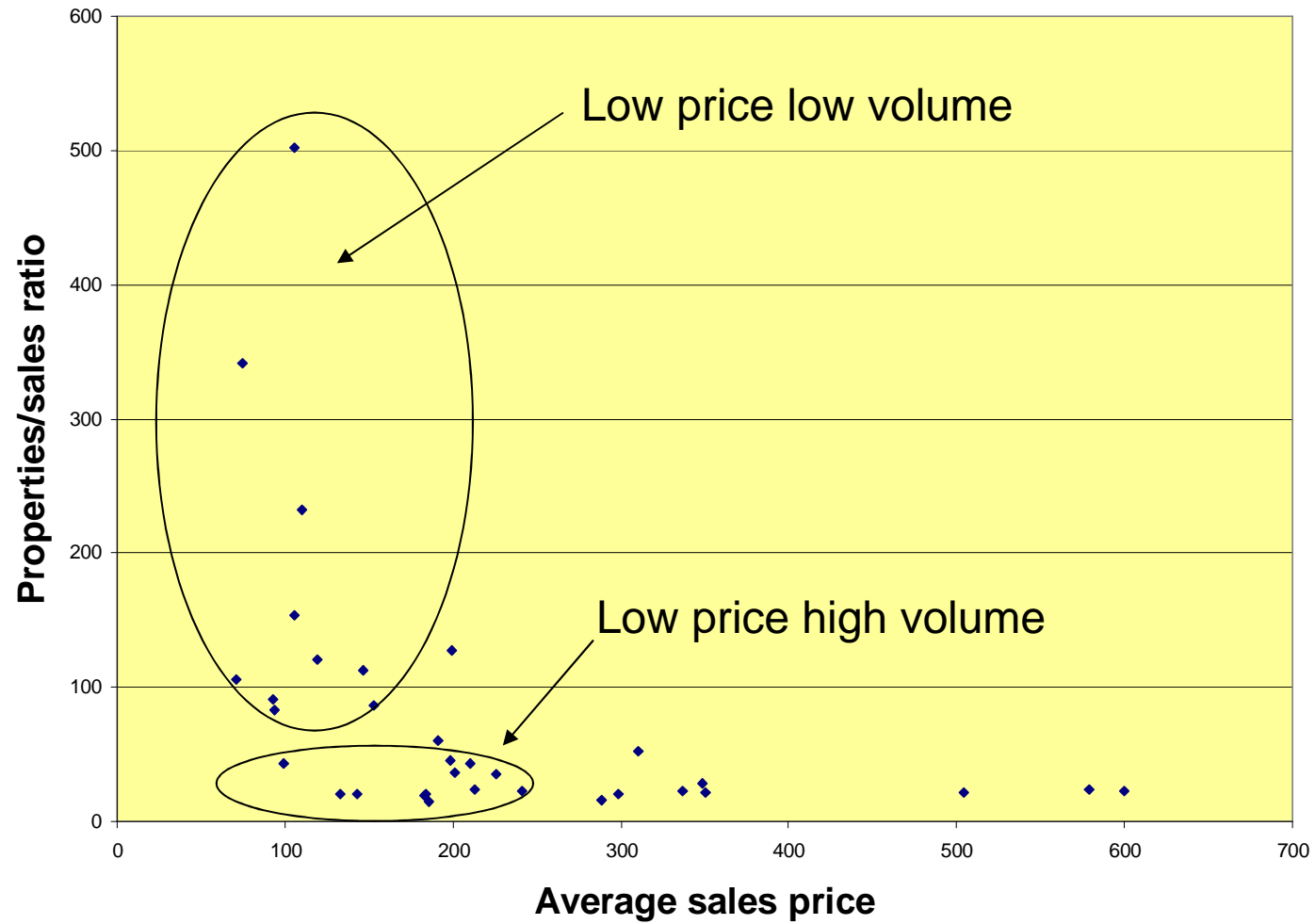
Average Sales Price 2010



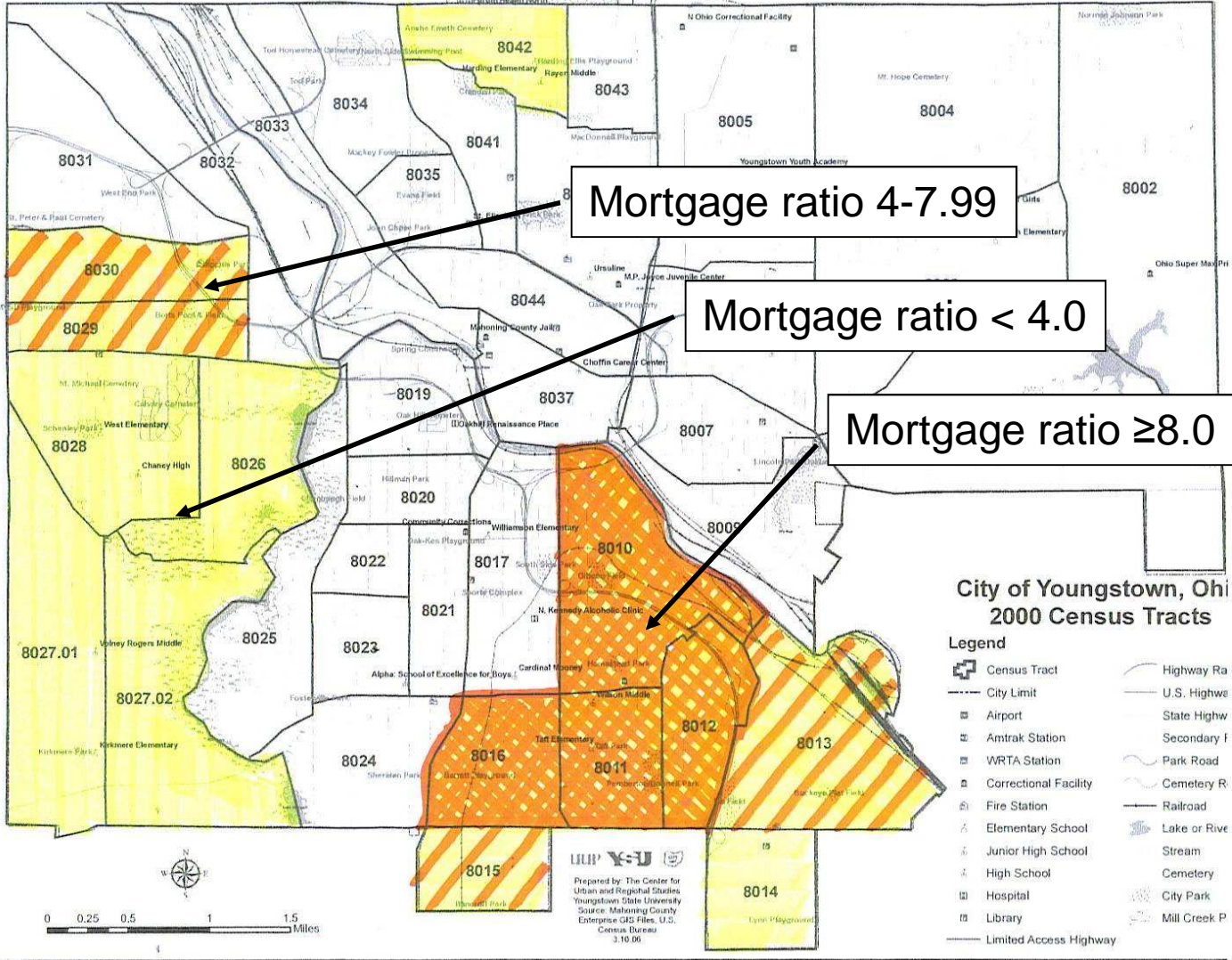
Vacant addresses 2010



Relationship between sales ratio and sales price



Census tracts with sales ratio $\leq 25:1$ by mortgage ratio



Market zones

Market 'dead zones'

Speculation zone

Strong market zone

