

## 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 2015年12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。）（2015年11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）（2015年10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

該当なし

### 3. 報道情報

	タイトル、概要	日付/掲載紙
1	「新ハドソン川横断トンネル建設プロジェクト、連邦議会から後押しを受ける」：12月7日、シューマー(Charles Schumer)連邦上院議員（民，NY州），ブッカー(Cory A. Booker)連邦上院議員（民，NJ州），コスィア(Anthony R. Coscia)アムトラック議長及びフォイ(Patrick J. Foye)ニューヨーク・ニュージャージー港湾公社エグゼクティブディレクターは、記者会見を開き、先週成立した米国陸上交通修繕法（FAST Act: Fixing America's Surface Transportation Act)により、向こう5年間で約3050億ドルのインフラ投資パッケージが決定し、新ハドソン川横	12/8/2015 Wall Street Journal, New York Times

<p>断トンネルの建設の連邦政府負担分（事業費約200億ドルの半分）の財源調達に弾みがついた旨表明。新法の下では、例えば、資金の借り手はプロジェクト完了から5年後に資金返済が可能となるなど、現行制度（資金調達から6年後に返済開始）よりも返済期間の猶予が認められることになる。残りの半分の事業費をNY州，NJ州，港湾公社，NY市等がそれぞれどれだけ負担するか等は未定。</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）

該当なし

## 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.

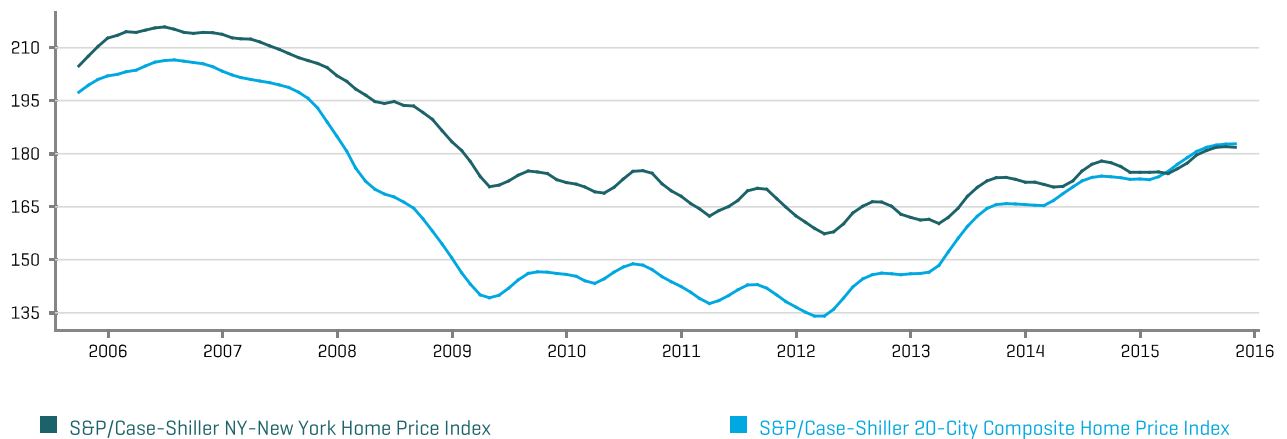
## Quick Facts

CALCULATION FREQUENCY	Monthly
CALCULATION CURRENCIES	USD
LAUNCH DATE	May 18, 2006

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								
181.84	Oct-2015	-0.09%	0.51%	4.08%	3.08%	3.26%	1.18%	-1.32%
BENCHMARK* INDEX LEVELS								
182.83	Oct-2015	0.06%	0.54%	5.79%	5.54%	7.78%	4.71%	-0.86%

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

## Calendar Year Performance

2015	2014	2013	2012	2011	2010	2009	2008	2007	2006
INDEX LEVELS									
N/A	1.60%	6.18%	-0.28%	-3.29%	-2.29%	-6.32%	-9.22%	-5.47%	0.52%
BENCHMARK* INDEX LEVELS									
N/A	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

## Disclaimer

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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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