

"Blockbusting" in the 21st Century?: Minority Move-ins and Neighborhood Home Value Appreciation

Emerson Schryver

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- **Research Question:** Do minority move-ins suppress neighborhood home-value appreciation?
- Uses loan data (Fannie Mae & Freddie Mac) for move-ins, ACS (Census) data for normalization, and zip-code level Zillow ZHVI for home prices.
- Methodology:
 - Select majority-white zip codes with minority move-ins (2009-2010).
 - Track change in minority move-in share (2012-2013) as treatment.
 - Analyze home price appreciation over following six years (until 2019).
- Findings: The relationship between minority move-in share and home-value appreciation is unclear—while the treatment group shows lower appreciation, variation is extremely high.

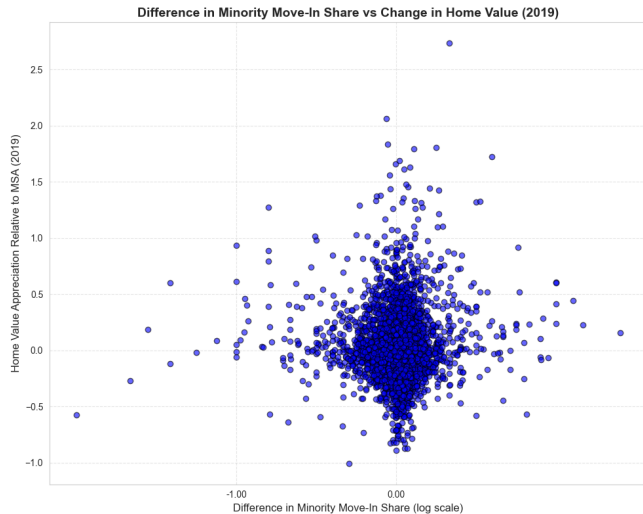
Data: Minority Move-ins

	MMI (I)	MMI (T)	MI (I)	MI (T)
Count	33503	33503	33503	33503
Mean	1	6	12	62
Standard Deviation	4	20	37	148
Minimum	0	0	0	0
25th Percentile	0	0	0	0
Median	0	0	0	0
75th Percentile	0	2	2	46
Maximum	113	620	641	1961
Range	113	620	641	1961

MMI = Minority Move-Ins, MI = Total Move-Ins

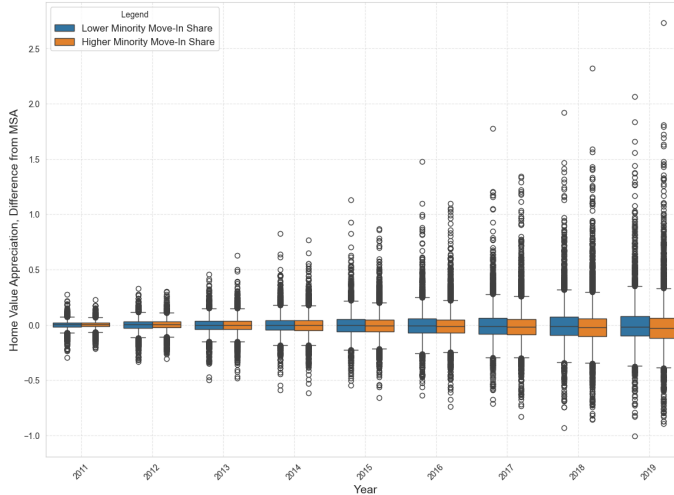
I = Initial Period, T = Treatment Period

Results



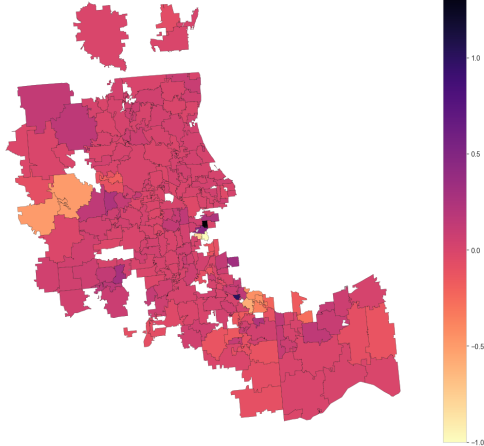
Results

Figure 4: Home Value Differences by Year and Early-Late Ratio Category

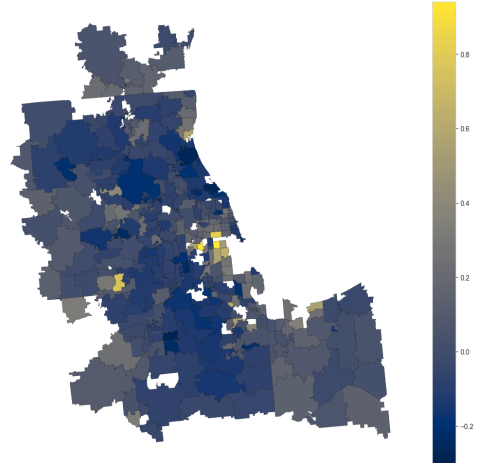


Geographic Analysis of Minority Move-Ins & Home Value Changes (Chicago Metro)

Change in Minority Move-In Share



Home Value Appreciation Difference (2019)



- There is little to no clear association between an increase in minority move-ins and changes in home values at the zip-code level.
- The analysis normalizes home value changes to the MSA and initial home values for a more accurate comparison.
- While controlling for initial home values and MSA-level appreciation, the data does not provide strong evidence that minority move-ins impact future home values.
- Due to data limitations, the extent to which minority move-ins influence home values remains inconclusive.