

Rethinking the housing crisis: How to think about housing accumulation

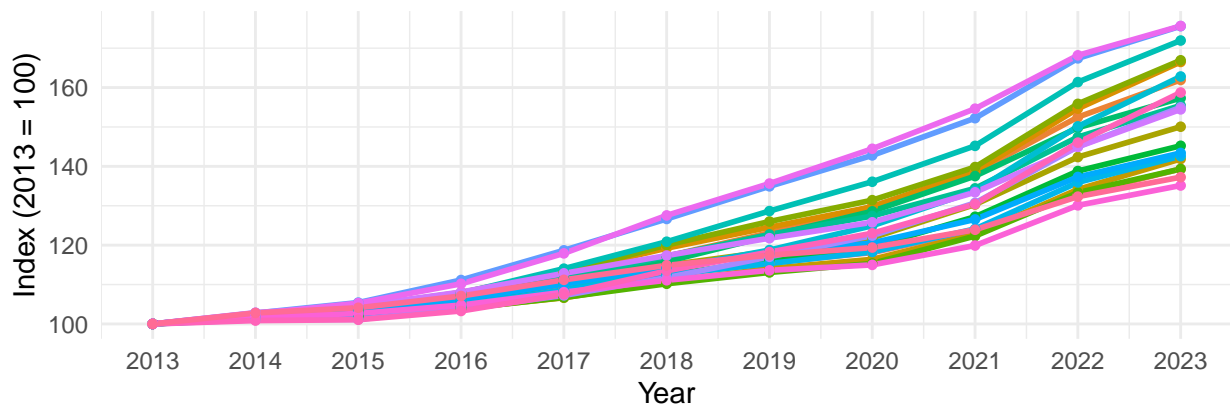
Nicc Forster-Benson

2025-11-19

Time Series

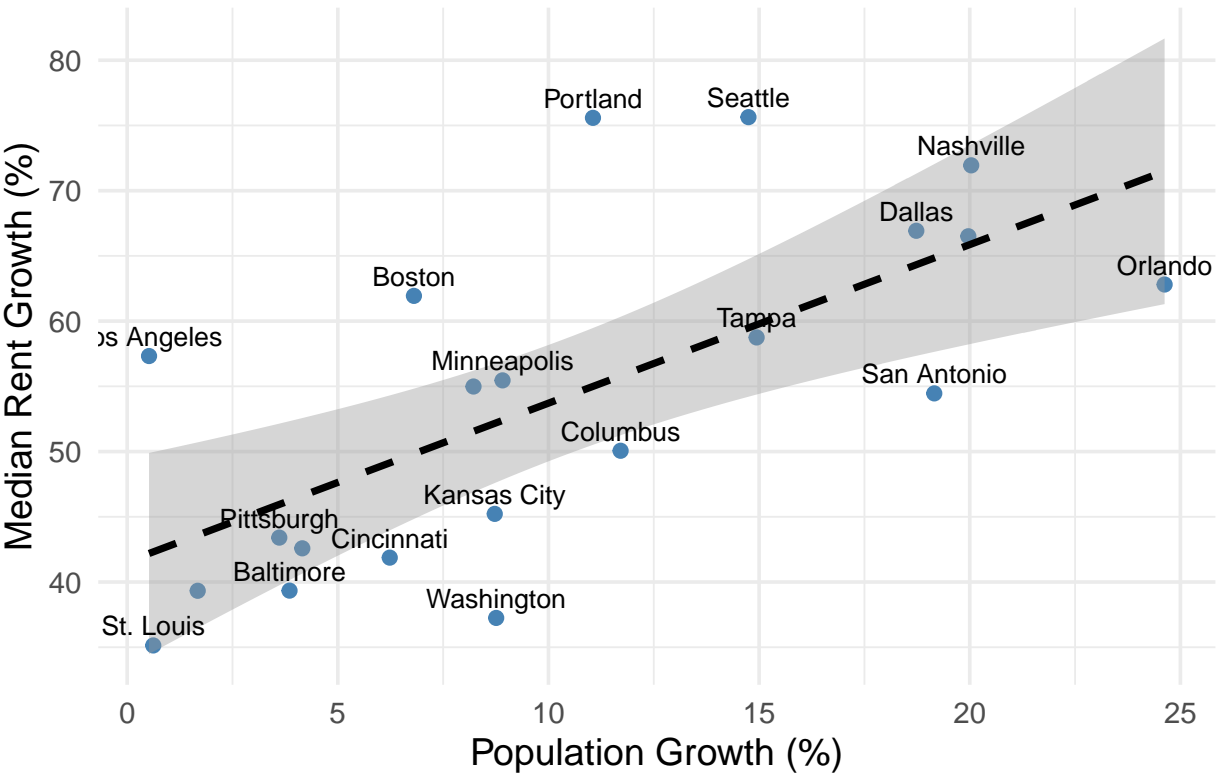
Indexed Median Rent (ACS) – base = 2013 (100)

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

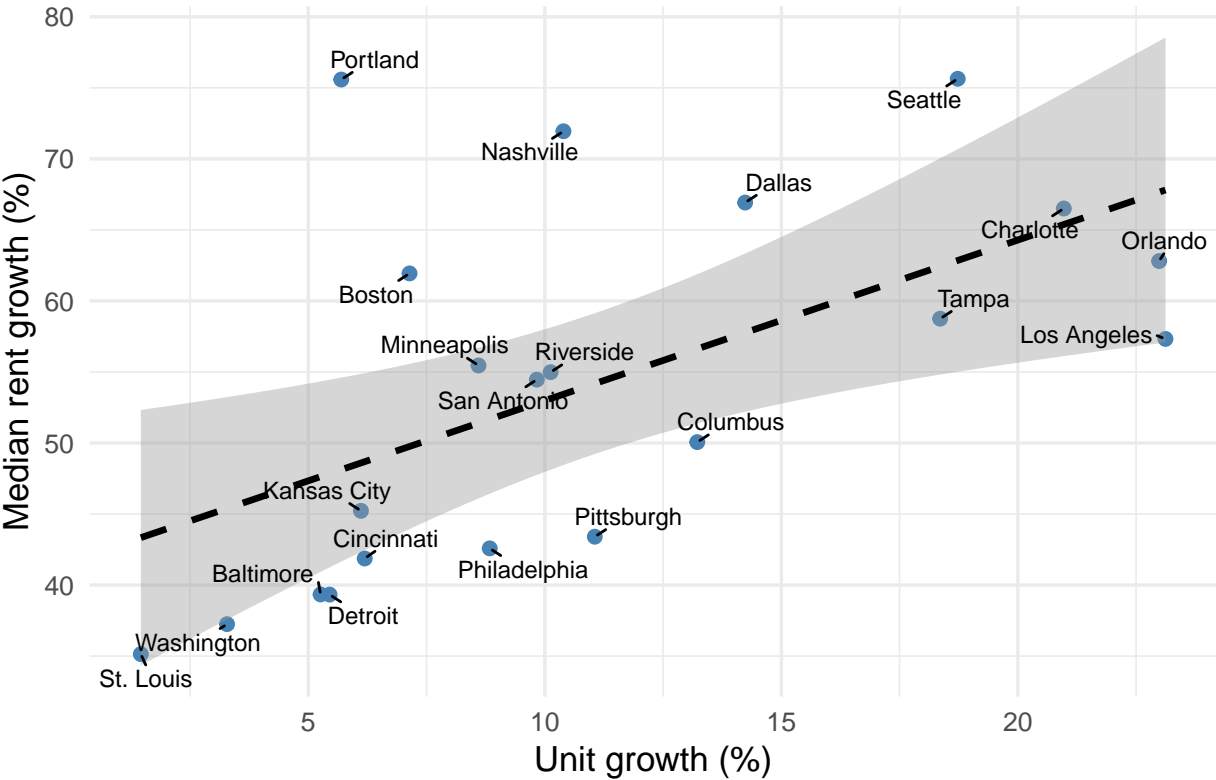


Supply and Demand

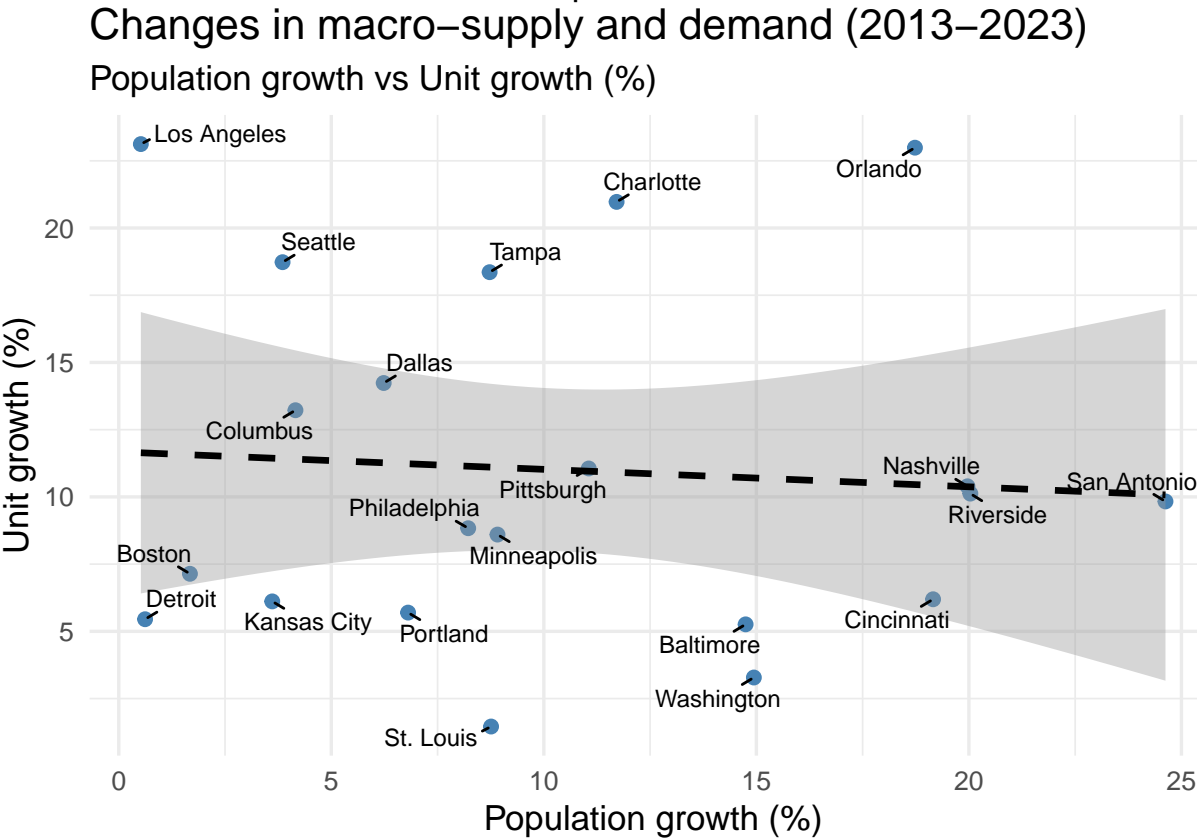
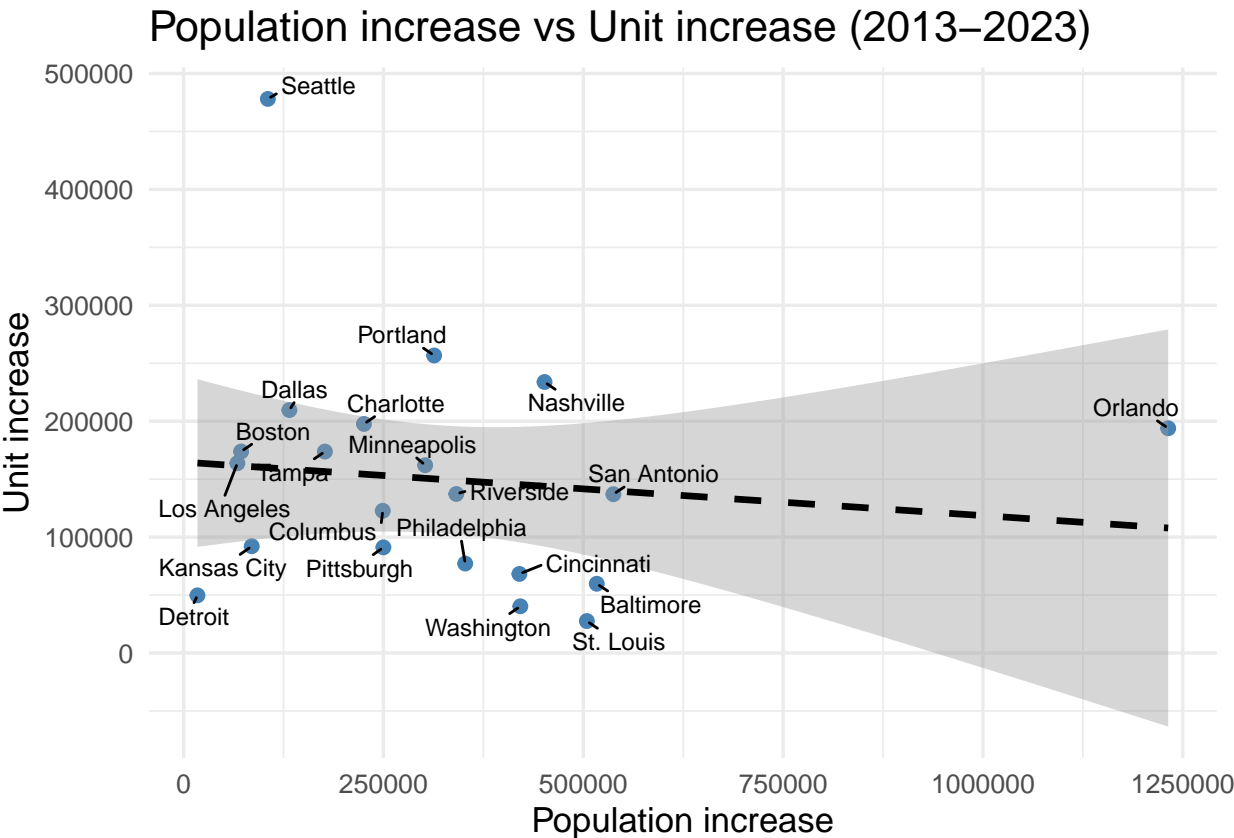
Change in macro-demand and rent prices (2013–2023)



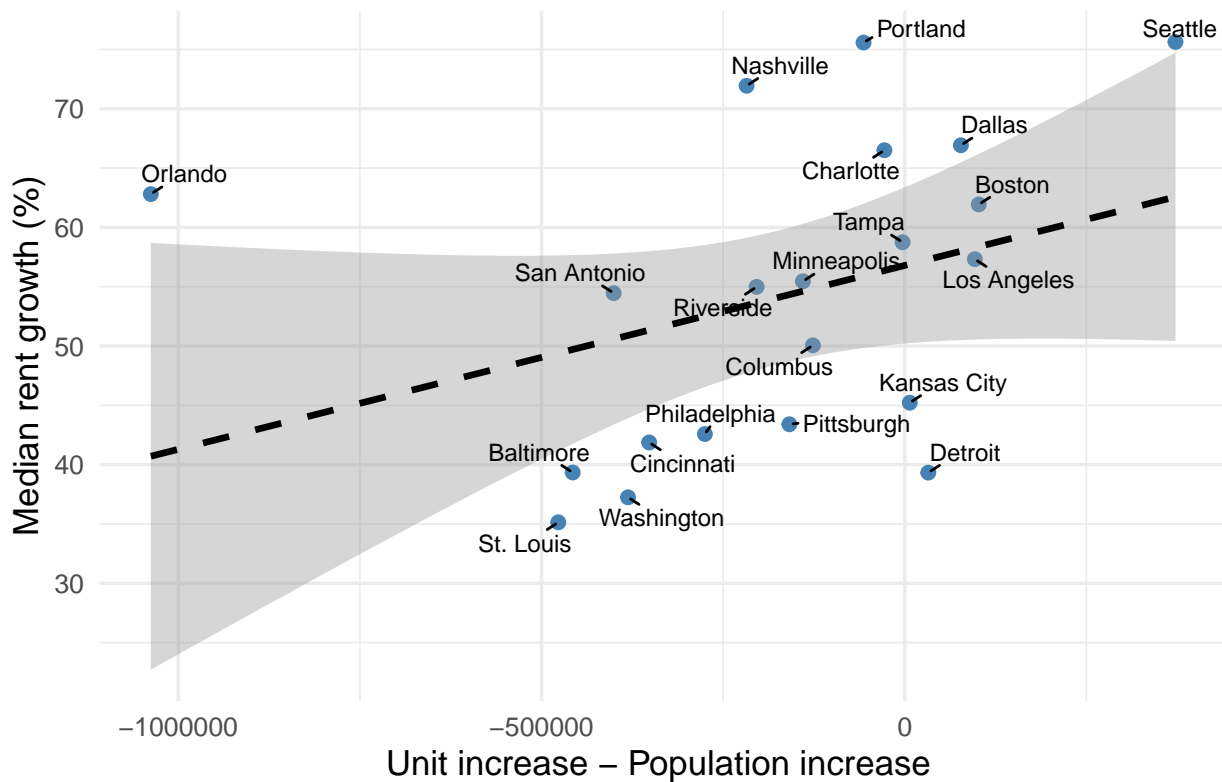
Change in macro-supply and rent prices (2013–2023)



Exploring Surplus Supply



Median Rent Growth vs Unit increase – Population increase



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

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

