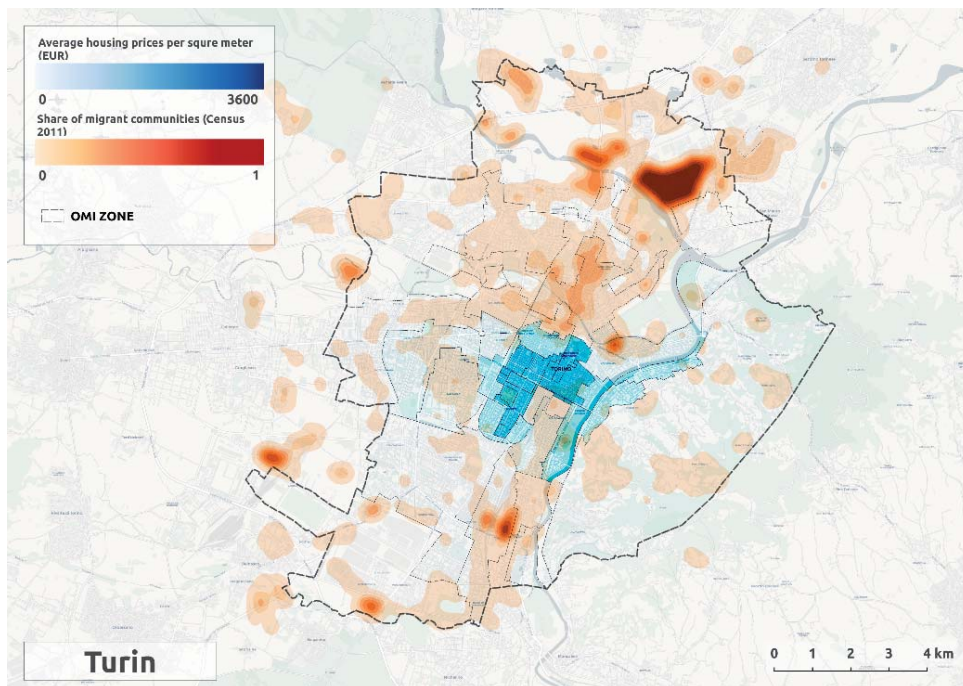


# D4I - Data for Integration

## What impact does migration have on city housing markets?



Average housing prices vs. share of migrants in Turin, 2011

It is widely considered that migration can have an impact on housing markets in cities. On the one hand, the inflow of migrants increases the demand for residential units, raising average house prices. On the other, the impact at neighbourhood level might not follow the general trend and lead to relative devaluation.

The initial findings from D4I unpack the complex relationship between migration and housing markets at neighbourhood level. Research analysed housing market data of Italian regional and provincial capitals at neighbourhood level in combination with D4I data at similar scale.

The analysis shows that the relationship between the presence of people with migrant background and housing costs in certain urban areas is not linear. Migrant presence is associated with high prices only up to a certain degree of concentration. In neighbourhoods where more than half of the population is of migrant background, housing values become relatively lower. This might be due also to previous residents moving away, in reaction to the arrival of migrants

in the neighbourhood.

The map above shows average housing prices and residential patterns of people of migrant background in Turin in 2011. The map illustrates that, in this case, migrants are concentrated (red spots) in neighbourhoods with relatively cheap housing prices. However, the relationship between the presence of migrants and housing prices does not depend only on concentration but also on composition. For example, more detailed analysis suggested that some countries of origin are associated with higher house prices. In addition, ethnically more diverse neighbourhoods are associated with relatively lower house prices.

High spatial resolution data such as the D4I dataset provides the opportunity to obtain in-depth granular knowledge on housing market dynamics. In particular, further research is needed on how patterns of migrant mobility into, within and out of neighbourhoods influence house prices.