Using LEHD & Zillow data to understand the Seattle tech boom and its consequences for local real estate

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This is me
Seattle has been #1 or #2 in the nation for home value growth for 13 consecutive months
Something is happening here

Seattle Metro Employment Growth: Urban Core versus Elsewhere (2004 = 0)

Percent change in total employment since 2004

- Urban Core
- Outside Urban Core

Source: U.S. Census Bureau, County Business Patterns, Zip Code Employment.
One commonly cited culprit

Source: Kjell Redal / The Seattle Times
Growth and its discontents

Source: GeekWire
Changes in rents (per square foot): Four geographic clusters across Seattle

Note: Average annual change in median rent per square foot, 2011 to 2015.

Source: Zillow Rent Index data.
Comparing changes in rents and growth in South Lake Union workers

Source: U.S. Census Bureau, Longitudinal Employer-Household Dynamics, Origin-Destination Employment Statistics; Zillow Rent Index data.
Is the ‘Amazon effect’ on rising rents in North Seattle real?

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Cranes tower above Seattle's University District neighborhood as a building boom continues there. (Elaine Thompson / The Associated Press)

Rents in Seattle north of the Ship Canal have breached a costly threshold for a couple of reasons, including the Amazon boom.

By Gene Balk / FYI Guy

Seattle Times staff columnist

The days when you could save a few bucks by renting north of the Ship Canal are rapidly drawing to a close, according to a new report from Seattle-based Zillow.

Is it another example of the “Amazon effect” that’s driving up rents in some city neighborhoods?
More resources from Zillow Economic Research:

www.zillow.com/research and www.zillow.com/data

• Regularly updated housing market commentary and analysis

• Over 100 downloadable monthly/quarterly aggregate data sets at the state, metro, city, ZIP and neighborhood levels

• Academic-use microdata set and beta census tract home values/rents
Monthly/quarterly data include

- Median home values and rents, including per square foot
- Median list and sales prices
- For-sale inventory, including by home value tier
- Listings with a price cut
- Homes increasing/decreasing in value
- Days on market
- 12-month forecasts
- Negative equity
- Cash transactions
- Mortgage and rent affordability (price- and rent-to-income)
- High frequency mortgage rates, including jumbo rates
Thank you. Questions?

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