

# **Corporate Ownership and Tenure Change Impact on Surrounding Home Values**

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## **Abstract**

The mass media has focused much attention on the increase in corporate ownership of single-family rental homes and typically within stories about the increases in rents and housing values. This trend has been growing since the 2007 financial crisis and saw a second surge during the Covid-19 pandemic. Little has been done to date within the economics literature investigating the causality link between changes in ownership and tenure impact the surrounding and overall housing market. Using a panel of all parcels located in Saint Louis County Missouri from 2001 to 2023 in connection with all valid sales across that time frame, I investigate the impact of changes in ownership and tenure on the resale values of surrounding, owner occupied, single family housing units controlling for spatial endogeneity.