Appraisers determine a home's value by taking into consideration the property and neighborhood characteristics. To make an "apples to apples" comparison, we use a regression model that takes into consideration neighborhood housing stock (e.g., size, type, age), socioeconomic status (e.g., property owners, employment rates, poverty), and amenities (e.g., retail stores, entertainment, services, parks). The above estimates are the mean appraised values in the metropolitan area for neighborhood with average housing stock, socioeconomic, and amenities.
Figure 1

Mean Appraised Values Over Time
2013-2021

Figure 2

Mean Appraised Values Over Time
2013-2021


Metropolitan Area Racial Group Proportions, 2021

<table>
<thead>
<tr>
<th>White</th>
<th>Black</th>
<th>Other Communities of Color</th>
</tr>
</thead>
<tbody>
<tr>
<td>0.56</td>
<td>0.36</td>
<td>0.08</td>
</tr>
</tbody>
</table>

Citation: Howell, Junia and Elizabeth Korver-Glenn. 2022. "Metropolitan Area Supplemental Files." In Appraised: The Persistent Evaluation of White Neighborhoods as More Valuable Than Communities of Color. eruka.org/appraised