

## 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1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12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1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	「大規模交通インフラプロジェクト公表も財源調達が課題」： 1月13日、クオモNY州知事は2016年の施政方針演説の中で1000億ドル（約12兆円）に上る大規模インフラプロジェクトの計画を発表した。州の老朽化した交通システムの改善を目的としているが、地方財政の専門家等からは具体的なファイナンス手法はどうか、あまりに現実離れしていないか、との懸念も示されている。例えば、1000億ドルの中には、ニューヨーク都市圏交通公社（Metropolitan Transportation Authority; MTA, NY市内の地下鉄、バス、通勤鉄道、橋、トンネルの運営主体）の投資計画である261億ドルも含まれており、当該投資計画のうち、83億4千万ドルはNY州が負担することになっているが、具体的な財源調達方法は明らかでない。主なプロジェクト概要と現時点で想定される財政負担の主	1/19/2016 Wall Street Journal

<p>体は以下のとおり。</p> <ul style="list-style-type: none"> <li>・ロングアイランド鉄道（ナッソー郡における路線増設）：15億ドル（MTA 15億ドル）</li> <li>・ペンステーション刷新（マンハッタン内にあるアムトラック等が乗り入れる交通ハブ駅であるペンステーションを拡張し、大規模に造り替え）：30億ドル（民間26億8千万ドル，連邦政府1億7500万ドル，ニューヨーク・ニュージャージー港湾公社1億5千万ドル）</li> <li>・ラガーディア空港刷新（老朽化著しいラガーディア空港のターミナルの配置換えも含め抜本的に造り替え）：40億ドル（ニューヨーク・ニュージャージー港湾公社18億ドル，民間22億ドル）</li> <li>・ハドソン川横断トンネル（老朽化著しい現行のトンネルに加え，新たにマンハッタンとニュージャージー州をつなぐ2本のトンネルを建設）：200億ドル（連邦政府100億ドル，ニューヨーク・ニュージャージー港湾公社100億ドル）</li> <li>・NY州北部交通インフラ整備（州北部の道路及び橋の改築，有料道路料金の値上げ見送りや一部引き下げ等）：221億ドル（連邦政府82億2千万ドル，NY州政府138億9千万ドル）</li> <li>・MTA投資計画（地下鉄車両及びバスの購入，NY市交通システムの改善等）：261億ドル（連邦政府63億8千万ドル，NY州政府83億4千万ドル，NY市政府；24億9千万ドル，MTA 89億ドル）</li> </ul>	
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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.

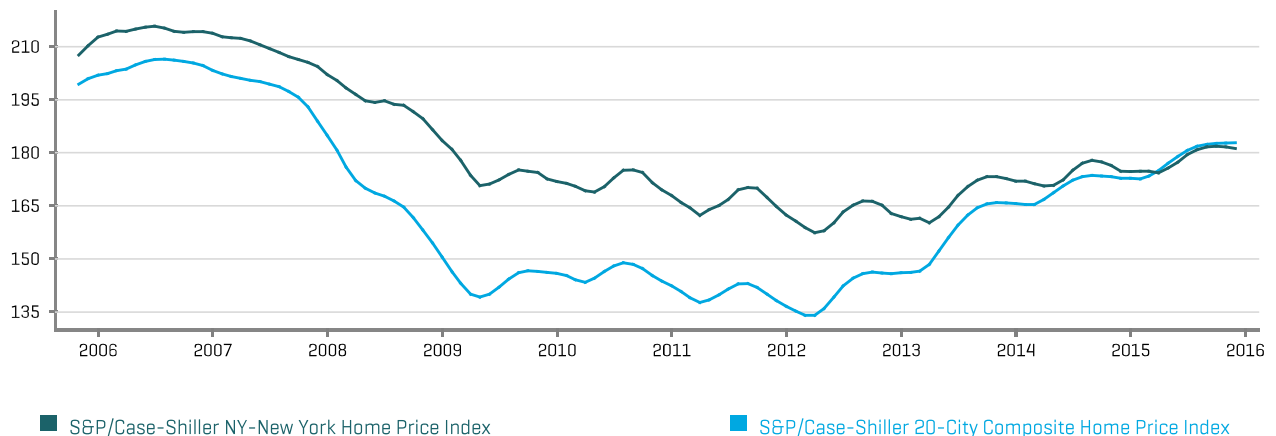
## Quick Facts

CALCULATION FREQUENCY	Monthly
CALCULATION CURRENCIES	USD

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								
181.19	Nov-2015	-0.27%	-0.29%	3.70%	3.66%	3.61%	1.34%	-1.48%
BENCHMARK* INDEX LEVELS								
182.86	Nov-2015	0.06%	0.27%	5.80%	5.83%	7.84%	4.93%	-0.94%

\* 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	1.61%	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

	TICKER	REUTERS
INDEX LEVELS	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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