

建設産業情報（最近の動向）

在外公館名 在ニューヨーク総領事館

記入日 2016年5月

1. 現地の建設・不動産市場に係る経済情報

資料名：新築住宅着工許可件数（連邦統計局）（ニューヨーク都市圏を選択可能。
また、金額ベースも選択可能。）（2016年4月）

URL：<http://www.census.gov/construction/bps/msamonthly.html>

資料名：ニューヨーク住宅価格指数（S&P Dow Jones Indices LLC）（2016年
3月）（以下のリンクからニューヨーク都市圏を選択可能。）

URL：<http://us.spindices.com/index-family/real-estate/sp-case-shiller>

2. 建設業制度、入札契約制度、不動産業制度の改正動向

特になし。

3. 報道情報

	タイトル、概要	日付/掲載紙
1	「ハドソンヤードの高層ビルがオープン」： 5月31日、NY市マンハッタン区西端の大規模再開発事業であるハドソンヤード再開発プロジェクトのうち、10ハドソンヤードのビルがオープン。ファッションブランドのコーチ（Coach）の本社が最初のテナントとして入居を決めており、今後数週間のうちに引っ越す。近くを通るハイライン（注：高架貨物鉄道の廃線を再生した遊歩道型の公園で、連日多くの観光客が訪れている）の観光客に対し、過去から現在までの2000個のコーチのハンドバッグ等を展示する“Coach Passage”を作る予定。当該プロジェクトを実施している Related 社（当地不動産デベロッパー最大手のひ	5/31/2016 Wall Street Journal

<p>とつ)等は、2025年までに200億ドルの投資を実施する計画。なお、三井不動産は55ハドソンヤード(51階建て、床面積約130万スクエアフィート(≒12万㎡))のビル開発に参画しており、当該ビルは2017年に完成する予定。今後、開発エリア内の地下に存在するニューヨーク都市圏交通公社の鉄道車両の操車場の地上に、オフィス、店舗、住宅、公共緑地、学校等を開発していくこととなる。Related社によると、ハドソンヤードプロジェクトの中には、2つのコジェネレーション施設が設置され、ビルのエネルギー消費量の60%を供給するなどし、毎年2600世帯分の温室効果ガスの排出削減を達成するとしている。</p>	
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4. その他我が国の建設産業界にとって参考となりうる最近の動向(報道情報以外)

<p>2016年5月より、経済開発公社(Economic Development Corporation)及びNY市交通庁(Department of Transportation)が、NY市ブルックリン区とクイーンズ区を南北に結ぶストリートカー新設計画(本年初めにデ=ブラジオリオNY市長より発表されたもの)の具体化に向け、順次地域住民と意見交換会を実施。資料は以下URL参照。 http://www.nycedc.com/system/files/files/project/BQX%20-%20Astoria%205.9.16.pdf</p>

Description

The S&P/Case-Shiller New York Home Price Index measures the average change in value of residential real estate in New York given a constant level of quality. It is included in the S&P/Case-Shiller Home Price Index Series which seeks to measure changes in the total value of all existing single-family housing stock.

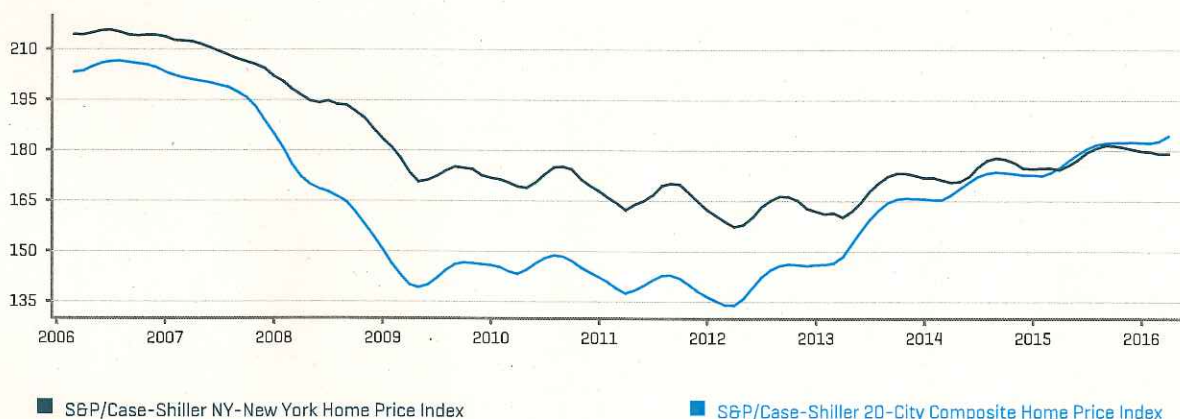
Quick Facts

CALCULATION FREQUENCY	Monthly
CALCULATION CURRENCIES	USD

For more information, including the complete methodology document, please visit:
<http://www.spindices.com/indices/real-estate/sp-case-shiller-ny-new-york-home-price-index>

All information for an index prior to its Launch Date is back-tested, based on the methodology that was in effect on the Launch Date. Back-tested performance, which is hypothetical and not actual performance, is subject to inherent limitations because it reflects application of an Index methodology and selection of index constituents in hindsight. No theoretical approach can take into account all of the factors in the markets in general and the impact of decisions that might have been made during the actual operation of an index. Actual returns may differ from, and be lower than, back-tested returns.

Historical Performance



Performance

INDEX LEVEL	EFFECTIVE DATE	RETURNS			ANNUALIZED RETURNS			
		1 MO	3 MOS	YTD	1 YR	3 YRS	5 YRS	10 YRS
INDEX LEVELS								
179.19	Mar-2016	0.01%	-0.40%	-0.40%	2.74%	3.79%	1.99%	-1.77%
BENCHMARK* INDEX LEVELS								
184.50	Mar-2016	0.90%	1.10%	1.10%	5.43%	7.52%	6.04%	-0.98%

* The index benchmark is the S&P/Case-Shiller 20-City Composite Home Price Index

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Real Estate S&P/CASE-SHILLER NEW YORK HOME PRICE INDEX

Calendar Year Performance

2015	2014	2013	2012	2011	2010	2009	2008	2007	2006
INDEX LEVELS									
2.98%	1.60%	6.18%	-0.28%	-3.29%	-2.29%	-6.32%	-9.22%	-5.47%	0.52%
BENCHMARK* INDEX LEVELS									
5.59%	4.35%	13.38%	6.94%	-4.07%	-2.40%	-3.08%	-18.61%	-9.03%	0.67%

* The index benchmark is the S&P/Case-Shiller 20-City Composite Home Price Index

Tickers

INDEX LEVELS	TICKER	REUTERS
	SPCSNY	.SPCSNY



INDEX LEVELS	TICKER	REUTERS
	SPCSNY	.SPCSNY

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Real Estate S&P/CASE-SHILLER NEW YORK HOME PRICE INDEX

Disclaimer

Source: S&P Dow Jones Indices LLC.

The launch date of the S&P/Case-Shiller NY-New York Home Price Index was May 18, 2006. The launch date of the S&P/Case-Shiller 20-City Composite Home Price Index was December 18, 2006.

All information presented prior to the index launch date is back-tested. Back-tested performance is not actual performance, but is hypothetical. The back-test calculations are based on the same methodology that was in effect when the index was officially launched. Past performance is not a guarantee of future results. Please see the Performance Disclosure at <http://www.spindices.com/regulatory-affairs-disclaimers/> for more information regarding the inherent limitations associated with back-tested performance.

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