

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。）（2016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）

（以下のリンクからニューヨーク都市圏を選択可能。）（2016年10月）

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	「米連邦鉄道局、北東回廊の高速化に関する提言を発表」： 12月、米連邦鉄道局は4年越しの議論を経た北東回廊（ワシントンDC～NY～ボストン）の高速化に関する提言を発表した。提言によると、路線や本数の増加等により、ワシントンDC～NY間を2時間10分（35分短縮）、NY～ボストン間を2時間45分（45分短縮）で結ぶとの案。ファインバーグ局長は、人口が増加の一途（2040年までに6400万人の人口となることが予測されている（2010年比23%増））を辿る北東回廊沿線の人々が安全に、速く、より信頼のおける輸送手段により移動できるよう、前に進まなければならない旨述べた。また、提言を実行に移すには、安くない投資が必要だが、投資を怠ることは誤りであることも併せて述べた。フォックス運輸長官（民）からは、かなりの投資が必要となるが、何もしない	12/26/2016 Washington Post

<p>このコストの方が高くつくとのコメント。トランプ次期政権（共）において、当該プロジェクトがどのような位置づけとなるかは不透明。同時期大統領は1兆ドル規模のインフラ投資を掲げているが、ヘルスケア案件や税法改正といった優先度の高い政策との兼ね合いがどうなるか、という点も留意が必要である。しかしながら、連邦議会には当該プロジェクトの強力な支持者がおり、シューマー連邦上院少数党院内総務（民、NY州選出）はその一人である。シューマー議員は、当該提言を、新ハドソン川横断トンネル建設（ゲートウェイプロジェクト）を出来るだけ早く進めることの重要性を強調しているとして、歓迎の意を表明した。</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）

特になし。

Description

The S&P CoreLogic Case-Shiller New York Home Price NSA 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 CoreLogic Case-Shiller Home Price Index Series which seeks to measure changes in the total value of all existing single-family housing stock.

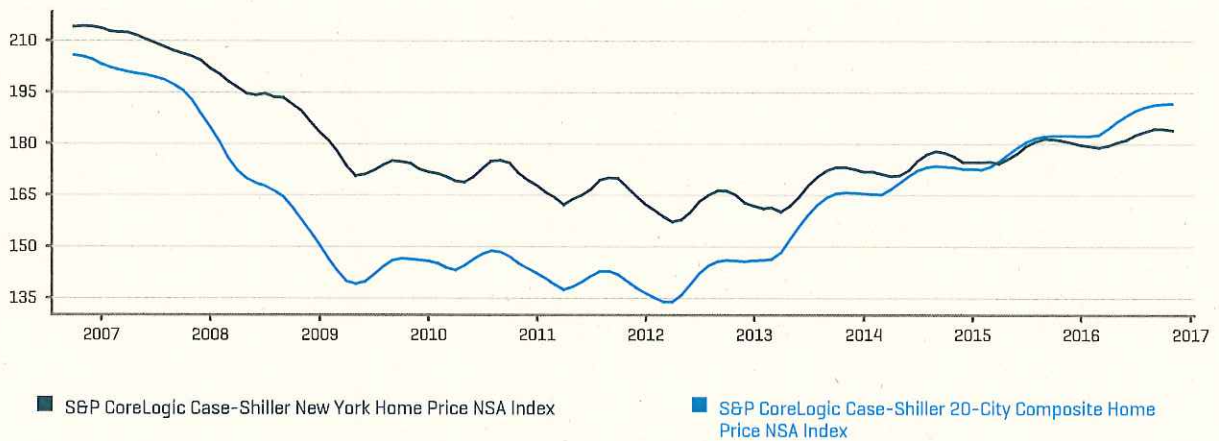
Quick Facts

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-corelogic-case-shiller-new-york-home-price-nsa-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								
184.08	Oct-2016	-0.20%	0.24%	2.41%	1.70%	2.03%	1.93%	-1.51%
BENCHMARK* INDEX LEVELS								
191.79	Oct-2016	0.06%	0.53%	5.13%	5.10%	4.95%	6.49%	-0.68%

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

Calendar Year Performance

2016	2015	2014	2013	2012	2011	2010	2009	2008	2007
INDEX LEVELS									
N/A	2.89%	1.60%	6.18%	-0.28%	-3.29%	-2.29%	-6.32%	-9.22%	-5.47%
BENCHMARK* INDEX LEVELS									
N/A	5.56%	4.35%	13.38%	6.94%	-4.07%	-2.40%	-3.08%	-18.61%	-9.03%

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

Tickers

	TICKER	REUTERS
INDEX LEVELS	SPCSNY	.SPCSNY

S&P Dow Jones Indices

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S&P CORELOGIC CASE-SHILLER NEW YORK HOME PRICE NSA INDEX

Real Estate
NSA INDEX

Disclaimer

Source: S&P Dow Jones Indices LLC, a division of S&P Global.

The launch date of the S&P CoreLogic Case-Shiller New York Home Price NSA Index was May 18, 2006. The launch date of the S&P CoreLogic Case-Shiller 20-City Composite Home Price NSA 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 an indication or 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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