

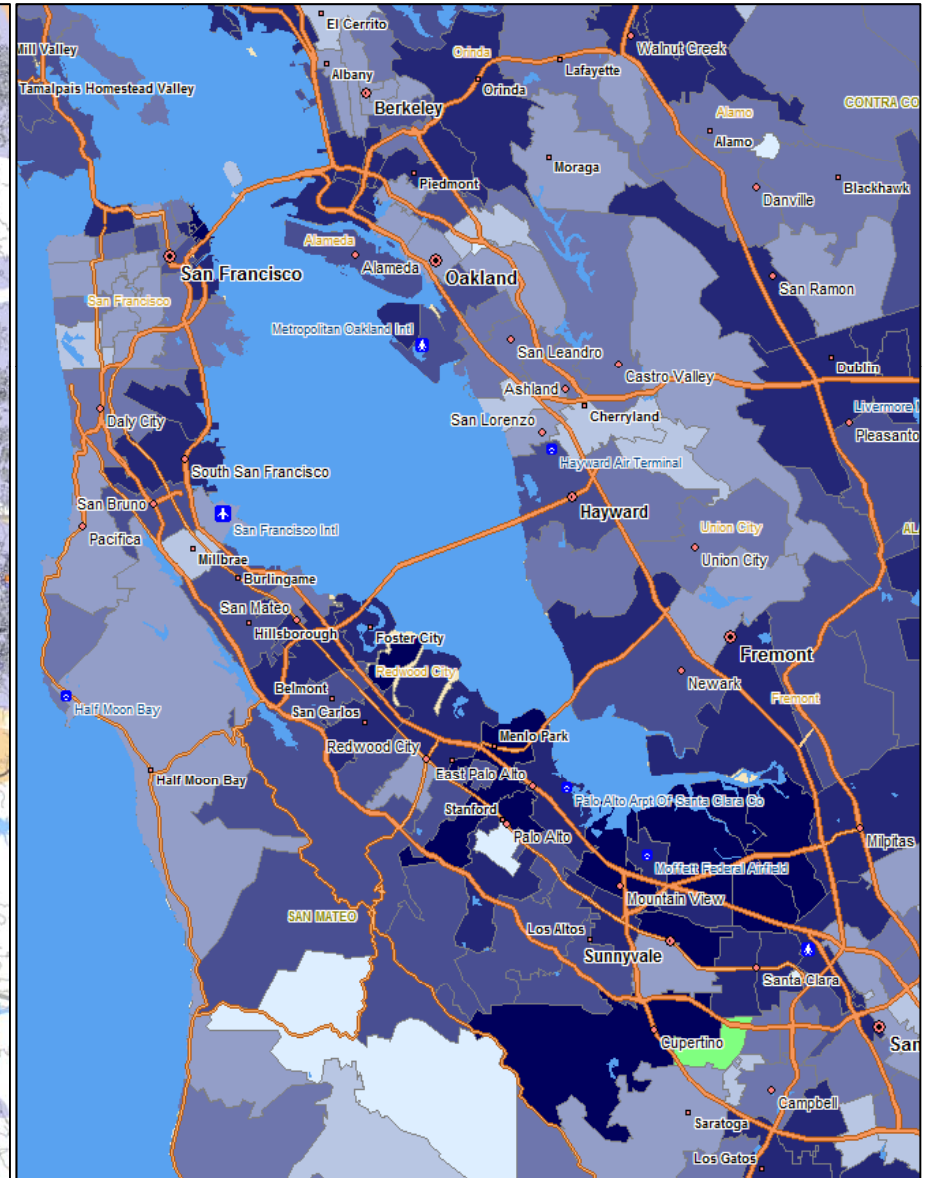
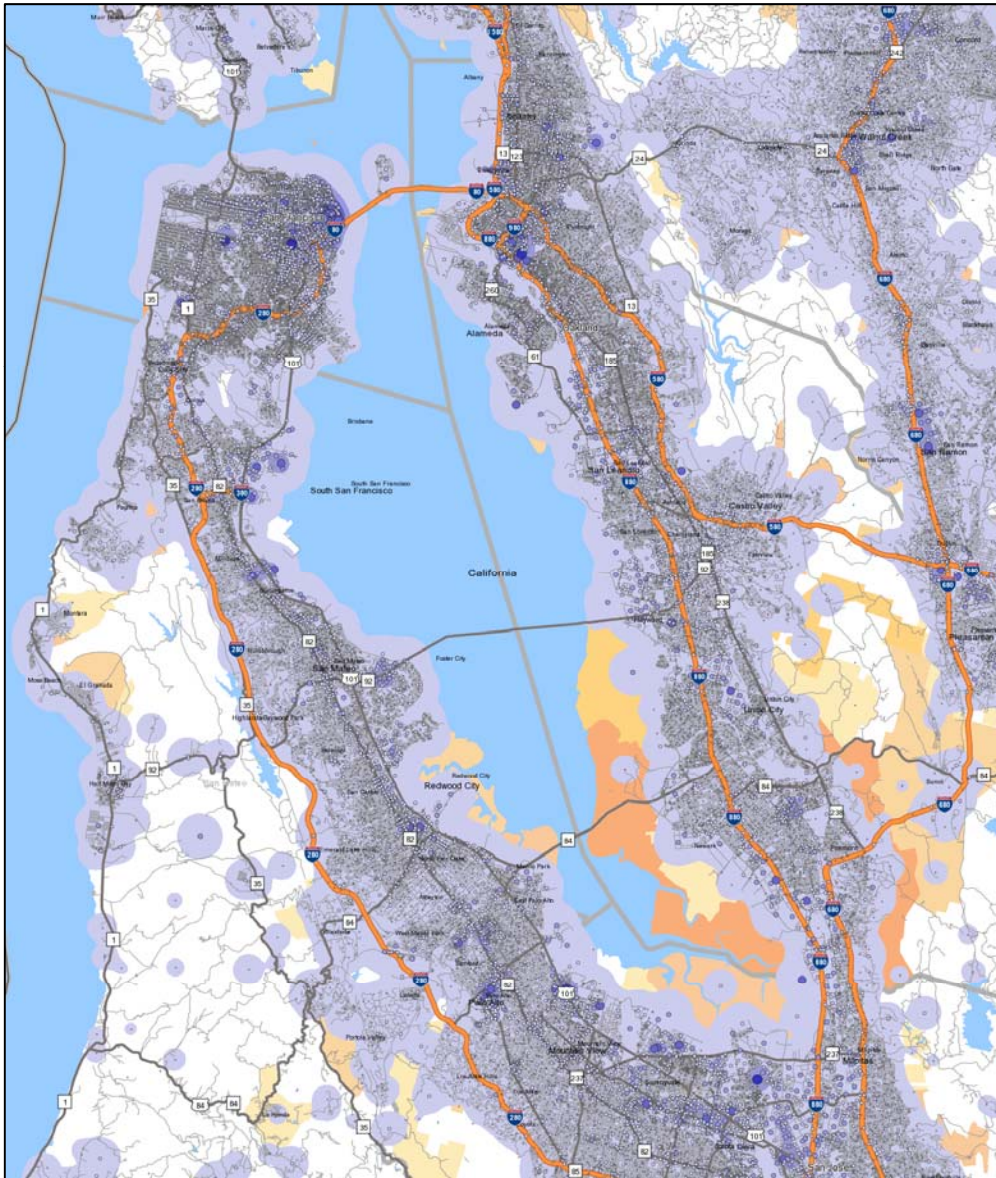
The Bay Area Housing Market: *The Context*



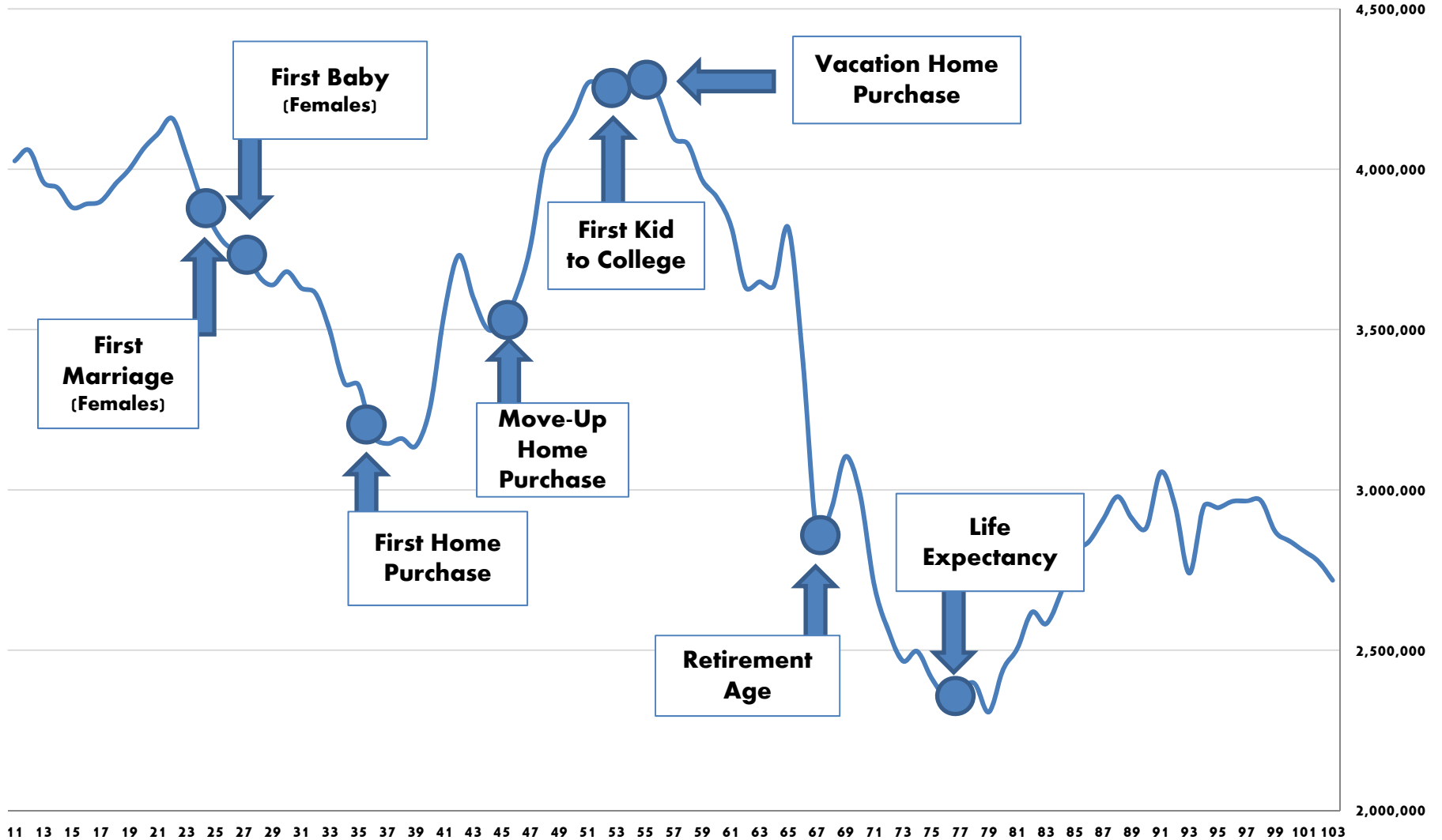
Tim Cornwell
Principal
The Concord Group



Jobs, Jobs, Jobs



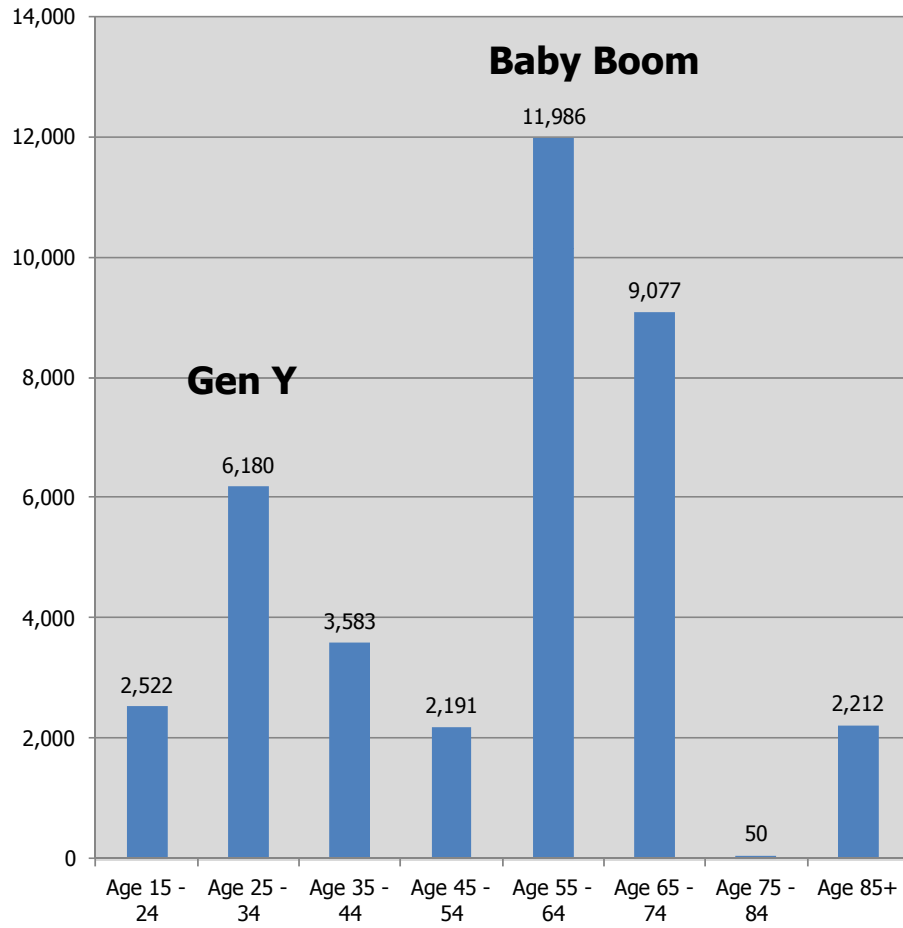
Gen Y, Gen Y, Gen Y



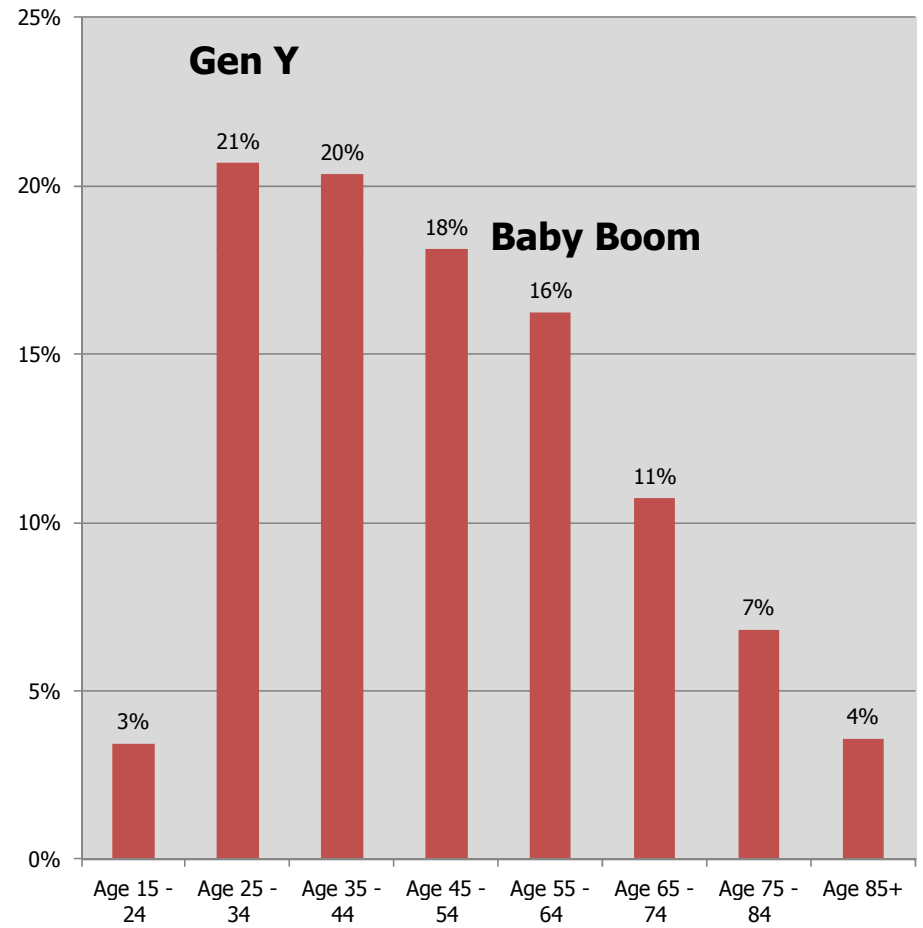
Source: Various

The Demographics of the City

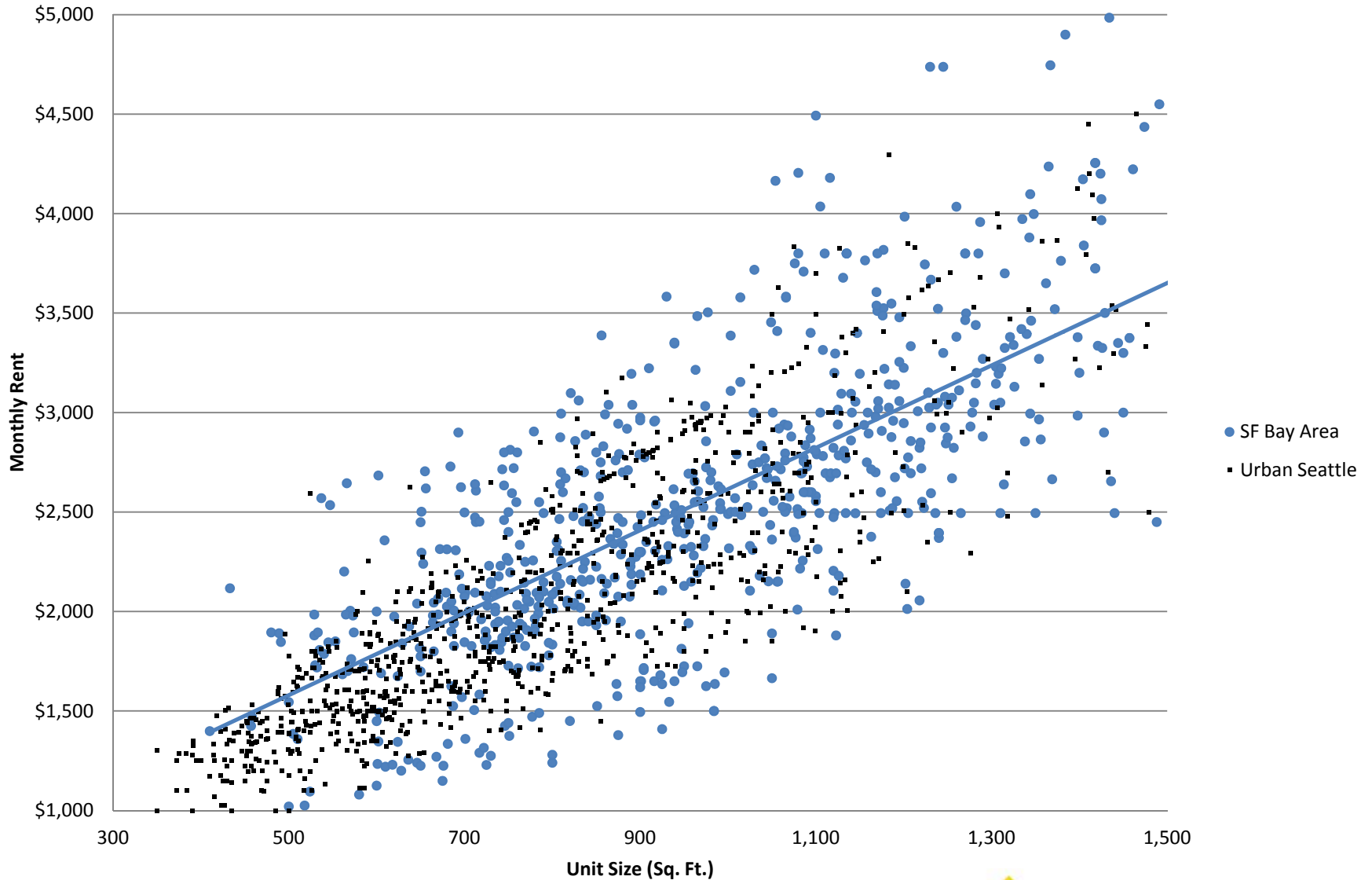
Net New Household Growth 2006-2013 by Age of Householder



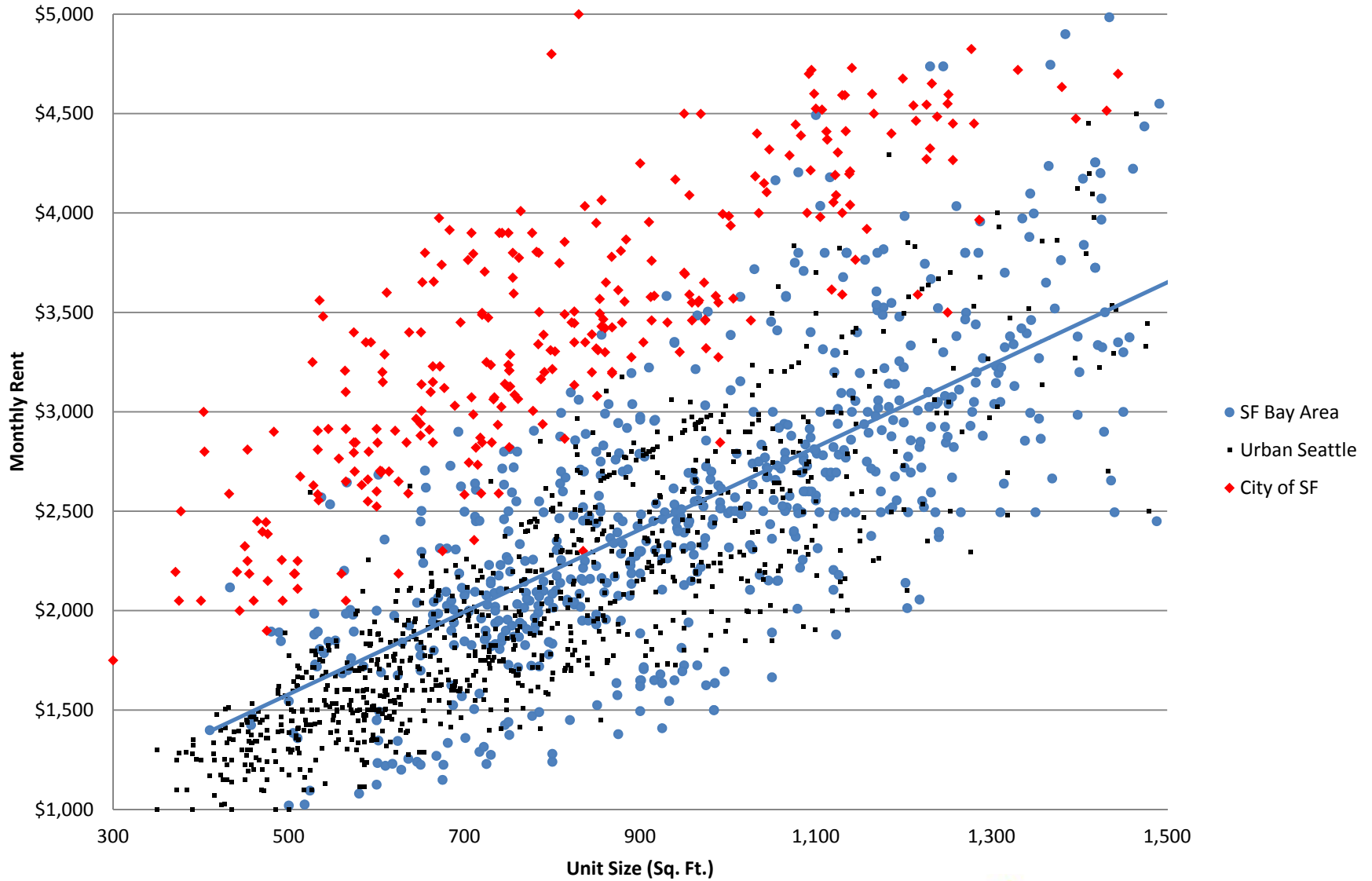
Distribution of Households by Age of Householder



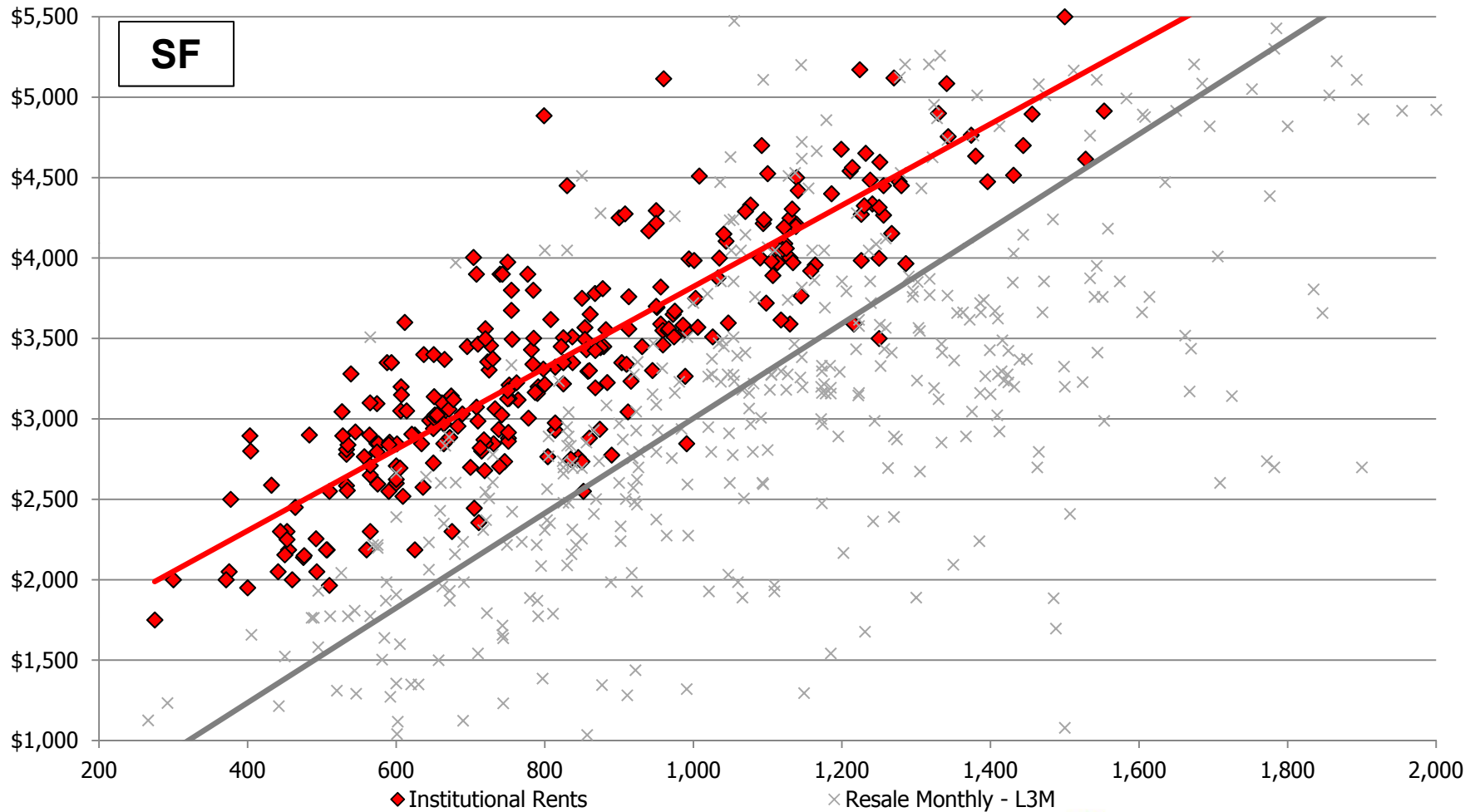
Bay Area Rental Prices



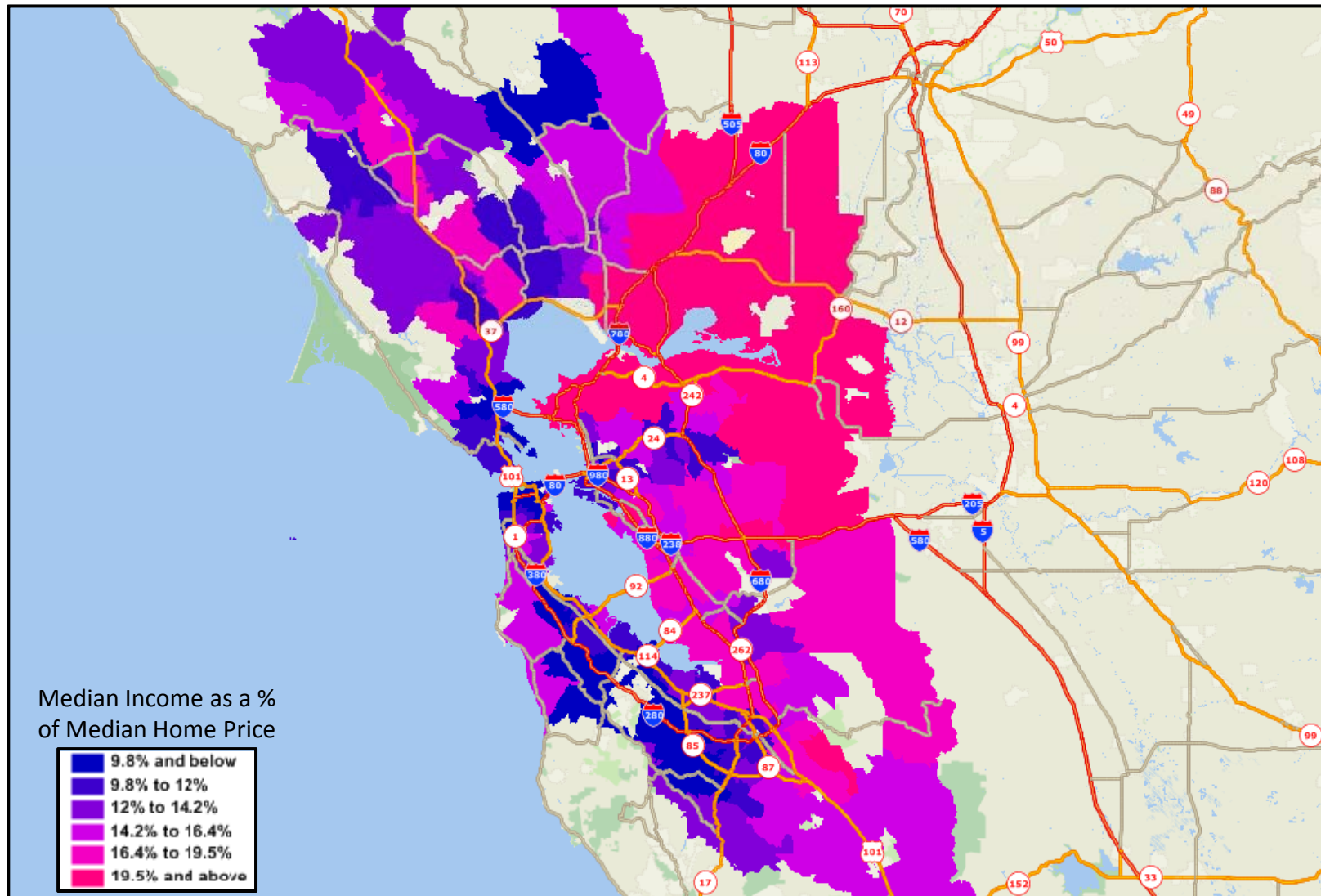
Not so fast



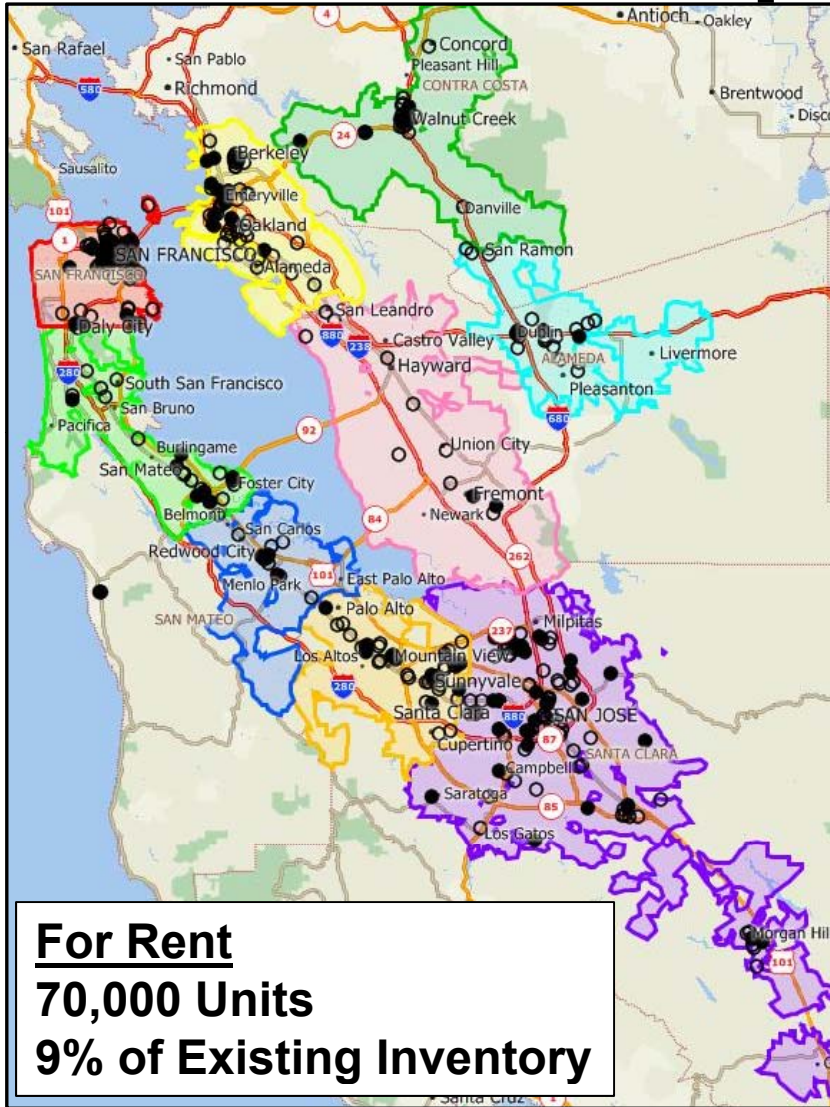
The Renter Nation?



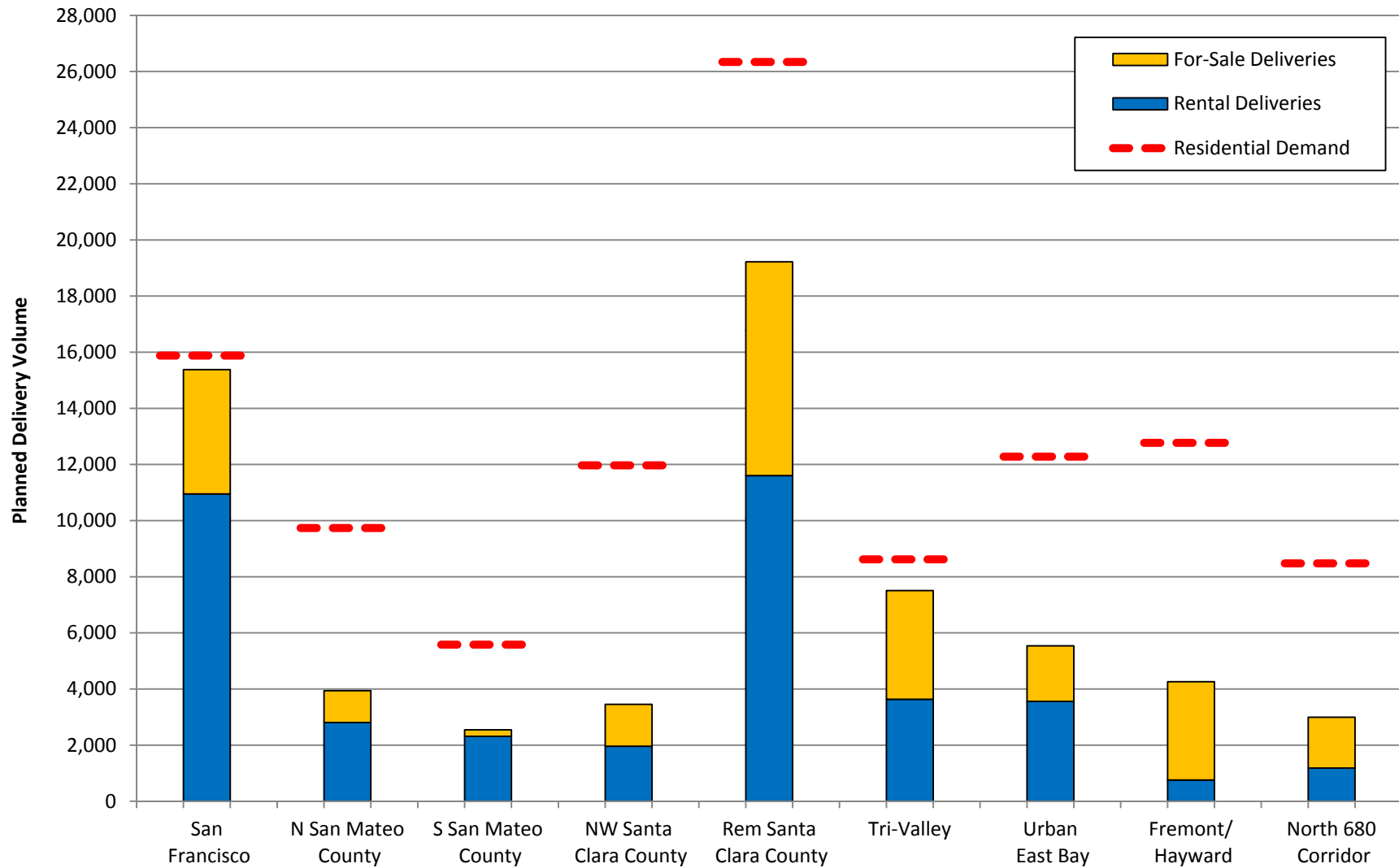
Affordability Heat Map



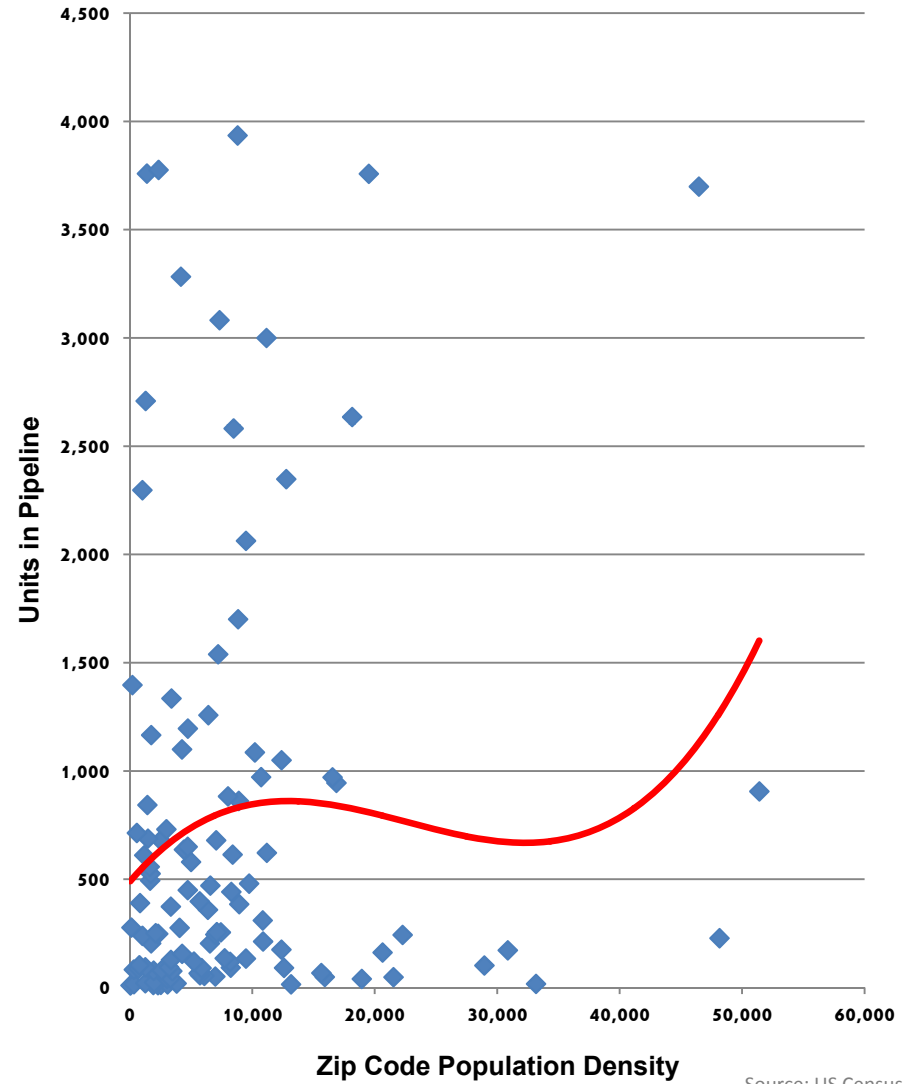
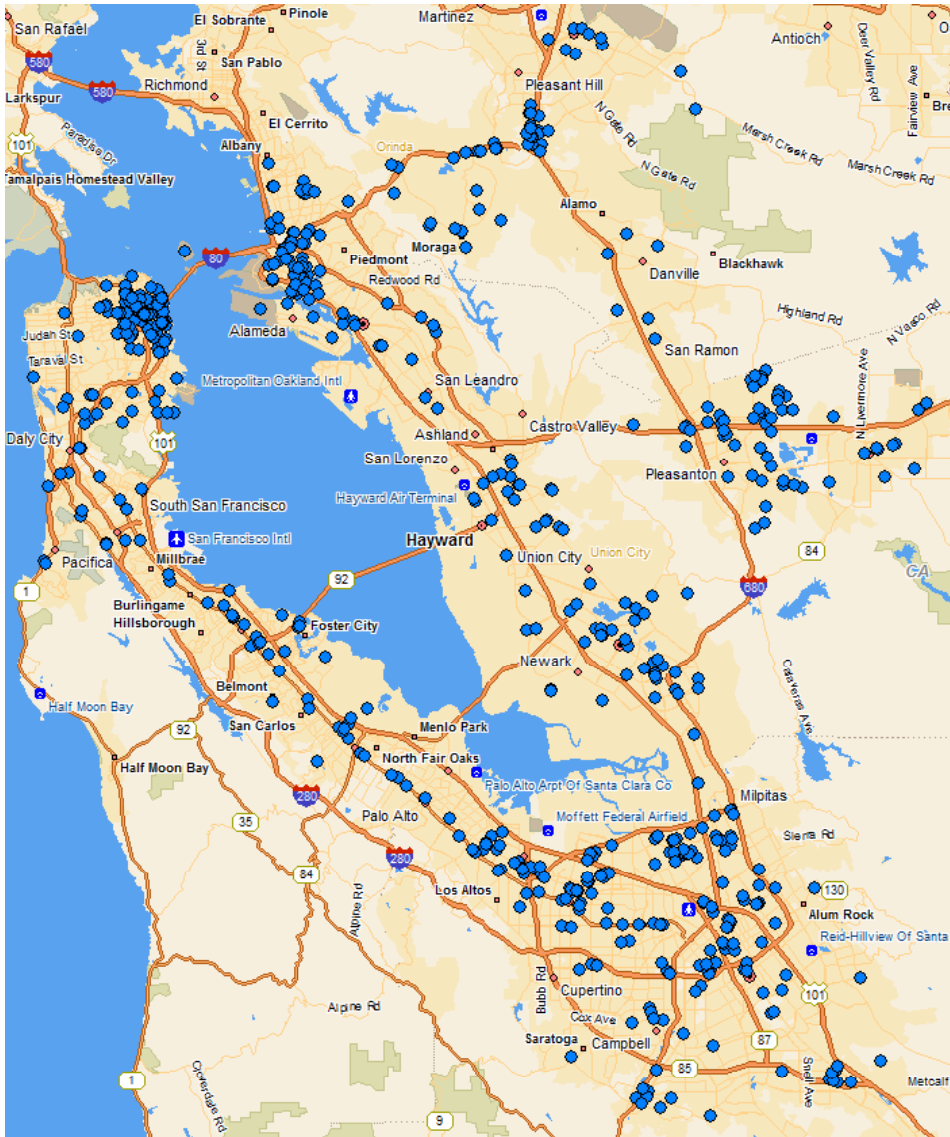
Pipeline



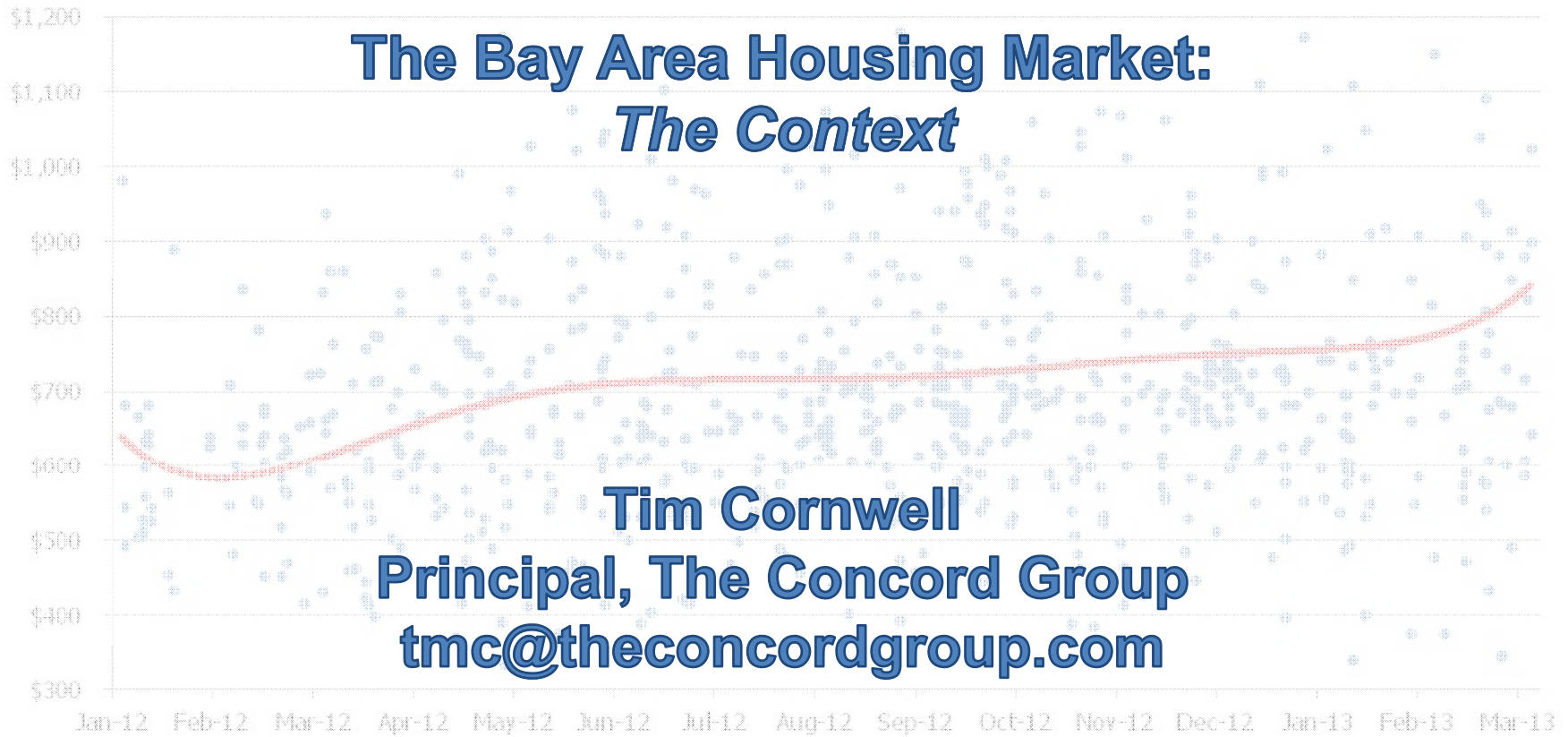
Future Supply vs. Demand



Infill is the Future



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