Housing market trends and the future of shrinking cities

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Key housing market variables

- Sales ratio (properties/transactions)
- Sales price
- Purchase mortgage ratio (transactions/mortgages)
- Vacant addresses
Average Sales Price 2010

- Over $50,000
- $30,000-$49,999
- $20,000-$29,999
- Under $20,000

City of Youngstown, Ohio
2000 Census Tracts

Legend:
- Census Tract
- City Limit
- Highway Rd
- U.S. Highway
- Airport
- State Hghw
- Animal Station
- Secondary Rd
- WRTA Station
- Park Rd
- Correctional Facility
- Cemetery
- Fire Station
- Elementary School
- Railroad
- Junior High School
- Lake or Riv
- High School
- Stream
- City Park
- Hospital
- Cemetery
- Library
- Limited Access Highway
Vacant addresses 2010

Under 10%
10-19.9%
20-29.9%
Over 30%

City of Youngstown, Ohio
2000 Census Tracts

Legend
- Census Tract
- City Limit
- Airport
- Amtrak Station
- WRTA Station
- Correctional Facility
- Fire Station
- Elementary School
- Junior High School
- High School
- Hospital
- Library
- Cemetery
- Limited Access Highway
- Railroad
- U.S. Highway
- State Highway
- Secondary F
- Park Road
- Cemetery Rd
Relationship between sales ratio and sales price

- Low price low volume
- Low price high volume
Census tracts with sales ratio ≤ 25:1 by mortgage ratio

- Mortgage ratio < 4.0
- Mortgage ratio 4-7.99
- Mortgage ratio ≥ 8.0
Market zones

- Market ‘dead zones’
- Speculation zone
- Strong market zone