EUROPE, NUTS3
N=1114

Average GDP per Capita, 2000
Average Population Change, 2000-2010

Source: Eurostat
Figure 2: The Mean Reversion of Real Land Value Changes

Change, 2000-2006, over 2000 Value
Number of New Housing Units and Change in Number of Households in the United States, 1970 - 2013
(3 year moving averages)

Source: US Census
Change in FHFA, 1996-2012
by Quintile of Population Density, 2010

Note: For MSAs with populations greater than 250,000 in 2010.
Price Growth by Distance to City Centers
2001-2008

- 0-2 miles
- 2-5 miles
- 5-10 miles
- over 10 miles
“The Growth of the nation depends not on cities, but [on] its villages”
Life Satisfaction by Percent Urbanization (Quintiles)
The Central Paradox

- Why is it that in an era in which transportation and communication costs have virtually vanished, cities have become more important than ever?
- Urban resurgence is visible in high income levels, robust housing prices, and a concentration of innovation in urban areas.
- This is even clearer in the developing world.
Cities are so monumental that we easily forget how fast they can fall—and rise. In the 1970s, New York verged on bankruptcy; President Ford refused to bail it out (left), and President Carter toured the grim ruins of the South Bronx (above). Three decades before these iconic images, Gotham had been an urban paragon, and three decades after them, it is again.

[Art 1:] New York Daily News Archive / Getty Images
[Art 2:] Teresa Zabala / The New York Times / Redux Pictures
Chicago: Armour’s Meatpacking
The Chicago Home Insurance Building, built in 1885, is widely considered the world’s first metal-framed skyscraper. This technology would come to dictate the shape of most cities in the twentieth century and beyond.

Chicago History Museum/Getty Images

Until nearby commercial structures began to dwarf it in 1890, Trinity Church had been New York's tallest building for forty years. The two buildings to the church's left held that honor for thirty years until they were destroyed in a terrible attack that ultimately illustrated the resilience of a great city.

Jeff Greenberg/ World of Stock
Ford’s Big Idea (River Rouge)
The Woodlands, outside Houston, shows how much more luxurious and sylvan large-scale suburban development has become since Levittown. Unfortunately, the expansion of the exurbs has lead to more carbon intensive lifestyles. All that greenery is really pretty brown.

© Ted Washington (per permission grant)
Figure 3: Homeownership and structure

Notes: Graph shows percent of housing owner-occupied and percent of housing that is single-family detached in 1990 for places containing 25,000 people or more. Data from the City and County Data Book, 1994.
Average Population Growth by Average January Temperature (Quintiles)
Population Growth over Quintiles of January Temperature
EUROPE, NUTS3
N=169

Source: Eurostat & European Climate Assessment
Detroit’s 1967 riot destroyed more than two thousand buildings and came to symbolize the decline of that once-great city.  Rolls Press/Popperfoto/Getty Images
<table>
<thead>
<tr>
<th>City</th>
<th>1950 Pop.</th>
<th>2010 Pop.</th>
<th>Change</th>
</tr>
</thead>
<tbody>
<tr>
<td>New York</td>
<td>7,891,957</td>
<td>8,175,133</td>
<td>+4 %</td>
</tr>
<tr>
<td>Chicago</td>
<td>3,620,962</td>
<td>2,695,598</td>
<td>-26%</td>
</tr>
<tr>
<td>Philadelphia</td>
<td>2,071,605</td>
<td>1,526,006</td>
<td>-26%</td>
</tr>
<tr>
<td>Los Angeles</td>
<td>1,970,358</td>
<td>3,792,621</td>
<td>+92%</td>
</tr>
<tr>
<td>Detroit</td>
<td>1,849,568</td>
<td>713,777</td>
<td>-61%</td>
</tr>
<tr>
<td>Baltimore</td>
<td>949,708</td>
<td>620,961</td>
<td>-34%</td>
</tr>
<tr>
<td>Cleveland</td>
<td>914,808</td>
<td>396,815</td>
<td>-56%</td>
</tr>
<tr>
<td>St. Louis</td>
<td>856,796</td>
<td>319,294</td>
<td>-63%</td>
</tr>
<tr>
<td>Washington</td>
<td>802,178</td>
<td>601,723</td>
<td>-25%</td>
</tr>
<tr>
<td>Boston</td>
<td>801,444</td>
<td>617,594</td>
<td>-23%</td>
</tr>
</tbody>
</table>
Detroit tried to reverse its decline with foolish investments like its People Mover, which here glides over essentially empty streets.

*Dennis MacDonald/ World of Stock*
Will the last person to leave Seattle please turn out the lights?

Alfred Peet

Photo by Postdil
Boston’s Reinvention

Author: TWP
Average Population Growth by Share with BA in 2000 (Quintiles)
From his experience on Wall Street, New York’s Mayor Michael Bloomberg learned the value of face-to-face connection, and he turned City Hall into a wall-less bullpen that enables the speedy flow of information.

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New Technologies and the City

Photo by Mario Roberto Duran Ortiz

Zipcar founder Robin Chase by Paul Downey
Chinitz: Contrasts in Agglomeration: New York and Pittsburgh
Economic Growth and Firm Size

MSA Employment Growth (1977-2010) by Average Firm Size (1977) Quintiles

Smallest firms are in Quintile 1
A man transports children through the bustle—and fetid streets—of Mumbai’s Dharavi slum. Conditions like this are similar to those that faced many residents of Paris, London, New York, and other large cities in the nineteenth century.  

Prashanth Vishwanathan / Bloomberg / Getty Images
New York City’s Department of Health shows the timeline of the city’s mortality rate, which sharply dropped with the provision of clean water in the nineteenth century.

New York City Department of Health and Mental Hygiene
Singapore’s streets move swiftly, thanks to a congestion-pricing system that electronically charges drivers for the social costs of their motoring.

Land Transport Authority of Singapore
The Rise of the Consumer City

Picture by Mr. Bullitt
(Four-year moving averages)

○ Manhattan permits, units  △ Real housing prices

Manhattan permits, units

Year


Real housing prices

0  .6  .7  .8  .9  1
The great urbanist Jane Jacobs looks none too happy with the tall buildings surrounding her. She argued vigorously against such high-rises and in favor of a low-slung cityscape like that of New York’s Greenwich Village. Her arguments have not all proven correct.

Bob Gomel/Time & Life Pictures/Getty Images
Housing Units Completed in the United States, 1970 - 2013
(by location in type of structure)

Source: US Census