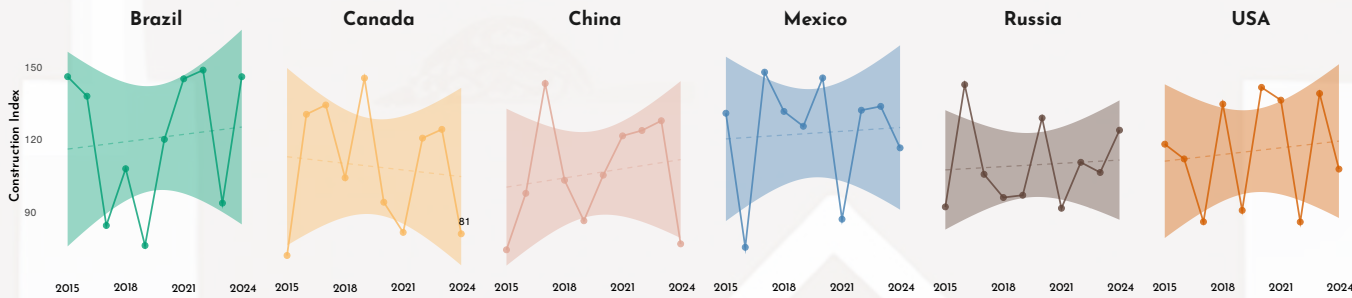


Global Housing Market | Trends, Factors, and Economic Analysis

Global Trends in Construction Activity Overtime (2015–2024)

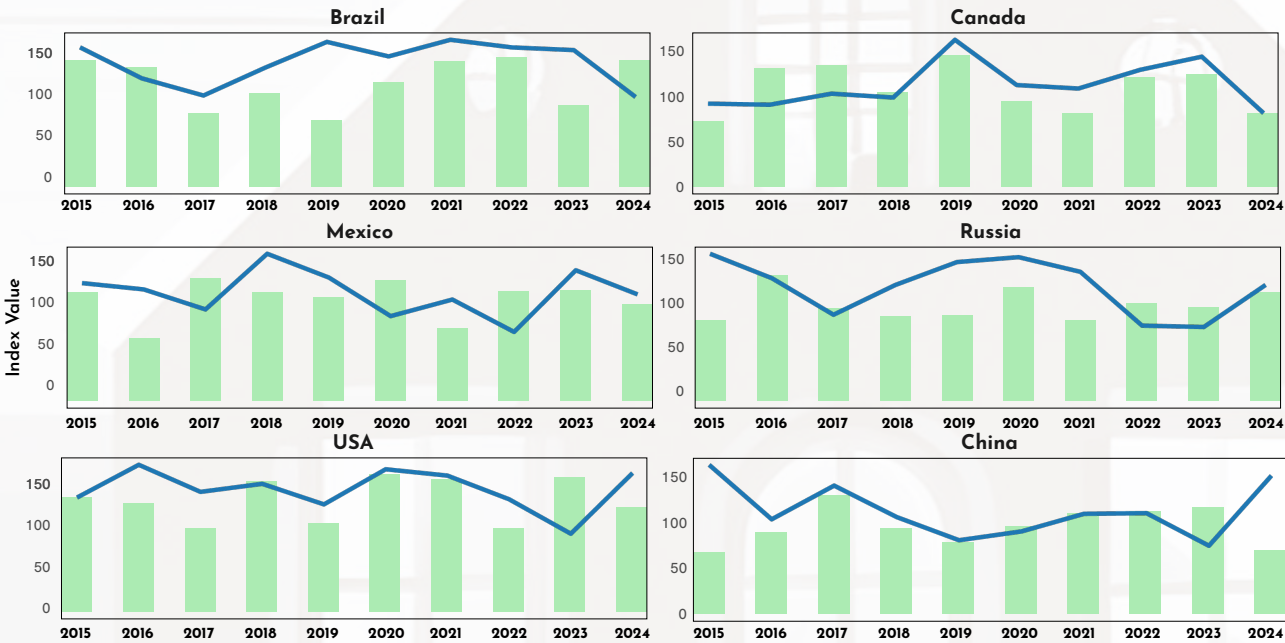
The construction index is an indicator of how many properties and homes are being developed, meaning that it is an activity that directly affects the supply of homes.



Construction Activity vs. Average Prices of Homes (2015–2024)

The house price index measures the average price of a house in a given year and country. Here, you'll be able to compare the changes in the supply of homes being built versus the average price of a home in the given year and country.

Index Type — House Price Index Construction Index



North America

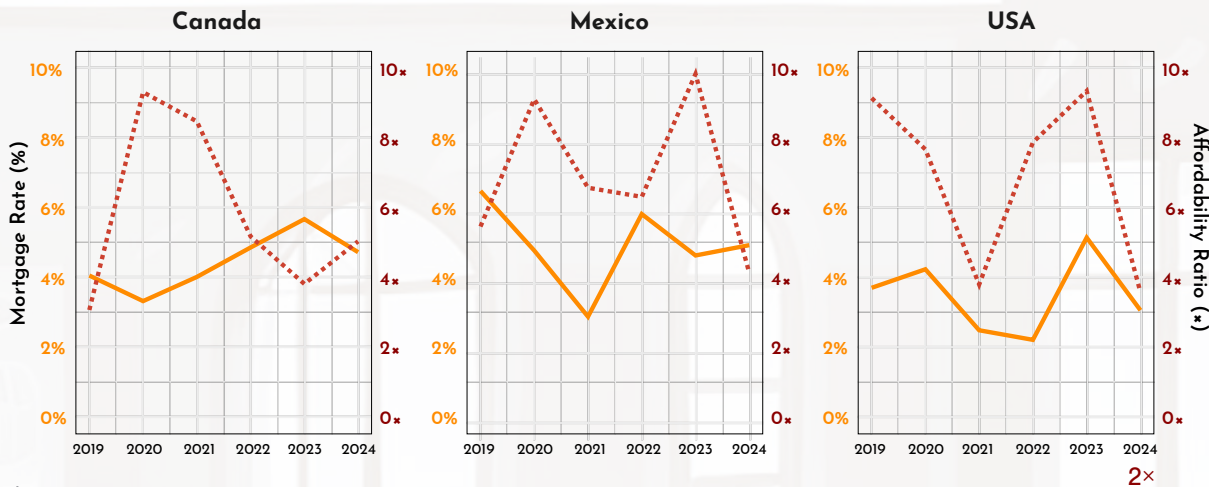
Comparing Average Mortgage Rates (%) to the Affordability of Purchasing a Home

The affordability ratio tells us how many years-worth of median income would I need to purchase the average-priced home.

For those who take out a mortgage, changes in mortgage rates ultimately means a change in how much you are paying off for that house.

Mortgage Rate (%) vs. the Affordability Ratio across North America (2019–2024)

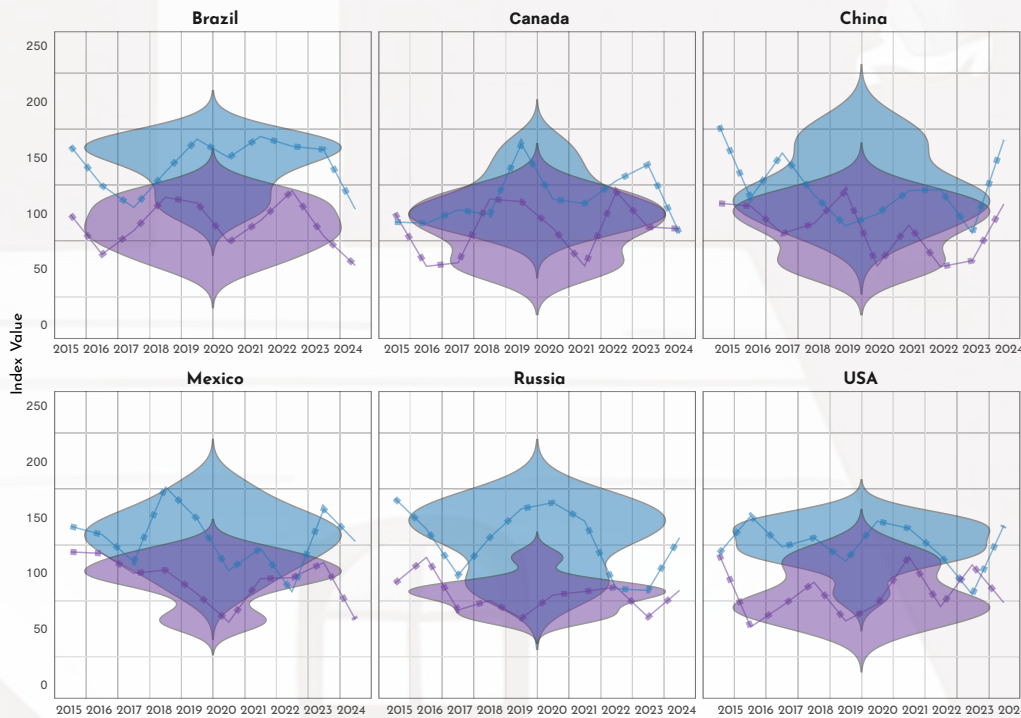
--- Affordability Ratio — Mortgage Rate



How the Average Price of Homes Compares to Average Rent Prices (\$)

The rent price index measures the average monthly rent in a given year and country. How does that compare to the house price index? Below, overlapping areas indicate that the distribution of house prices and rents are similar for that year, suggesting that both the average rent and house prices for that year are close in central tendencies (mean, median), and also in spread..

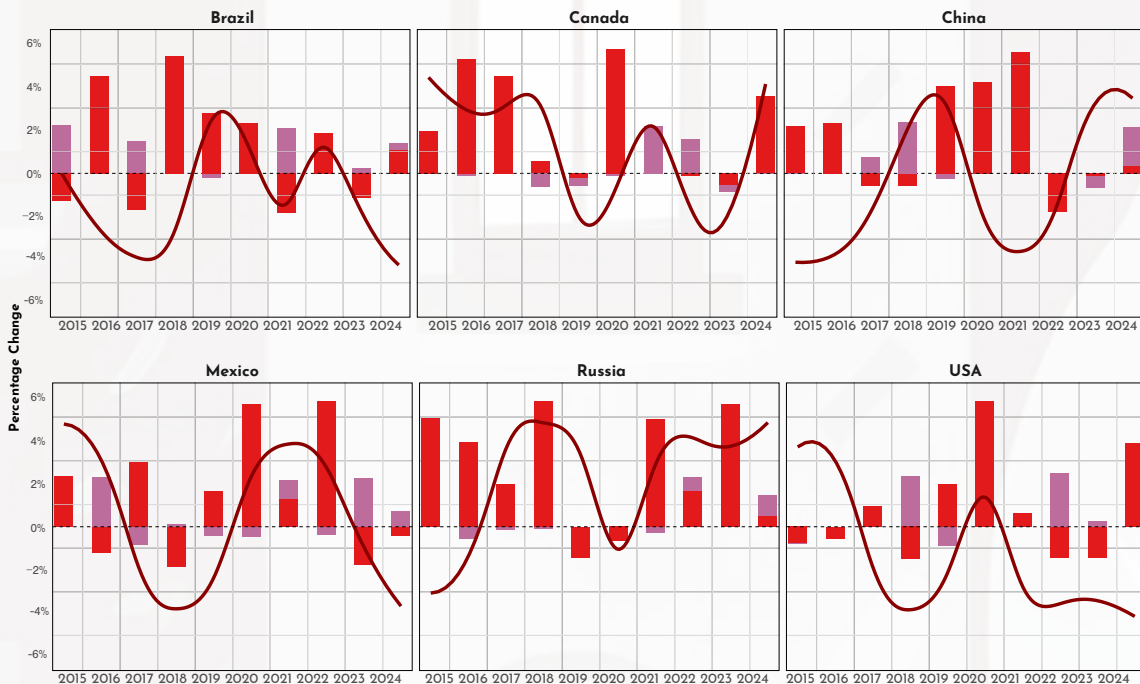
Index Type — House Price Index Rent Index



Changes in Global Economic Factors vs. the Percent Change in Housing Affordability (2015–2024)

Recall that a low affordability ratio actually means that buying a house is more affordable, as it implies that it takes less of the years-worth-of-income to purchase one. That means if the affordability ratio drops, purchasing a home has become more affordable in terms of median income.

Economic Factors — Percent Change in Affordability Ratio (Log Scale) GDP Growth (%) Population Growth (%)



Consider how the global pandemic of 2020, COVID-19, might've affected the market. Are there significant drops in any of the indexes? How does that recession and global event affect indicators in the housing market?



Did You Know? By the end of 2024, Americans from the U.S. owed \$12.61 trillion in debt on 85.10 million mortgages