

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

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1. 現地の建設・不動産市場に係る経済情報

<p>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12月）</p> <p>URL：http://www.census.gov/construction/bps/msamonthly.html</p> <p>資料名：ニューヨーク住宅価格指数（S&P Dow Jones Indices LLC）（2016年11月）（以下のリンクからニューヨーク都市圏を選択可能。）</p> <p>URL： http://us.spindices.com/index-family/real-estate/sp-case-shiller</p>
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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	「クオモNY州知事、事業費約100億ドルのJFK空港刷新計画の概要を発表」： 1月4日、クオモNY州知事（民）は、JFK空港とそのアクセス道路及びエアトレイン等を刷新する計画（事業費約100億ドル）を発表。概要は以下のとおり。各ターミナルの建て替え、ターミナル間を接続する環状道路を整備、駐車場を拡張・環状道路の中に配置、誘導路の整備、顔認証技術等を使ったセキュリティの向上等に約70～80億ドル、空港アクセス道路の拡張、インターチェンジの改良等に約15～20億ドルを見積り。なお、クオモ知事は、エアトレインの拡充や地下鉄からエアトレインに乗り換え不要のアクセス鉄道の整備	1/4/2017 The Real Deal

	にも触れたが、事業費は明らかにしなかった。	
2	<p>「ニューヨーク・ニュージャージー港湾公社、投資計画を前進させ、ゲートウェイプロジェクトへ27億ドルをコミット」： 1月5日、数ヶ月に及ぶ政治的対立の末、ニューヨーク・ニュージャージー港湾公社は、マンハッタンとニュージャージー州を結ぶ新ハドソン川横断トンネル建設を含むゲートウェイプロジェクトへの初の主要な経費27億ドルを含む、合計322億ドルの10ヵ年投資計画の概要を公表した。当該プロジェクトは、アムトラック北東回廊のアップグレードに必要な各種事業を含み、既に認められているNY市近郊の橋梁の建て直しの負債関連費用約3億ドルを含んだ金額が計画に盛り込まれた。200億ドル強のコストが見込まれるゲートウェイプロジェクトについては、現在、半分を連邦運輸省が負担することとされているが、トランプ次期政権（共）となった後、現在の方針どおり連邦政府がコスト負担をするかどうかは不透明。また、ニューヨーク州とニュージャージー州が残りのコストをどのような分担で負担するかも未定である。ゲートウェイプロジェクトの他、マンハッタン西部に位置するバスターミナル刷新（30億ドル）、PATHトレインのニューアーク空港への延伸（17億ドル）、ラガーディア空港及びJFK空港関連（25億ドル）等が盛り込まれた。当該10ヵ年計画は、マンハッタンとニュージャージー州でそれぞれ1回公聴会が開かれた後、2月16日に最終決定がなされる予定。</p>	1/5/2017 Politico

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.

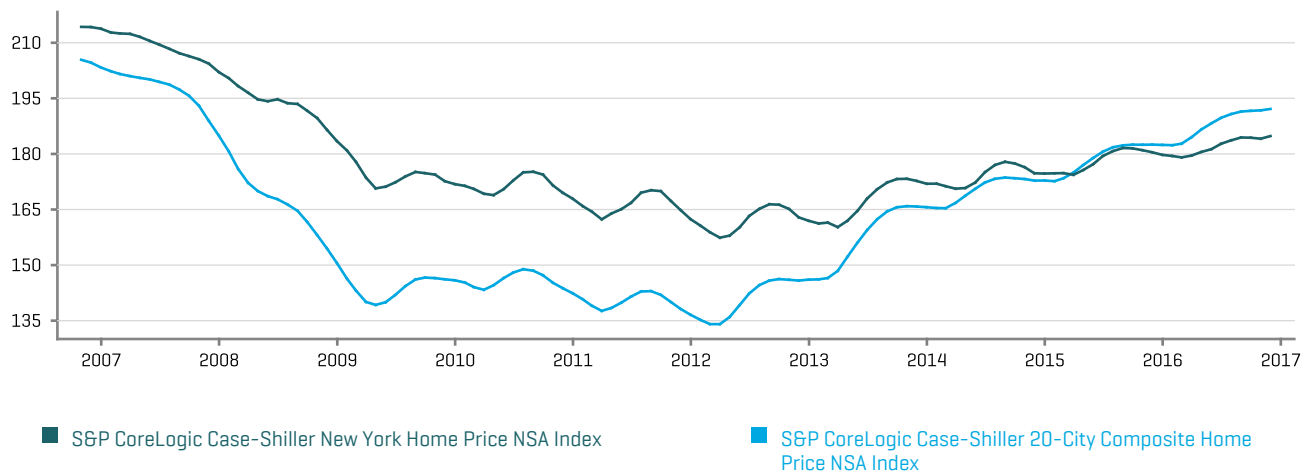
Quick Facts

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								
184.83	Nov-2016	0.39%	0.21%	2.82%	2.43%	2.28%	2.31%	-1.47%
BENCHMARK* INDEX LEVELS								
192.14	Nov-2016	0.19%	0.37%	5.32%	5.27%	5.04%	6.81%	-0.63%

* 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

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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