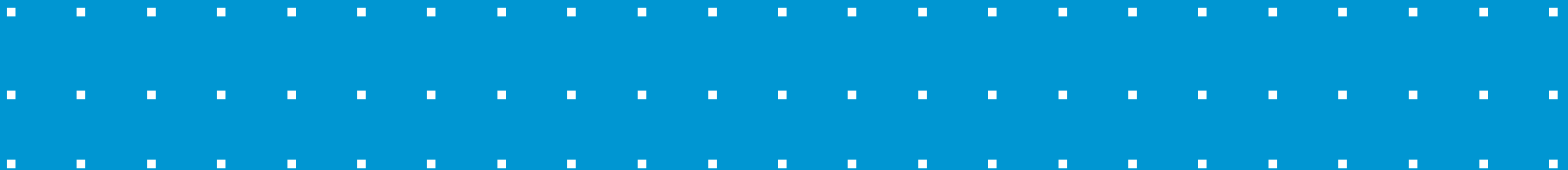




Emerging and Uninsured Risks Facing the Younger Generations: Housing

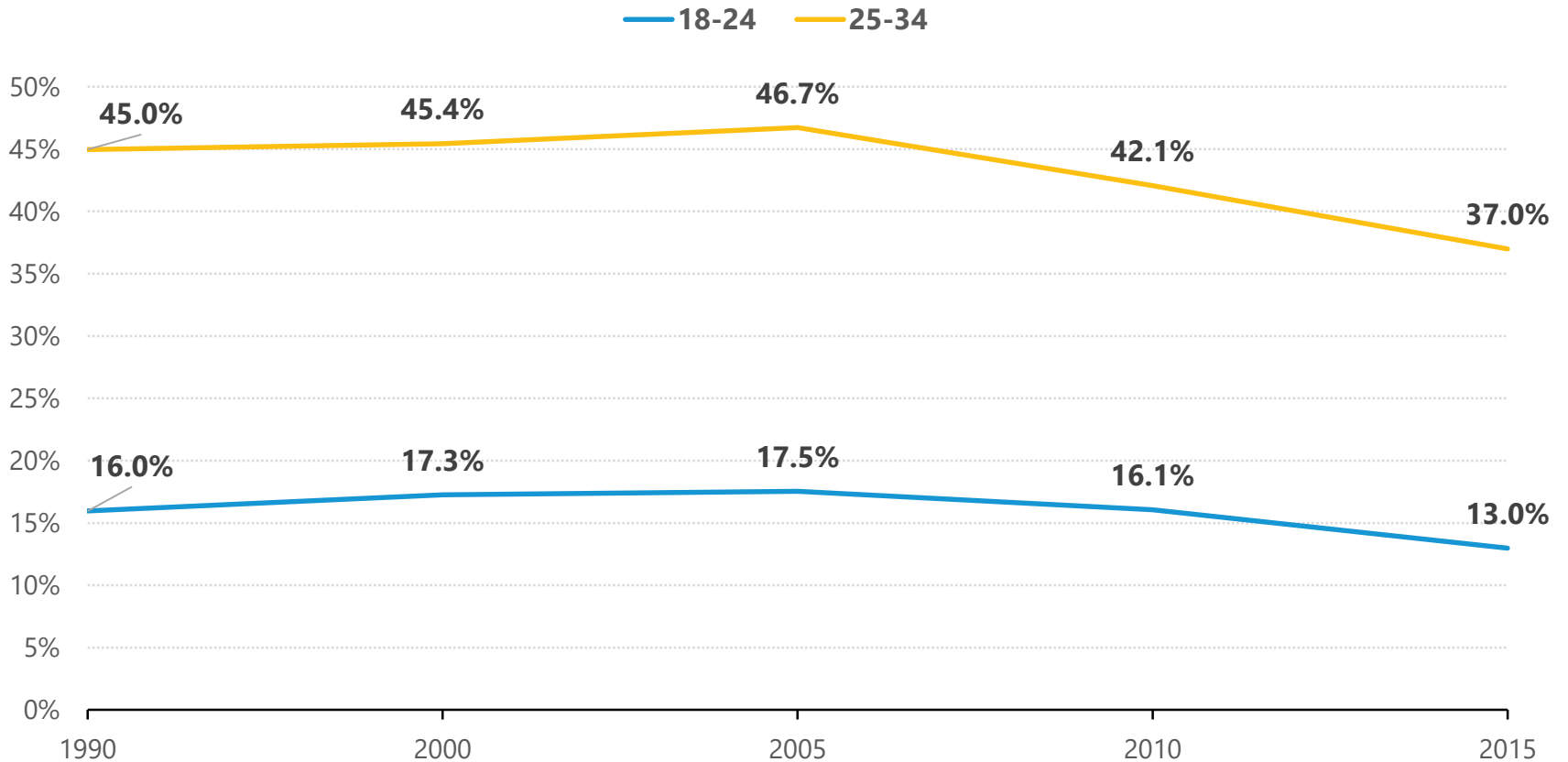
Laurie Goodman
Co-Director, Housing Finance Policy Center
Urban Institute

National Academy of Social Insurance
31st Annual Policy Research Conference
Washington DC
January 31, 2019



Millennial Homeownership

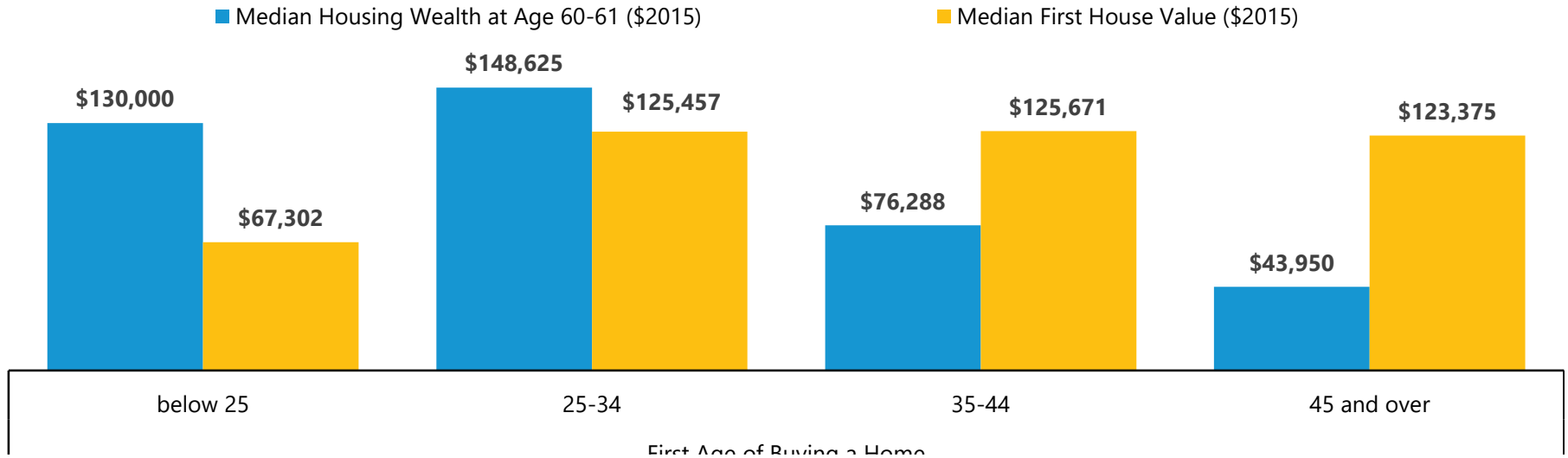
Homeownership Rate among Household Heads Ages 18 to 34



Sources: The Decennial Census and the American Community Survey.

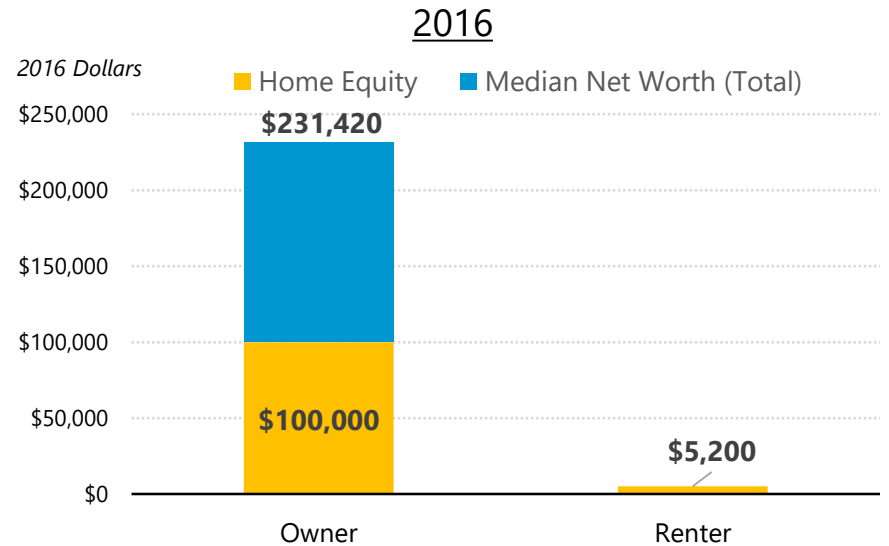
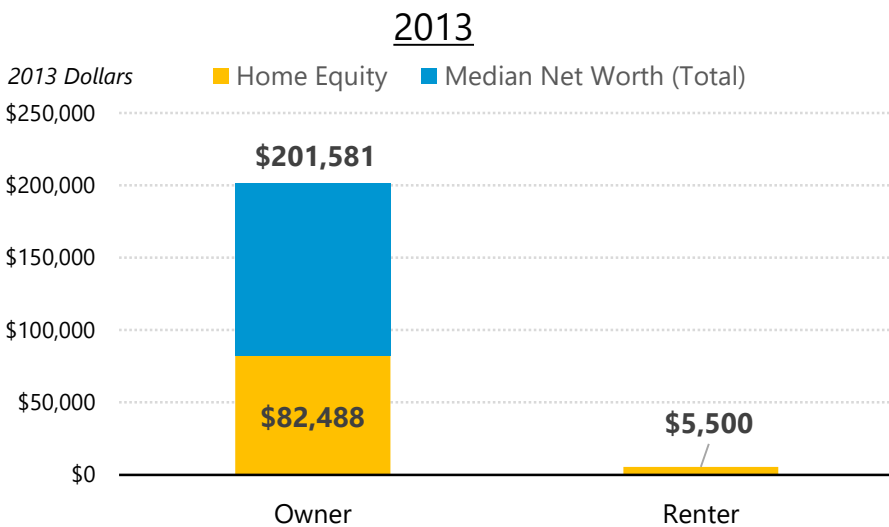
Impact of homeownership on wealth

Median Home Equity at Age 60 or 61 and Median Value of First Home



Source: Urban Institute calculation using Panel Study of Income Dynamics.

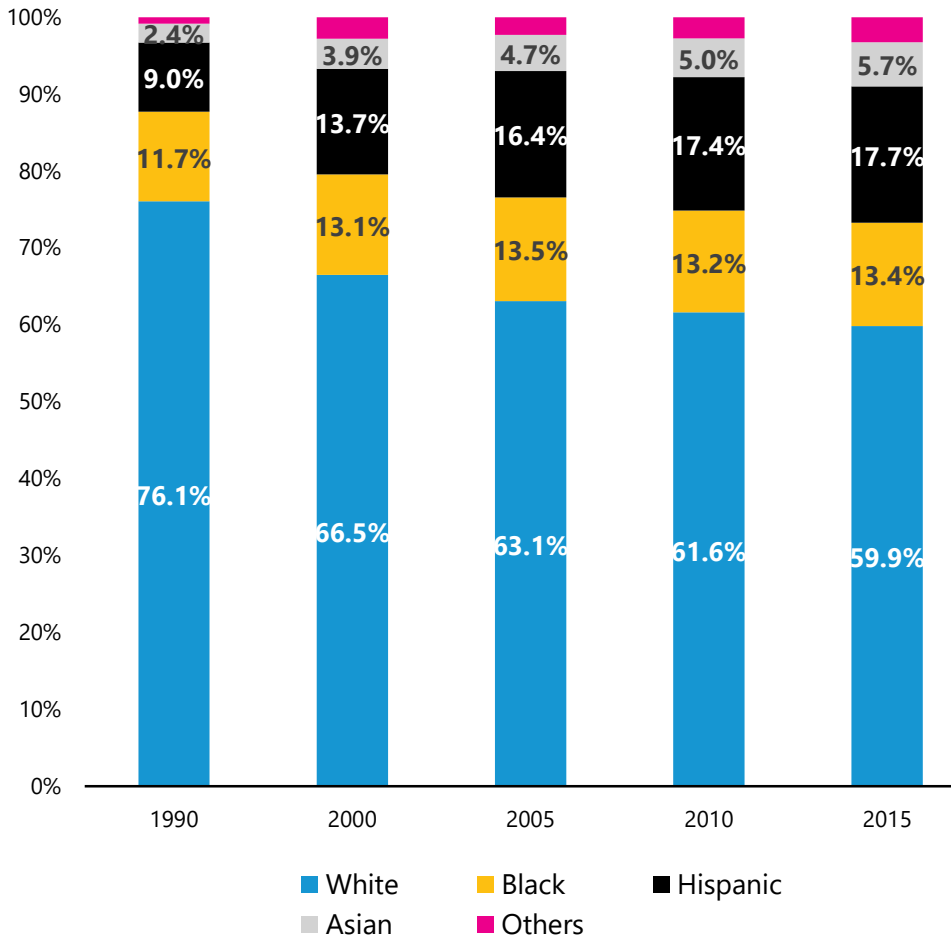
Homeowner Versus Rental Net Worth



Source: Survey of Consumer Finances.

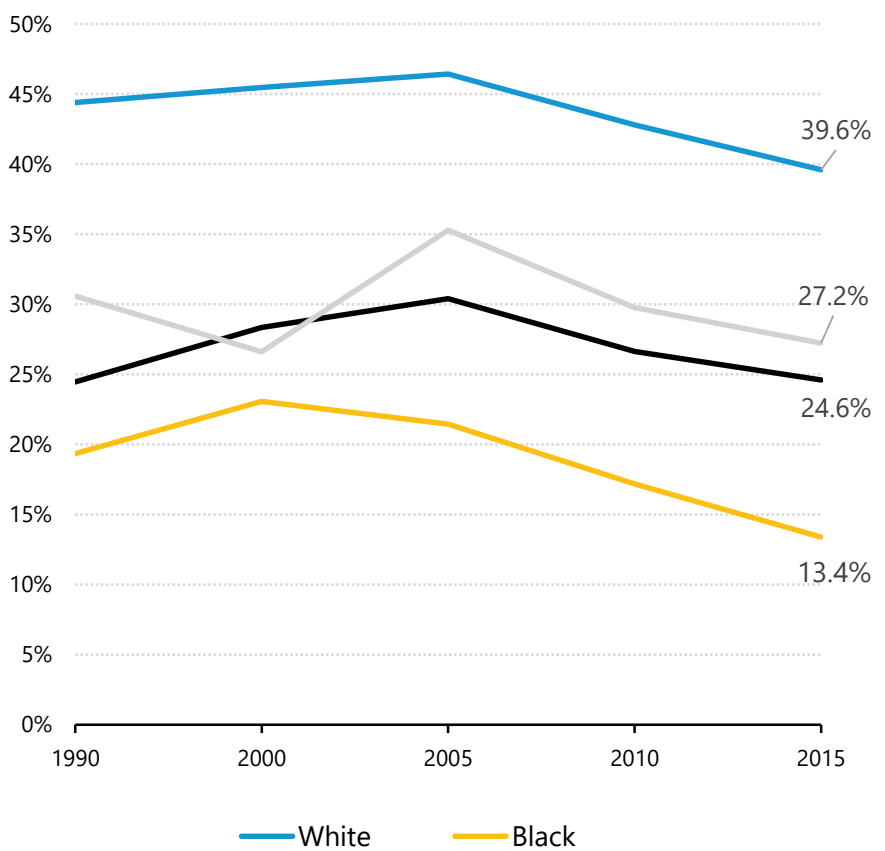
Homeownership by Race/Ethnicity

Racial Composition (Heads 18-34)



Sources: The Decennial Census and the American Community Survey.

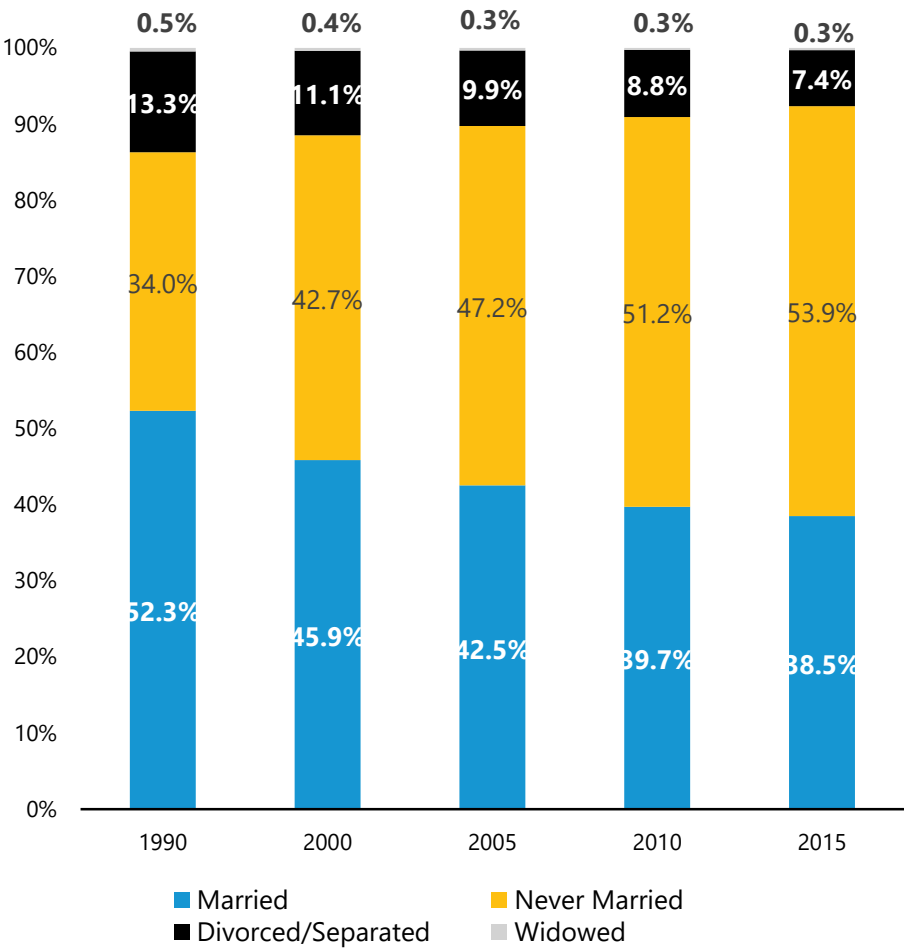
Homeownership by Race/Ethnicity (Heads 18-34)



Sources: The Decennial Census and the American Community Survey.

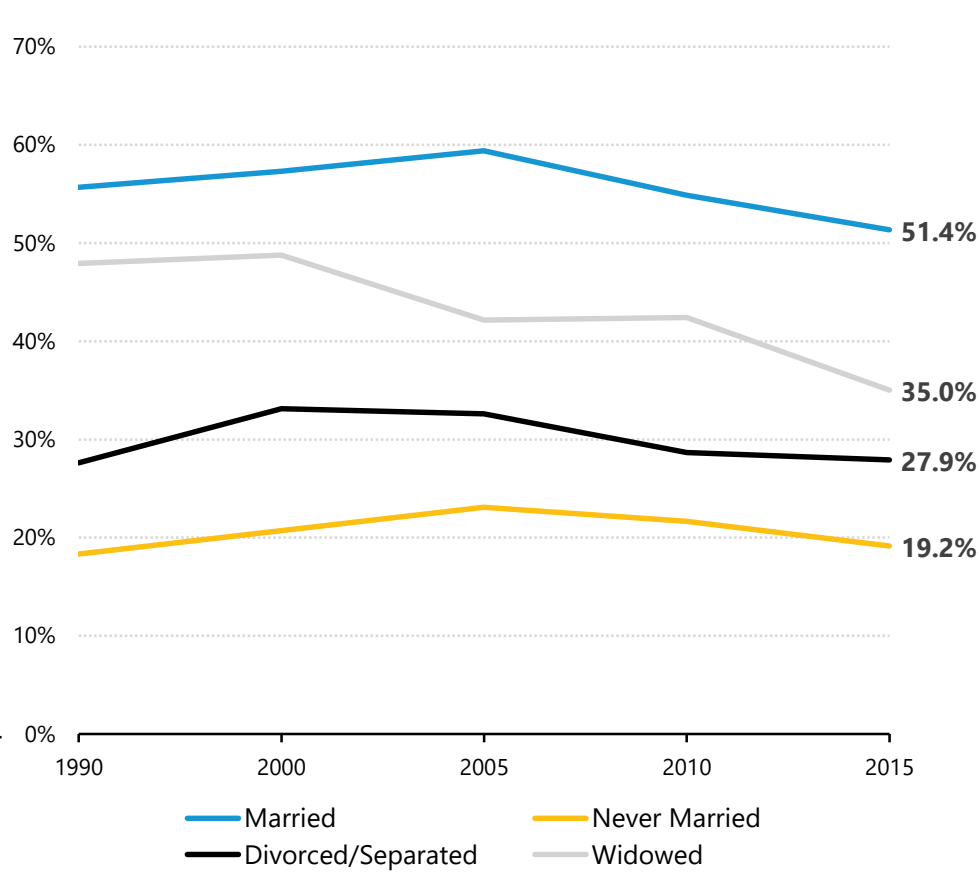
Homeownership by Marital Status

Marital Status among Household Heads Age 18 to 34



Sources: The Decennial Census and the American Community Survey.

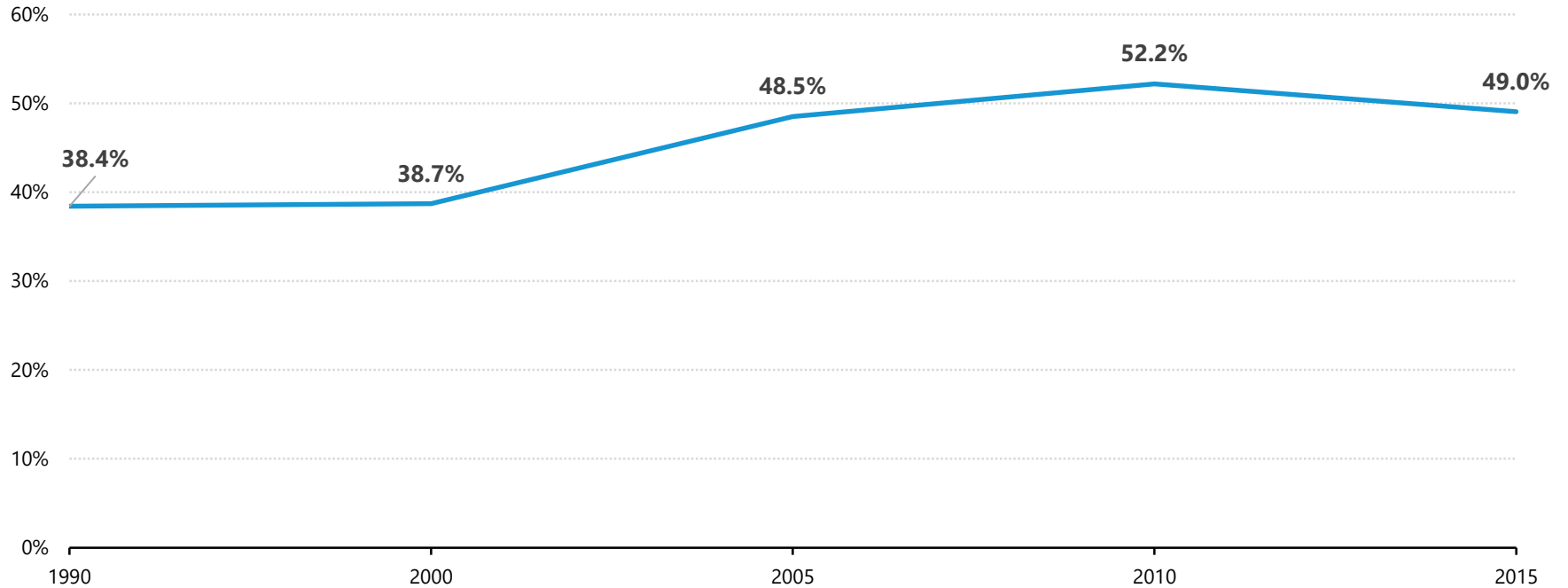
Homeownership Rate by Marital Status among Household Heads Ages 18 to 34



Sources: The Decennial Census and the American Community Survey.

Millennials are Rent Burdened

Share of Rent-Burdened Households with Heads Ages 18 to 34

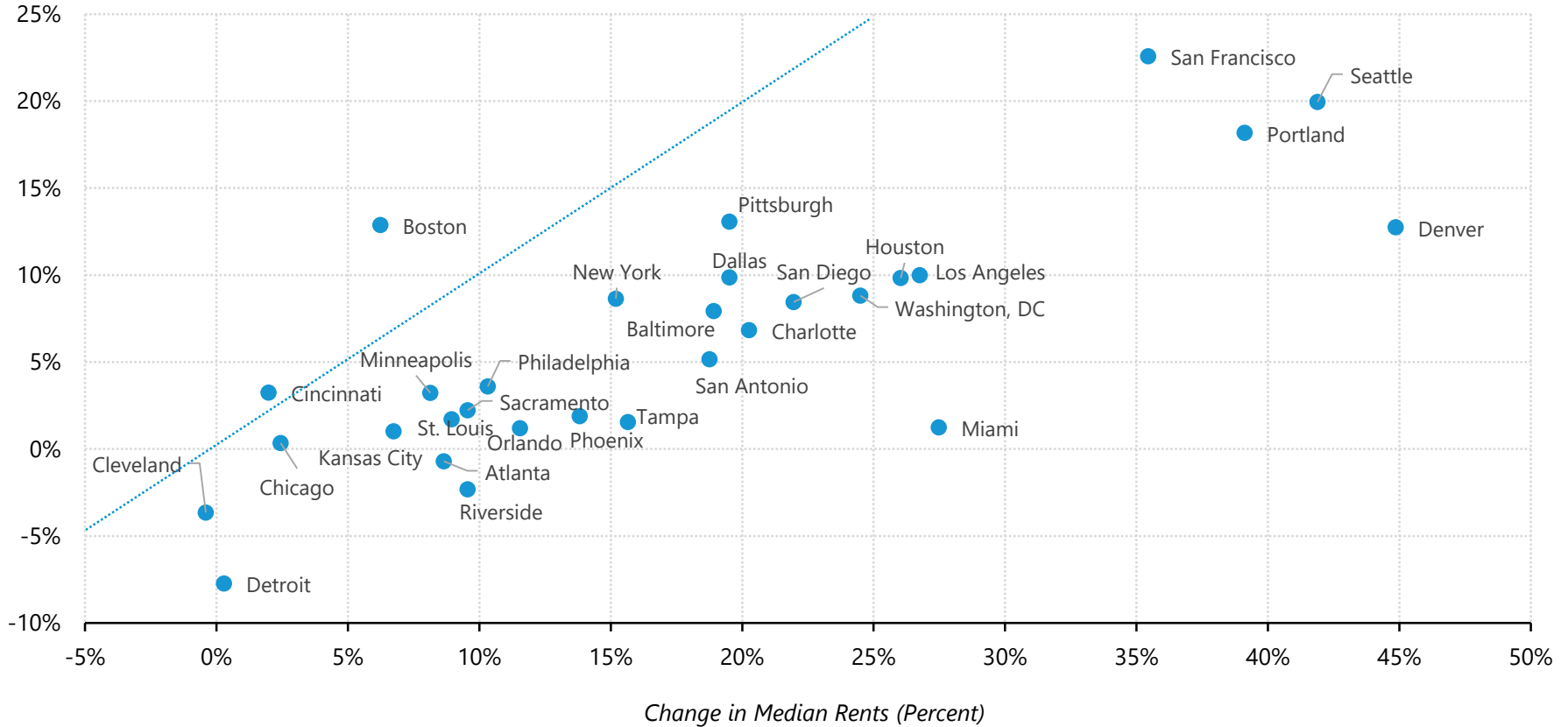


Sources: The Decennial Census and the American Community Survey.

Changes in Real Rents have Outpaced Change in Real Income from 2005-2017

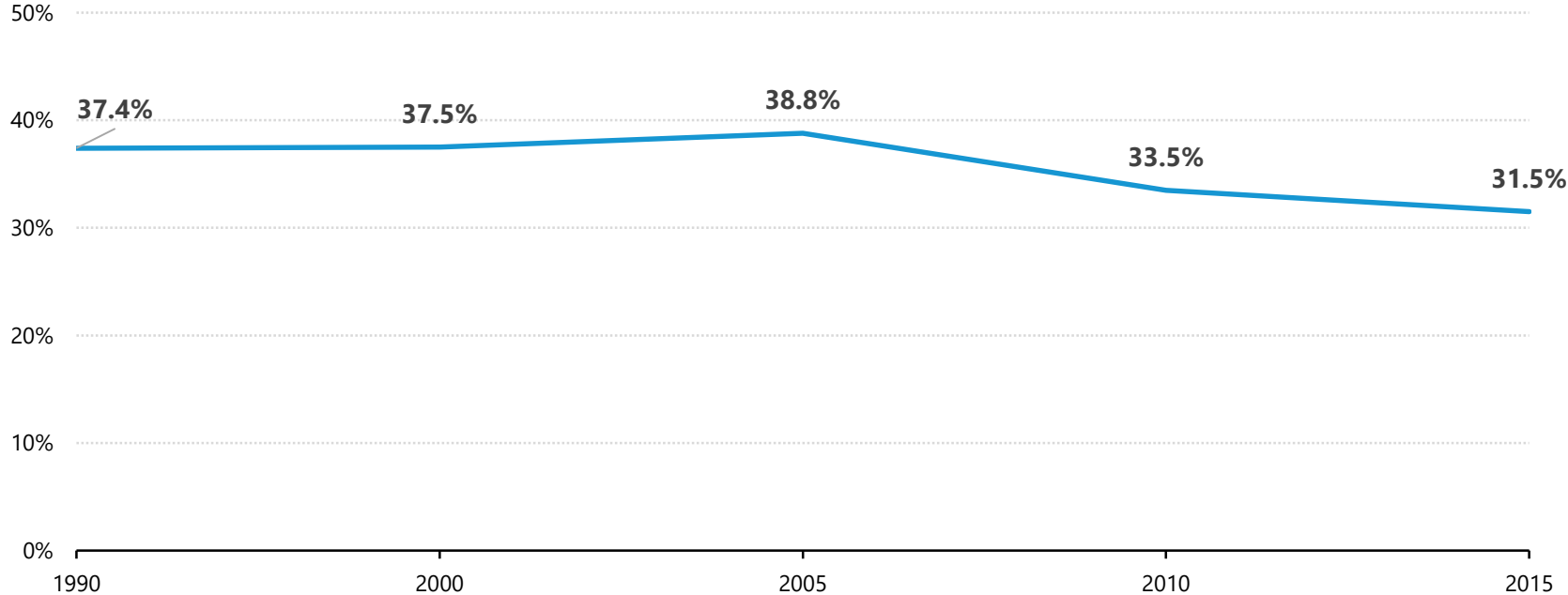
Percent change in rent versus percent change in income, by MSA (2005-2017)

Change in Income (Percent)



Headship Rate has Dropped

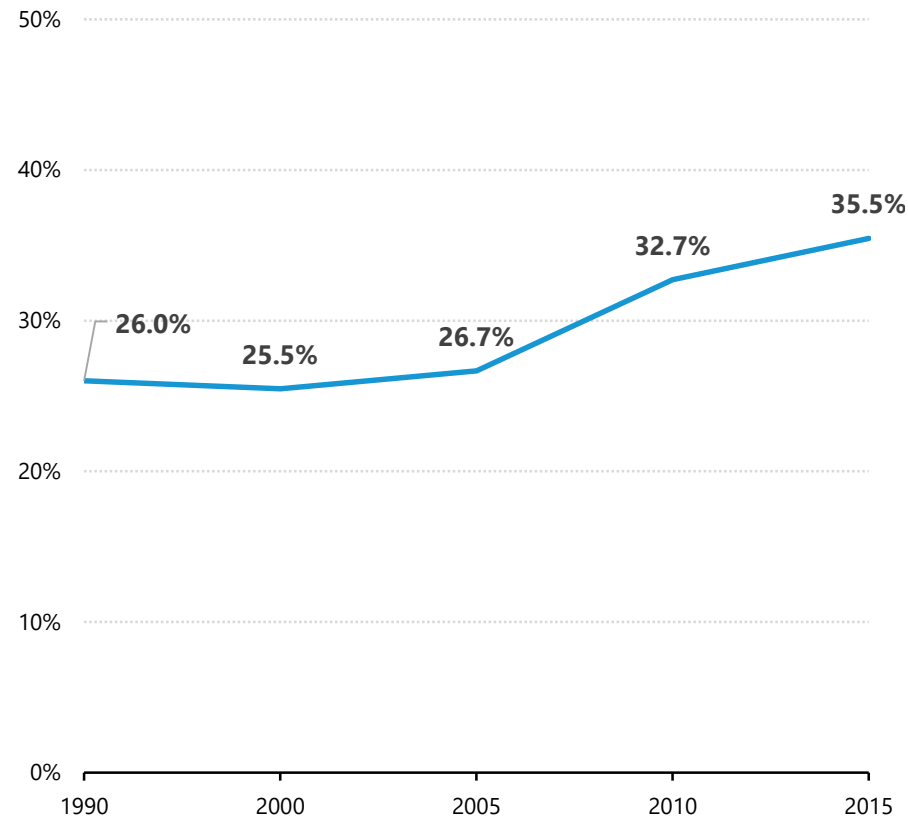
Headship Rate among 18-to-34-Year-Olds



Sources: The Decennial Census and the American Community Survey.

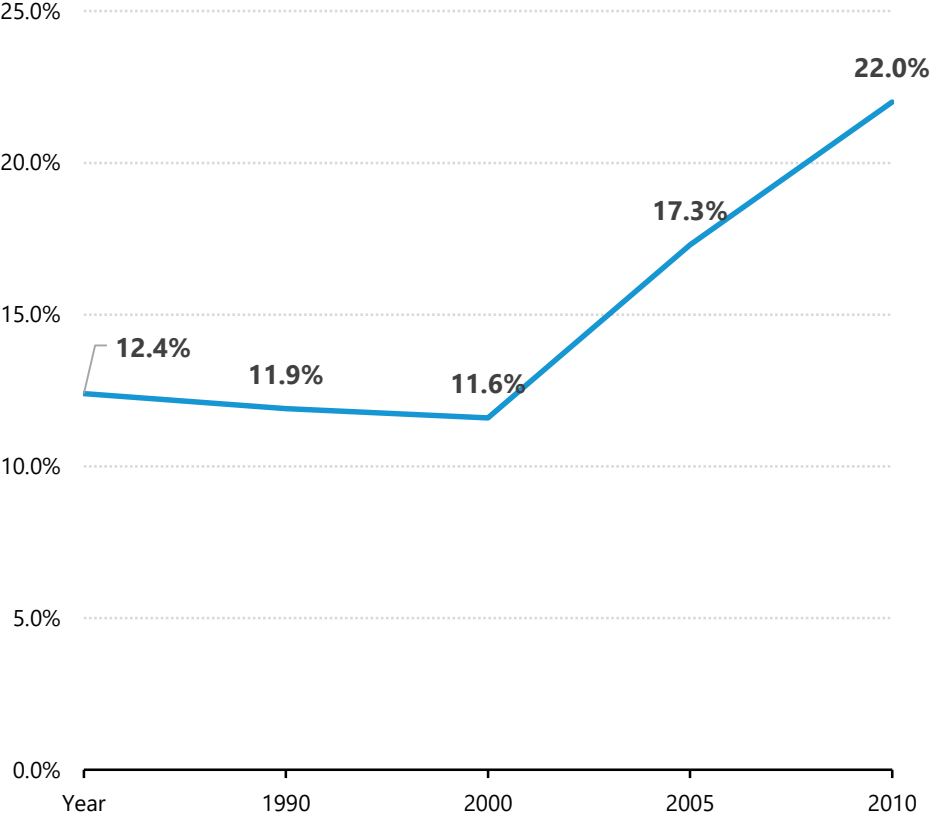
Living with Parents has Increased Significantly

Share of Young Adults Living with Parents (Age 18-34)



Sources: The Decennial Census and the American Community Survey.

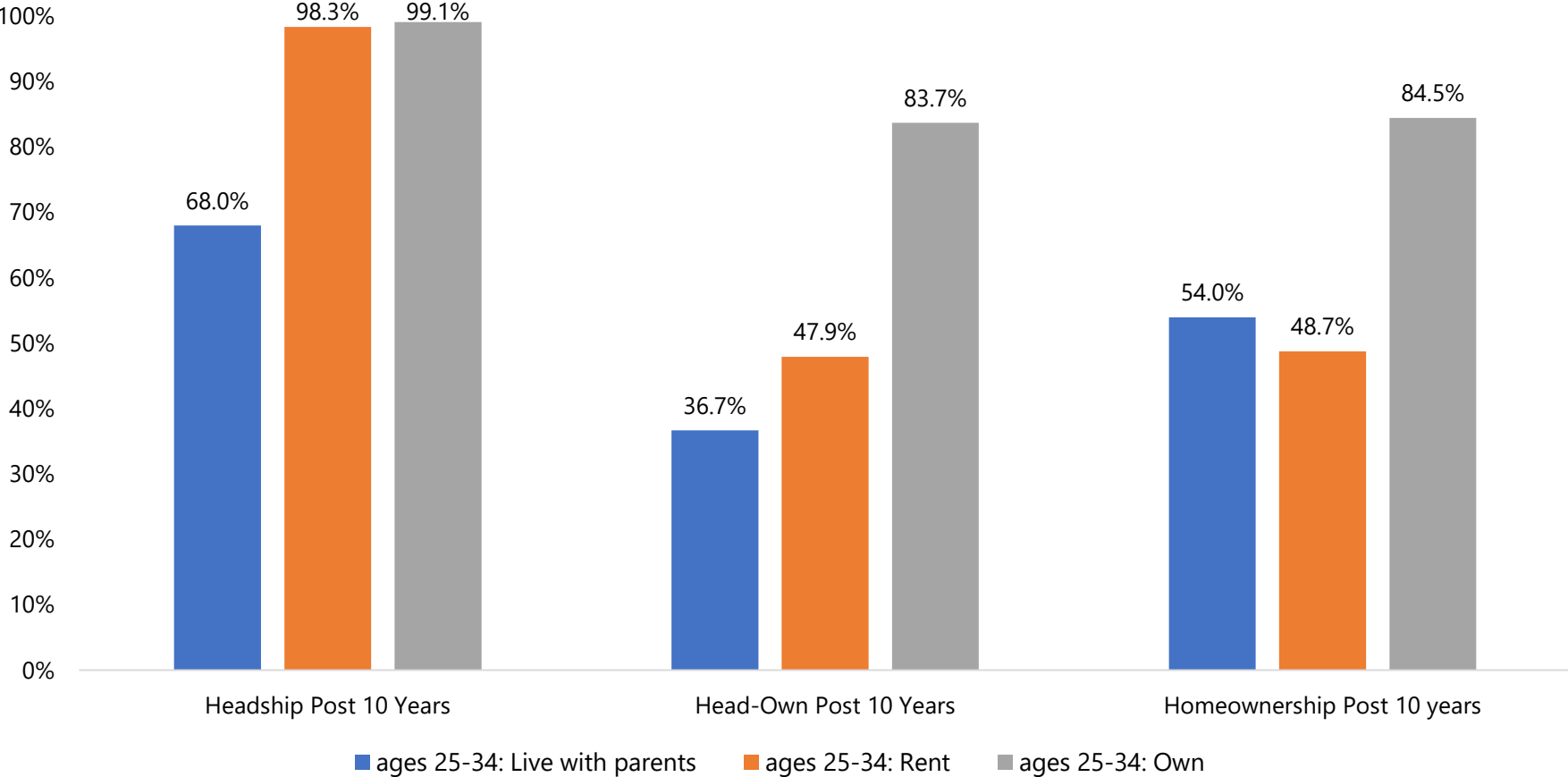
Share of Young Adults Living with Parents (Age 25-34)



Sources: The Decennial Census and the American Community Survey.

Long Term Impact of Living with Parents is Negative

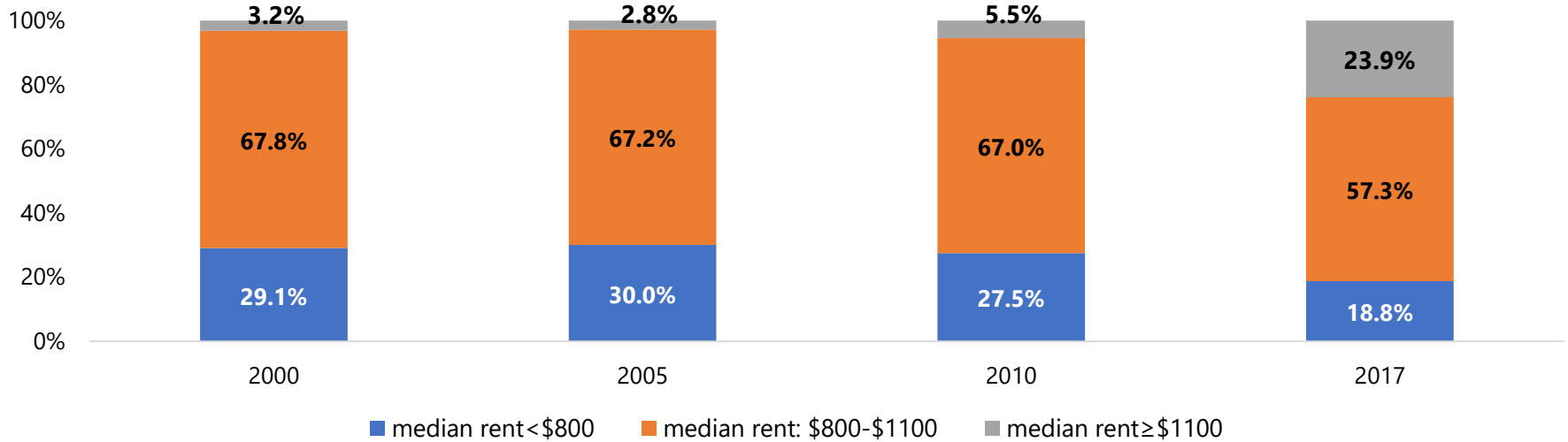
Headship and Homeownership Post 10-years (Age 35-44)



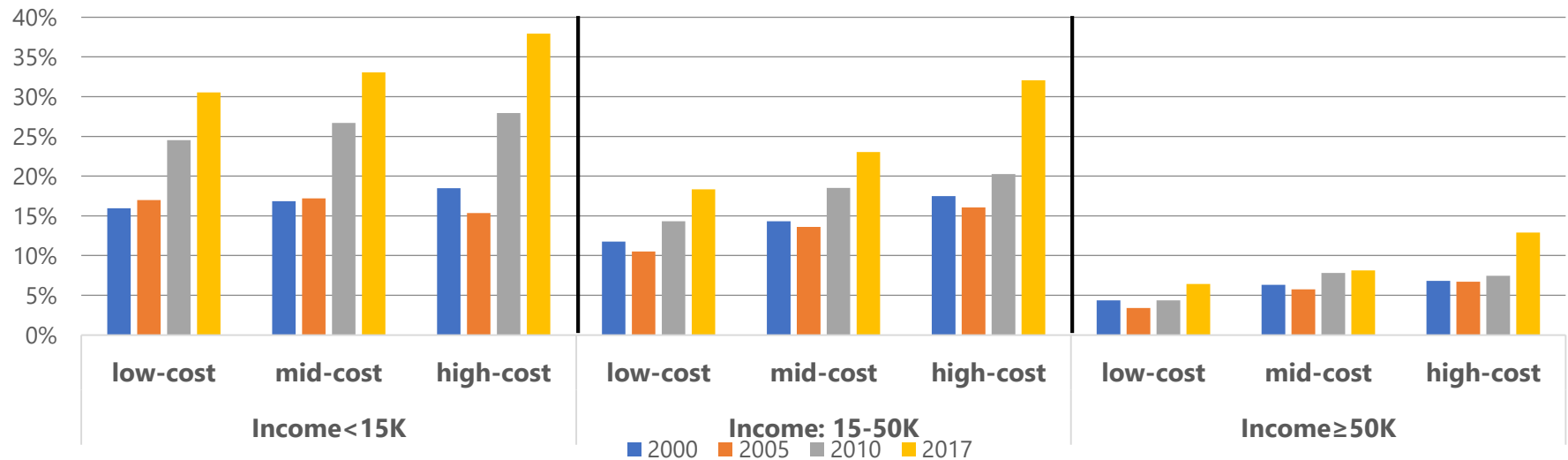
Sources: The Decennial Census and the American Community Survey.

Rents are an important contributor to living with parents

Share of Young Adults (Age 25-34) by MSA Median Rental Costs: \$2017



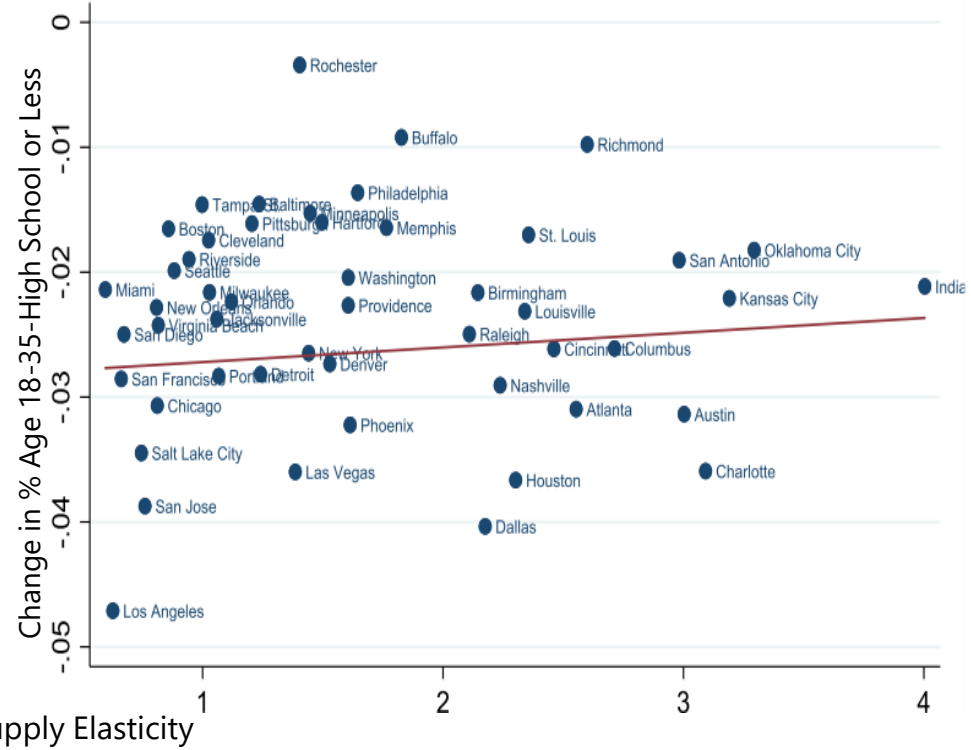
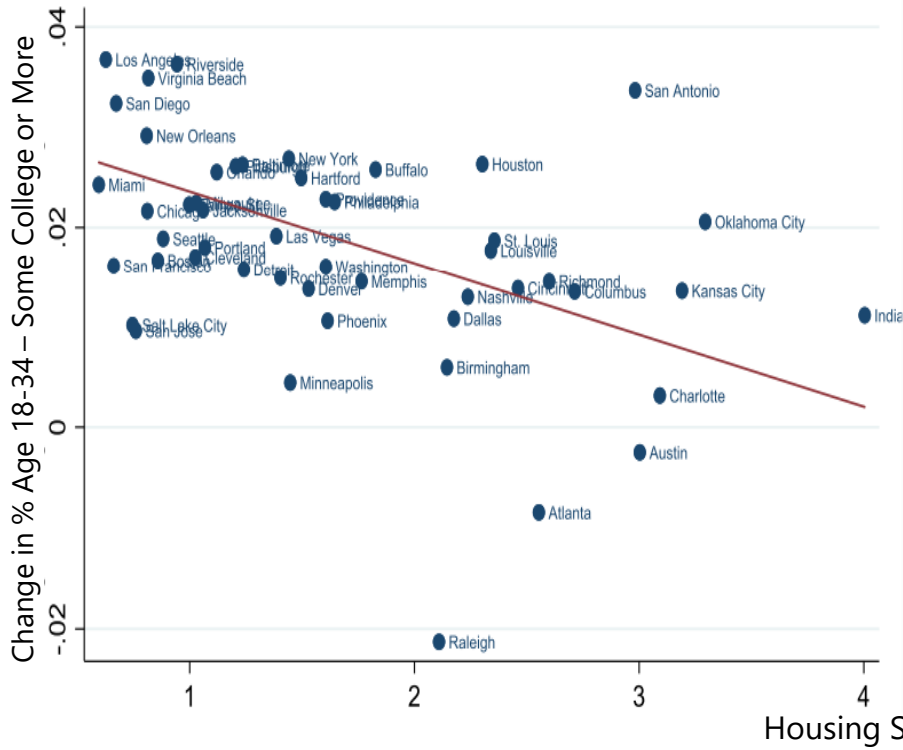
Percent Living with Parents by Income and Rent (Age 25-34)



Sources: The Decennial Census and the American Community Survey.

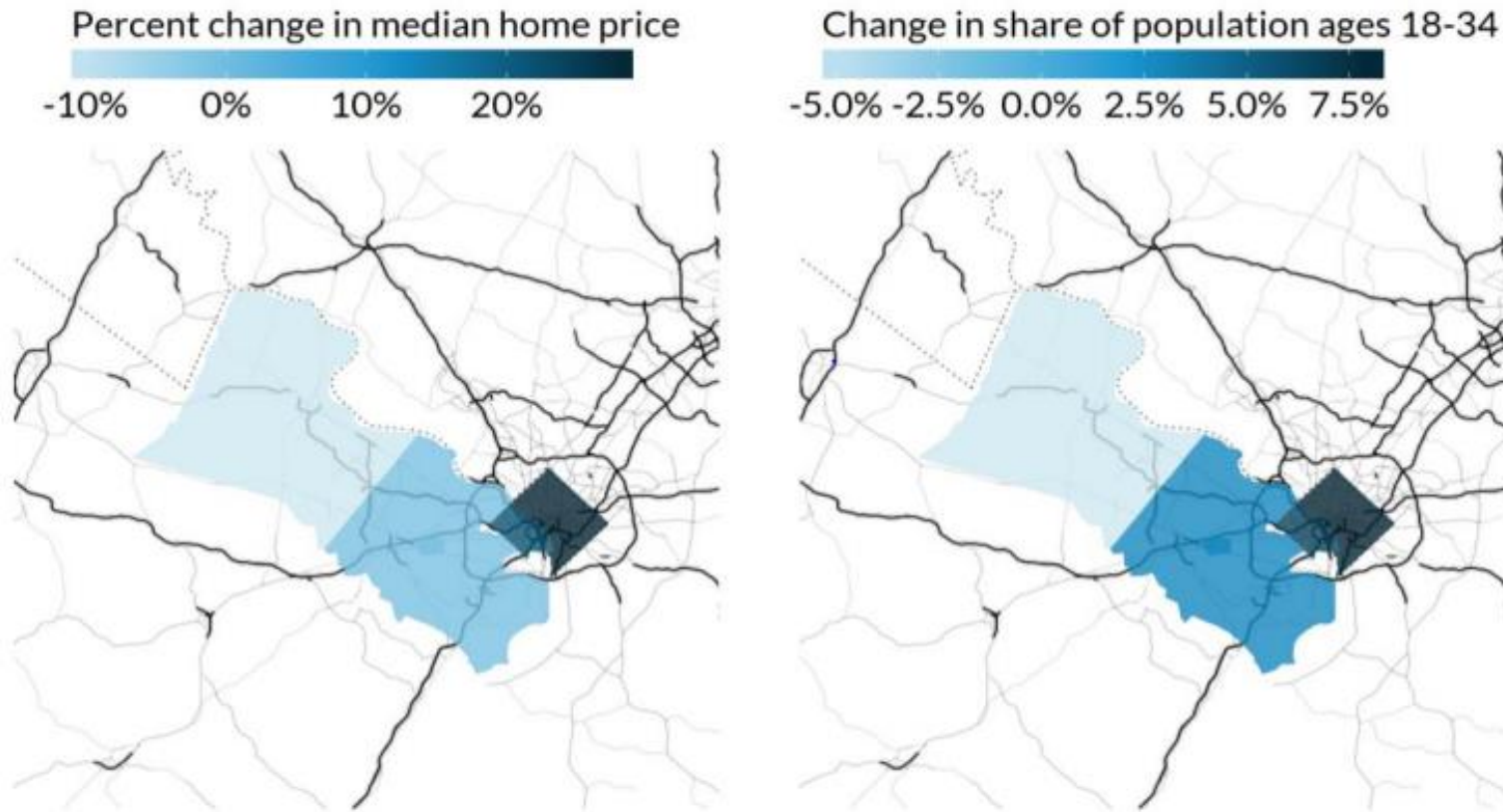
Higher Educated millennials are moving to low supply elasticity MSAs

Changes in the Share of 18-to-34-Year-Olds and Housing Supply Elasticity



Source: Urban Institute, [Millennial Homeownership Report](#)

Millennial Location Preferences and Median Home Prices in Washington, DC Metro Area



Sources: Black Knight Financial Services property records and the American Community Survey.

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