

A photograph of a modern, single-story house at dusk. The house has a flat roof and large windows. The interior lights are on, and the exterior is lit up. There are trees and bushes in the foreground and background. A blue semi-transparent banner is overlaid on the left side of the image, and a green semi-transparent banner is overlaid on the right side.

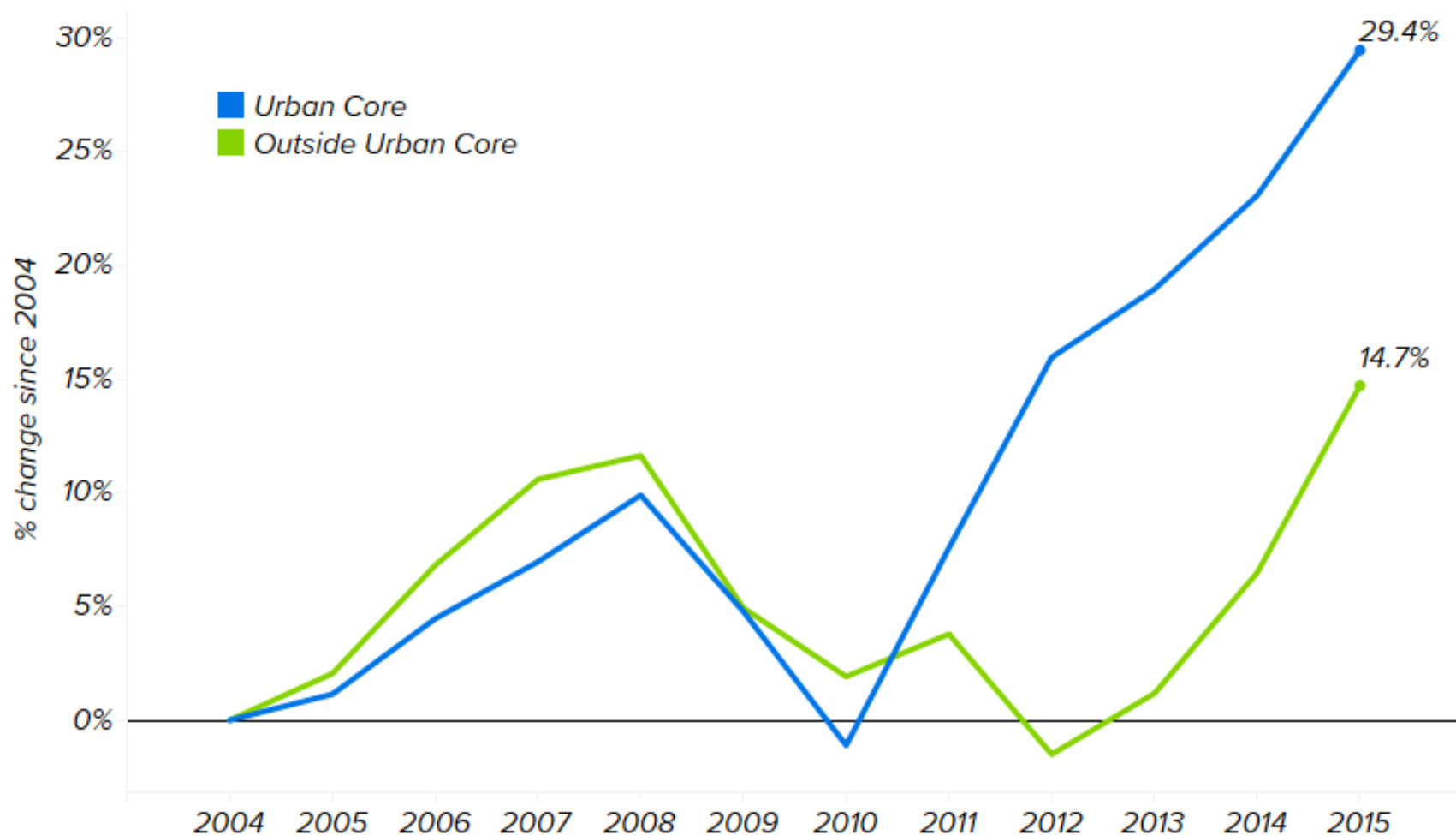
# USING LEHD AND ZILLOW DATA TO UNDERSTAND URBAN DYNAMICS

Aaron Terrazas, Senior Economist  
[www.zillow.com/research](http://www.zillow.com/research)

# Outline

- Introduction to Zillow's Economic Research Team
- How we use LEHD data
- Limitations, improvements, and opportunities

## Seattle Metro Employment Growth, Urban Core versus Elsewhere (2004 = 0)



Source: U.S. Census Bureau, Zip Code Employment Statistics.





Source: GeekWire



Gene Balk / FYI Guy f | t

## Is the 'Amazon effect' on rising rents in North Seattle real?

Originally published April 1, 2016 at 6:00 am | Updated April 2, 2016 at 2:30 pm



Cranes tower above Seattle's University District neighborhood as a building boom continues there. (Elaine Thompson / The Associated Press)

**Rents in Seattle north of the Ship Canal have breached a costly threshold for a couple of reasons, including the Amazon boom.**

By Gene Balk / FYI Guy t f

Seattle Times staff columnist

### Share story



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The days when you could save a few bucks by renting north of the Ship Canal are rapidly drawing to a close, according to a new report from Seattle-based Zillow.

Is it another example of the “[Amazon effect](#)” that’s driving up rents in some city neighborhoods?

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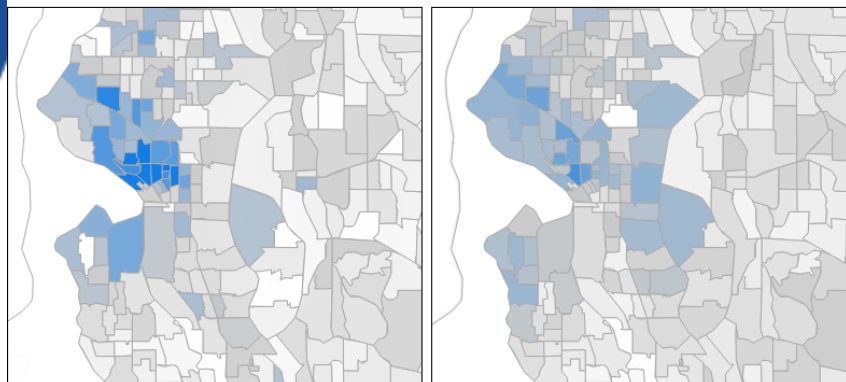
Home Care  
ASSISTANCE

Source: <http://www.seattletimes.com/seattle-news/data/is-the-amazon-effect-on-rising-rents-real/>

## Place of Residence of South Lake Union Tech Corridor Workers by Age Group

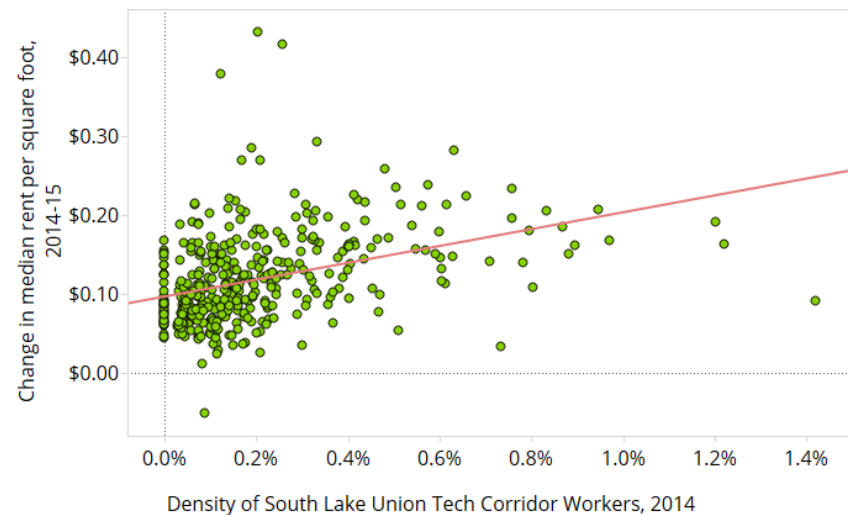
Under age 30

Age 30 and up



% of SLU Tech Corridor Workers Residing in Tract  
0.00% 0.11%

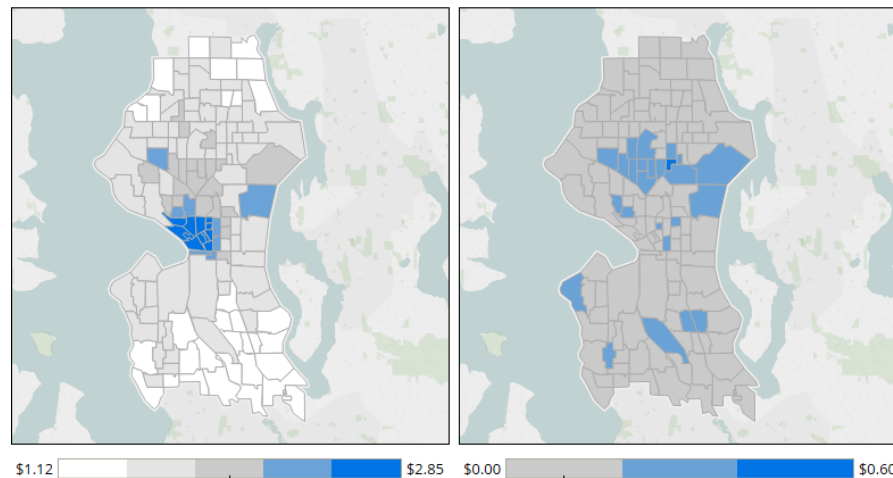
Source: Zillow analysis of U.S. Census Bureau, Longitudinal Employer-Household Dynamics, Origin-Destination Employment Statistics, 2014.



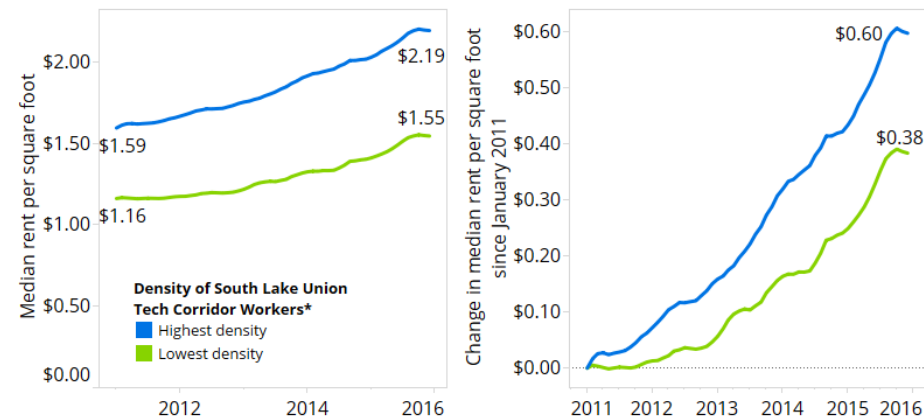
Note: Workers under age 30 earning \$40,000 per year or more.  
Source: Zillow data on rents per square foot, 2011-2015. U.S. Census Bureau, Longitudinal Employer-Household Dynamics, Origin-Destination Employment Statistics, 2014.

Median rent per sq. ft.,  
Dec. 2015

Change in median rent per sq. ft.,  
Dec. 2014 to Dec. 2015



## Median Rent per Square Foot, Seattle City Census Tracts by Density of Young South Lake Union Tech Corridor Workers



Notes: \*Density of South Lake Union Tech Corridor workers age 29 and under in 2014.  
Source: Zillow data on rents per square foot, 2011-2015. U.S. Census Bureau, Longitudinal Employer-Household Dynamics, Origin-Destination Employment Statistics, 2014.

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