

# Rethinking the Housing Crisis

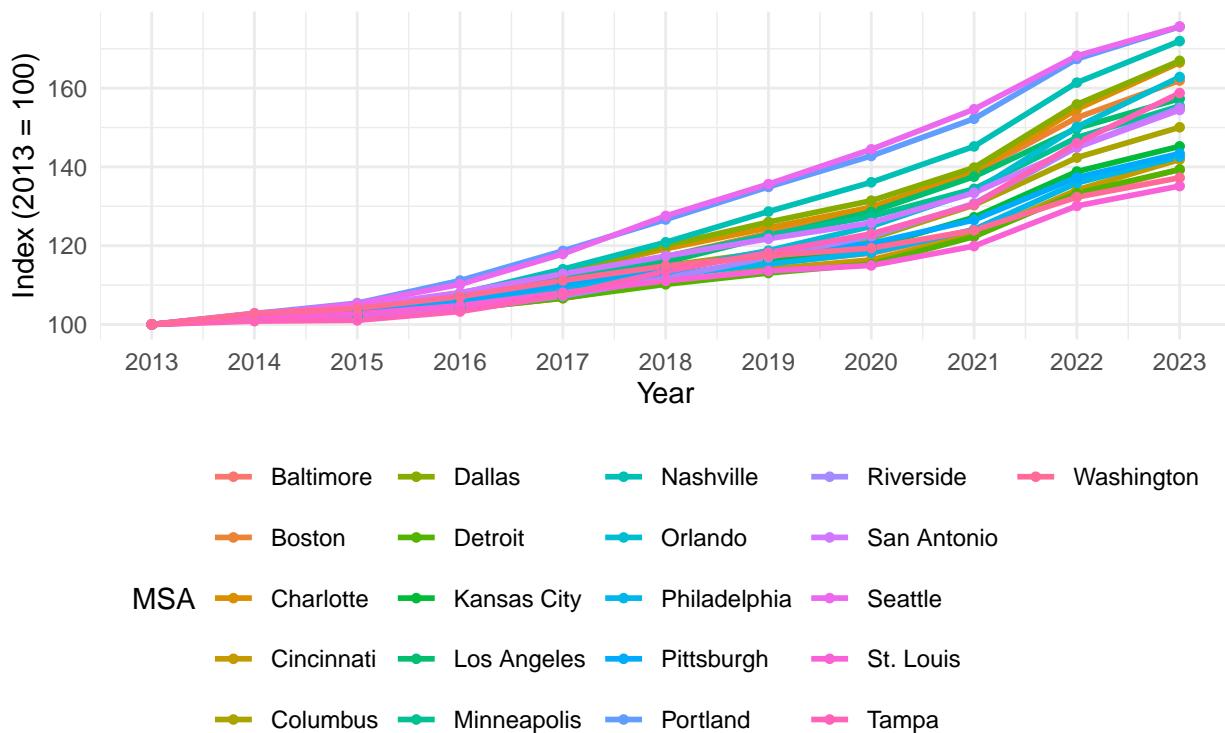
Nicc Forster-Benson

2025-11-20

## Time Series

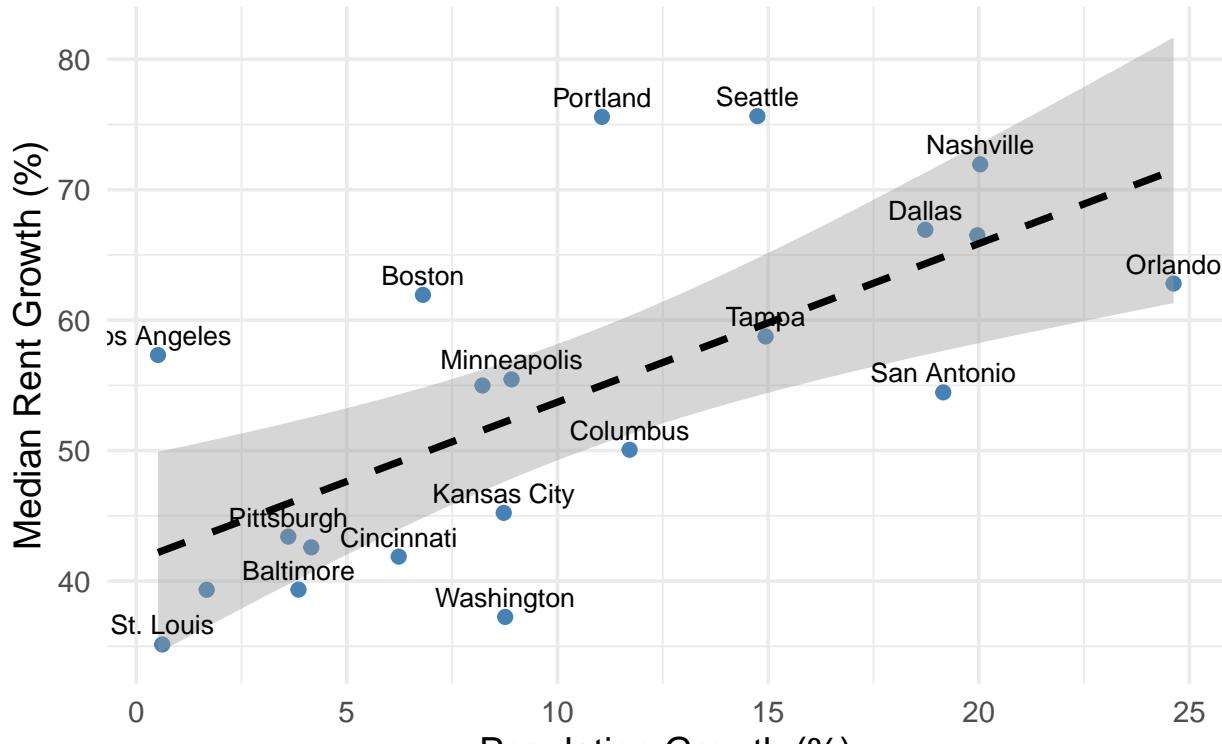
### Indexed Median Rent (ACS) – base = 2013 (100)

MSAs: Baltimore | Boston | Charlotte | Cincinnati | Columbus | Dallas | Detroit | Kansas C

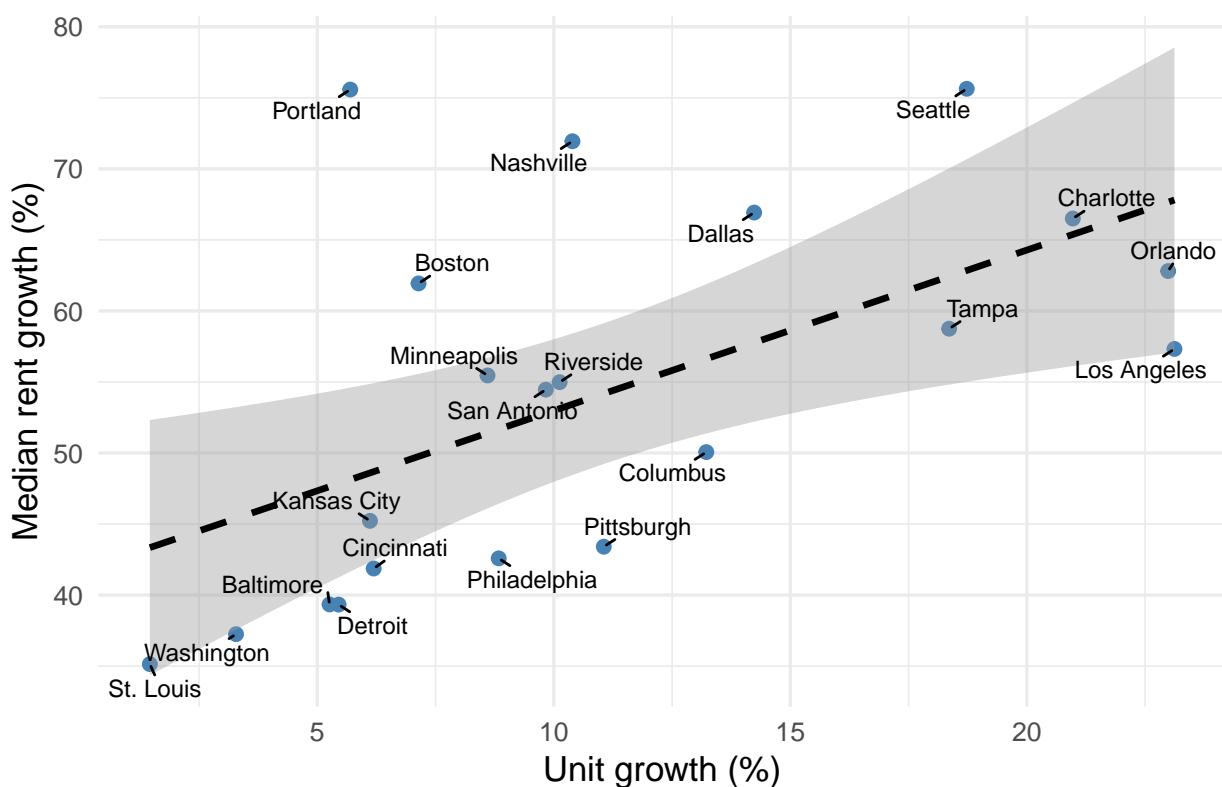


## Supply and Demand

Change in macro-demand and rent prices (2013–2023)

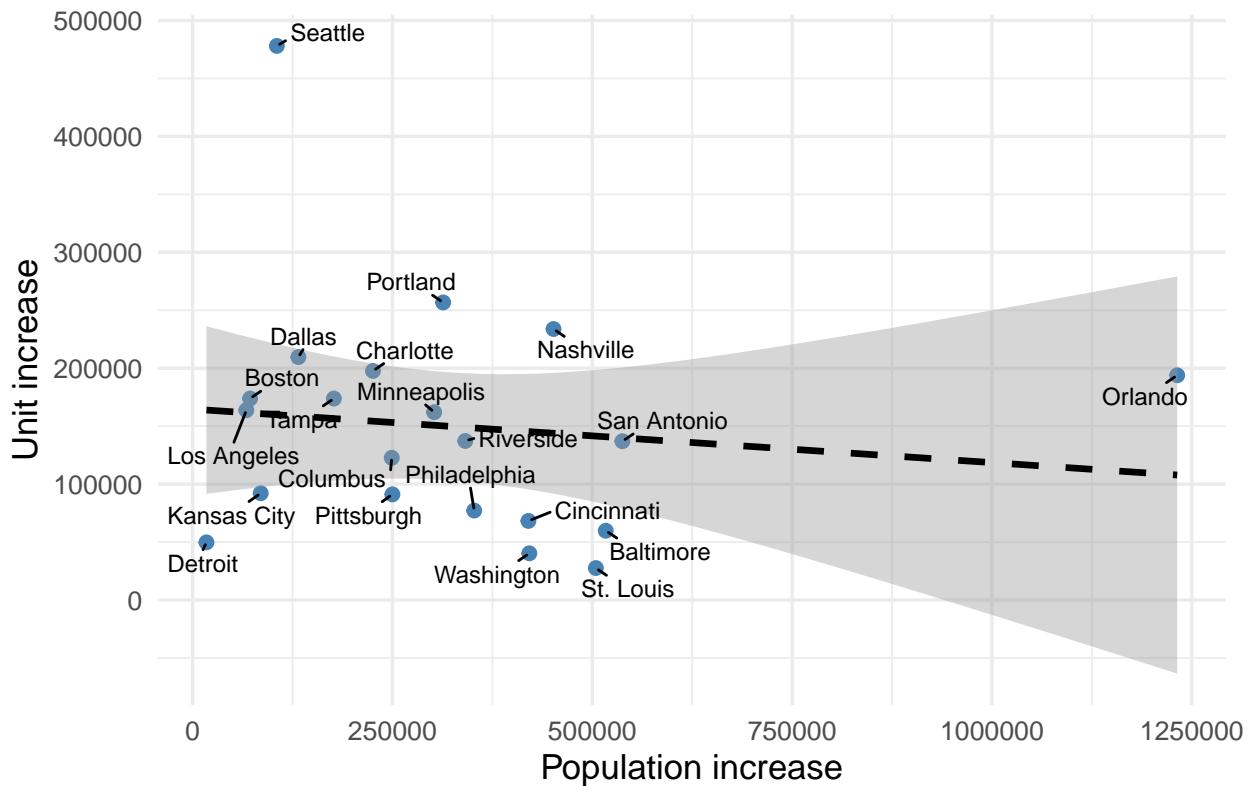


Change in macro-supply and rent prices (2013–2023)



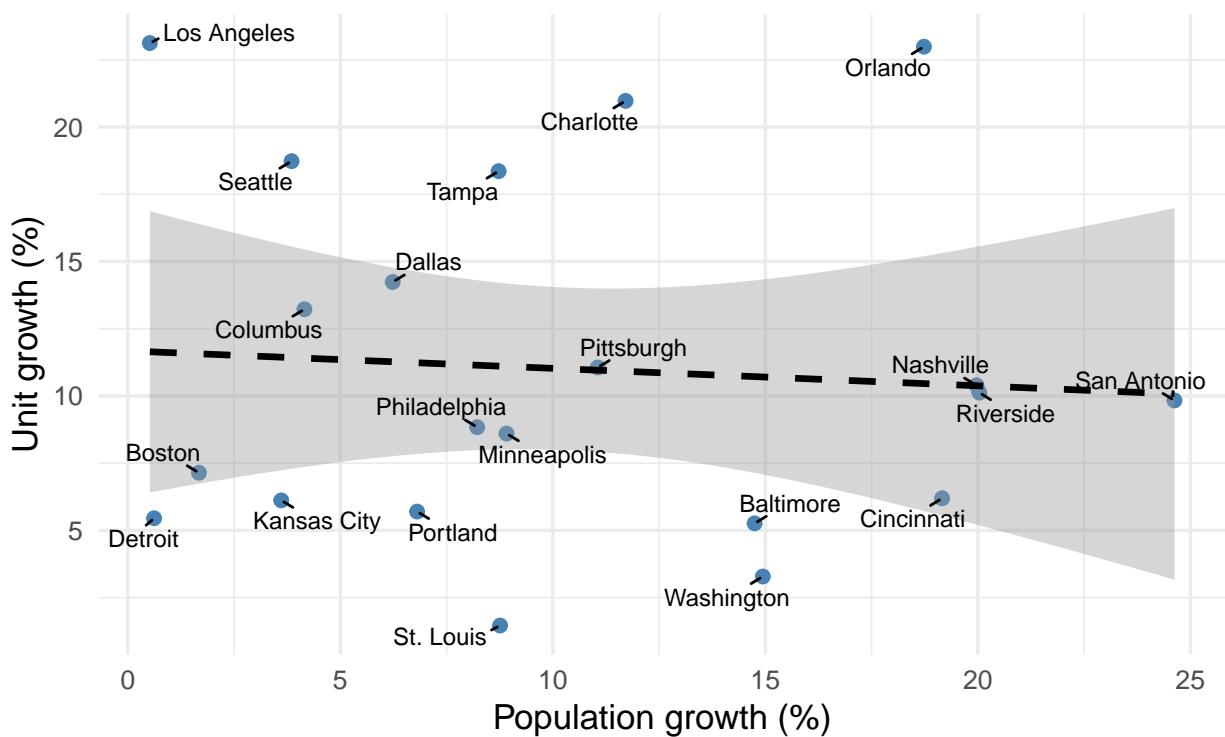
## Exploring Surplus Supply

Population increase vs Unit increase (2013–2023)

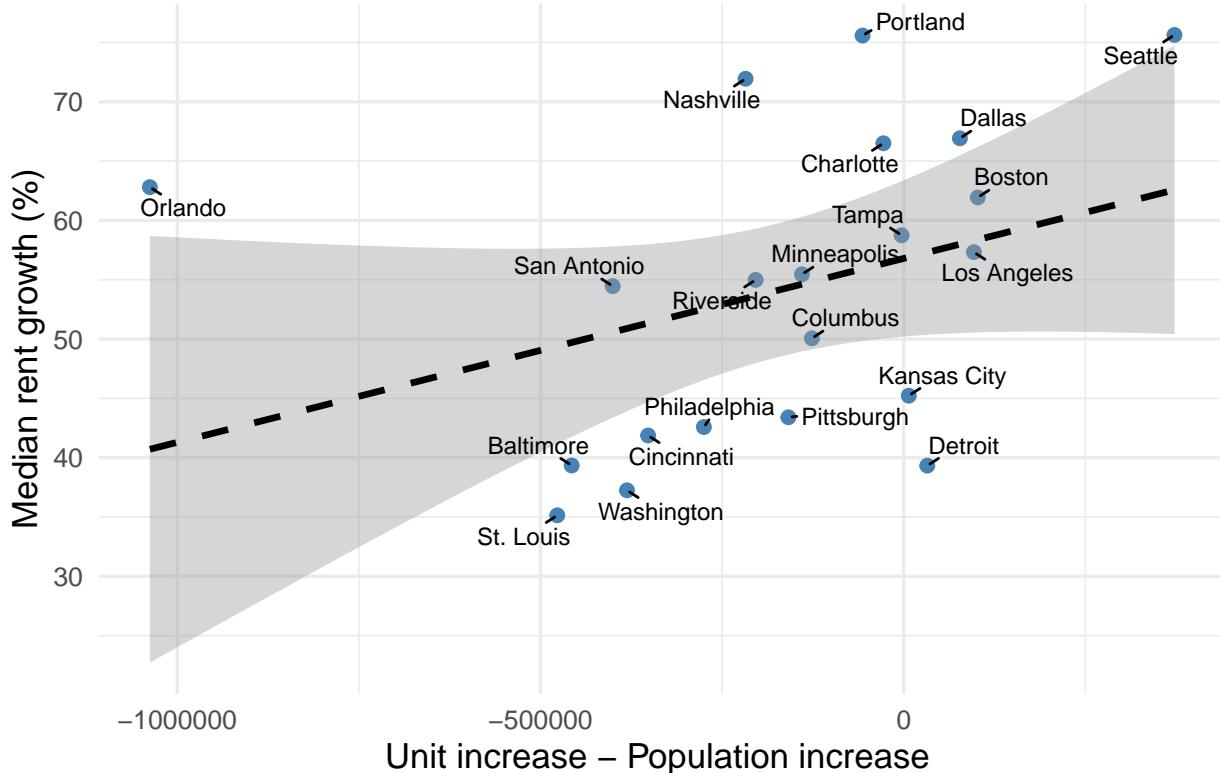


Changes in macro-supply and demand (2013–2023)

Population growth vs Unit growth (%)



## Median Rent Growth vs Unit increase – Population increase (2013–2023)



## Changes in macro-supply surplus and rent (2013–2023)

Median Rent Growth vs [Unit increase (%) – Population increase (%)]

