



# New York–Newark–Jersey City, NY–NJ–PA

2021

Mean Appraised Value

**\$735,644**

Mean Appraised Value in  
Communities of Color

**\$384,337**



Mean Appraised Value in  
White Neighborhoods

**\$1,005,758**

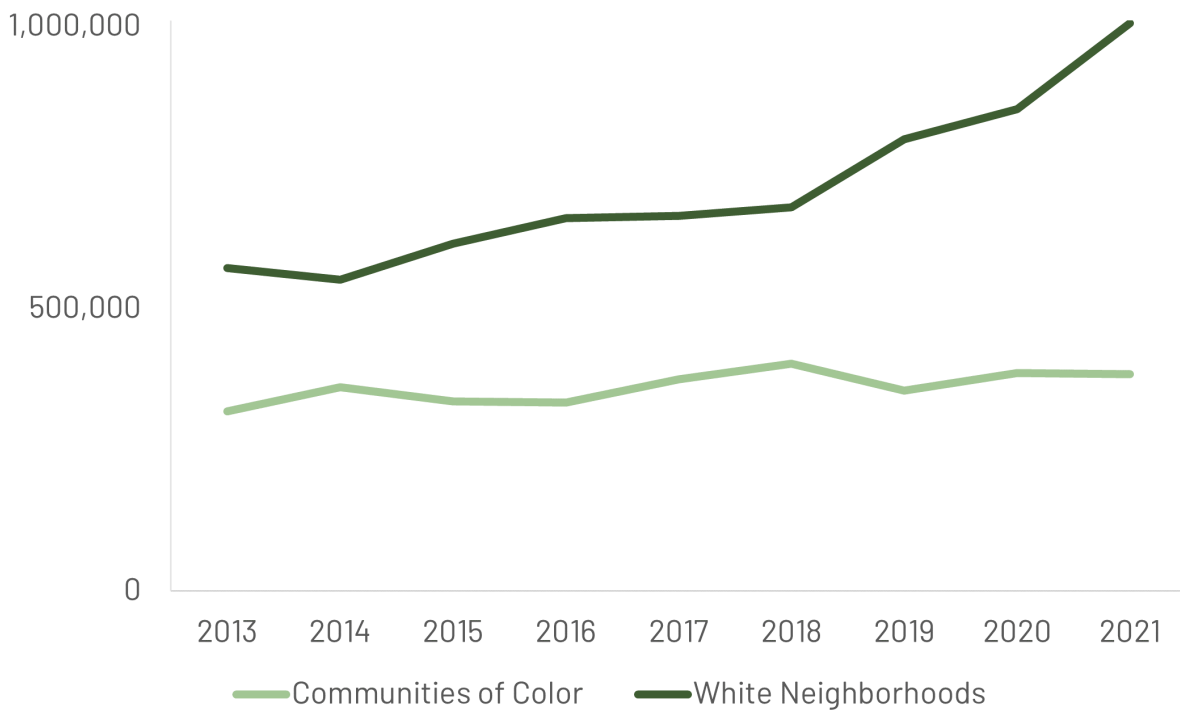
Appraisers determine a home's value by taking into consideration the property and neighborhood characteristics. To make an "apples to apples" comparison, we use a regression model that takes into consideration neighborhood housing stock (e.g., size, type, age), socioeconomic status (e.g., property owners, employment rates, poverty), and amenities (e.g., retail stores, entertainment, services, parks). The above estimates are the mean appraised values in the metropolitan area for neighborhood with average housing stock, socioeconomic, and amenities.



# Over Time, 2013-2021

Figure 1

## Mean Appraised Values Over Time 2013-2021



Source: Authors' analysis of FHFA UAD, 2006-2010, 2011-2015, and 2016-2020 American Community Survey 5-year estimates and 2013-2018 National Neighborhood Data Archive.

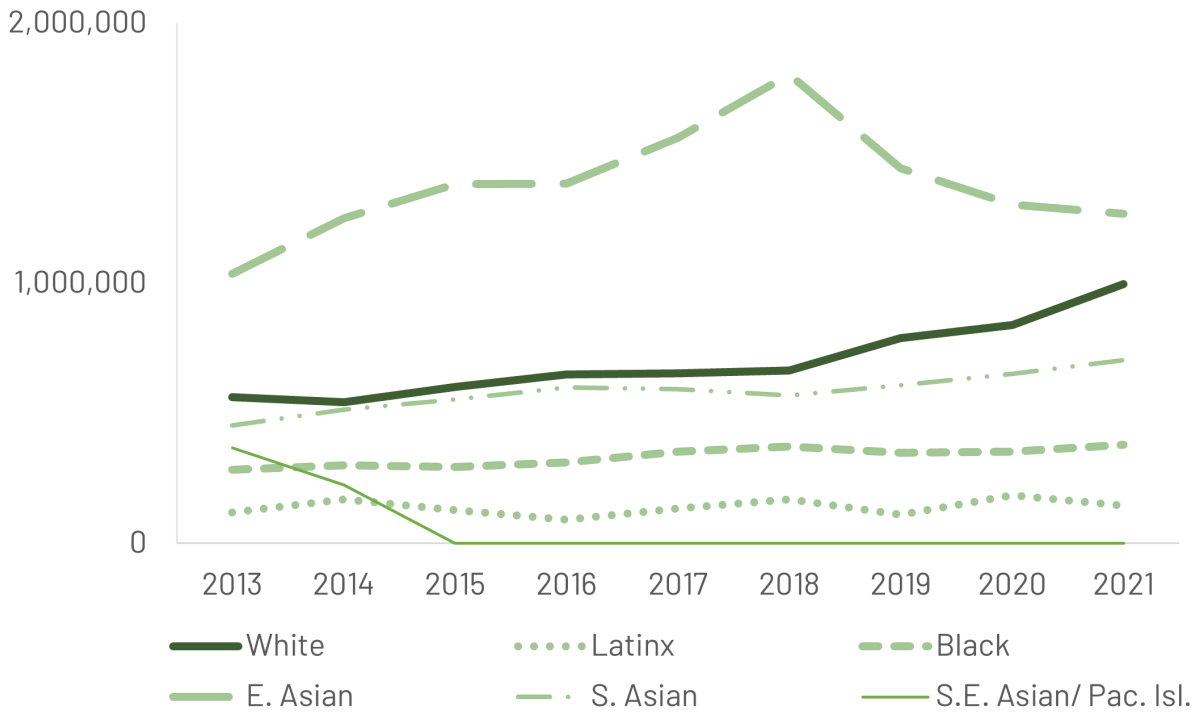
	2013	2014	2015	2016	2017	2018	2019	2020	2021
Communities of Color	317,945	360,426	335,981	333,757	374,359	402,100	354,208	385,670	384,337
White Neighborhoods	571,665	551,630	614,977	659,931	664,531	678,969	799,694	853,420	1,005,758



# By Racial Group

Figure 2

## Mean Appraised Values Over Time 2013-2021



Source: Authors' analysis of FHFA UAD, 2006-2010, 2011-2015, and 2016-2020 American Community Survey 5-year estimates and 2013-2018 National Neighborhood Data Archive.

## Metropolitan Area Racial Group Proportions, 2021

White	Latinx	Black	East Asian	South Asian	Southeast Asian & Pacific Islander
0.46	0.25	0.16	0.06	0.05	0.01

Citation: Howell, Junia and Elizabeth Korver-Glenn. 2022. "Metropolitan Area Supplemental Files ." In *Appraised: The Persistent Evaluation of White Neighborhoods as More Valuable Than Communities of Color*. eruka.org/appraised