

Data Sources for “The Housing Twenties: New York’s Biggest Building Boom and Its Lessons for Today”

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Total number of units completed from 1920 to 1944 were taken from two books. For overlapping years, total completions values were averaged:

Grebler, Leo. 1952. *Housing Market Behavior in a Declining Area; Long-Term Changes in Inventory and Utilization of Housing on New York’s Lower East Side*. New York: Columbia University Press.

Swan, Herbert S., and Institute of Public Administration (New York, N.Y.). 1944. *The Housing Market in New York City*. New York, N.Y.: Reinhold Publishing Corporation.

Total number of units completed from 2000 to 2023: “2024 Housing Supply Report.” New York City Rent Guidelines Board, May 23, 2024.

<https://rentguidelinesboard.cityofnewyork.us/wp-content/uploads/2024/05/2024-HSR.pdf>

Vacancy rates for NYC housing stock during the Roaring Twenties can be found in “Report of the State Board of Housing to Governor and to the Legislature of the State of New York 1928-29” <https://hdl.handle.net/2027/uc1.b5334114>

Wages from 1914 to 1928: *History of Wages in the United States from Colonial Times to 1928: Revision of Bulletin No. 499*. Hourly wages from the various industrial jobs (for males) were input from this report. Then the average values for each year were taken.

Current Housing Vacancy: The state of the current housing market in NYC can be found in the 2023 NYC Housing and Vacancy Survey Report.

<https://www.nyc.gov/assets/hpd/downloads/pdfs/about/2023-nychvs-selected-initial-findings.pdf>

BLS Rent Index for NYC 1914-1926: *Report of the State Board of Housing to Governor Alfred E. Smith and to the Legislature of the State of New York*. March 9, 1927.

Asking Rents Index from 1914-1928: Lyons, R.C., Shertzer, A., Gray, R. and Agorastos, D.N., 2024. *The Price of Housing in the United States, 1890-2006* (No. w32593). National Bureau of Economic Research.

The Affordability Index 1914-1928: For each index, the rents for each year were divided by the wages. The index was set to 100 for the year 1914.