

The state of housing in the EU 2015

**Comments by J.-C. BRICONGNE
(European Commission, DG ECFIN)**

The views expressed in this presentation are mine and do not necessarily reflect those of the European Commission



Main findings of the EC's 2015 IDRs: convergent with the report

In the whole: **cooling off** of housing mkt: contributed to subdued dynamics in household debt

House prices: **corrected at least partially in most countries** (in particular in SP and IE), with exceptions of FR & BE with a recent moderate adjustment

Conversely, in **UK & SE**, house prices are still **growing**, potentially leading to further increases in mortgage debt

In **Croatia**, despite a relatively low debt, households are particularly **vulnerable** to **exchange rate movements**

Public interventions & how should they be packaged?

Still a need for an **assessment** of **public policies** with economic methods (counterfactuals...)

Related questions about social housing public policies:

- Should they cover all the dimensions/expenses of social housing?
- **Efficiency** of direct expenses/subsidies/laws
- **Best level**: local, national, EU, mix?
- **Impact** on the **rest of the** housing **market**?
- Improvement of the **information**: Cf. Tenlaw project, both extensive and interdisciplinary

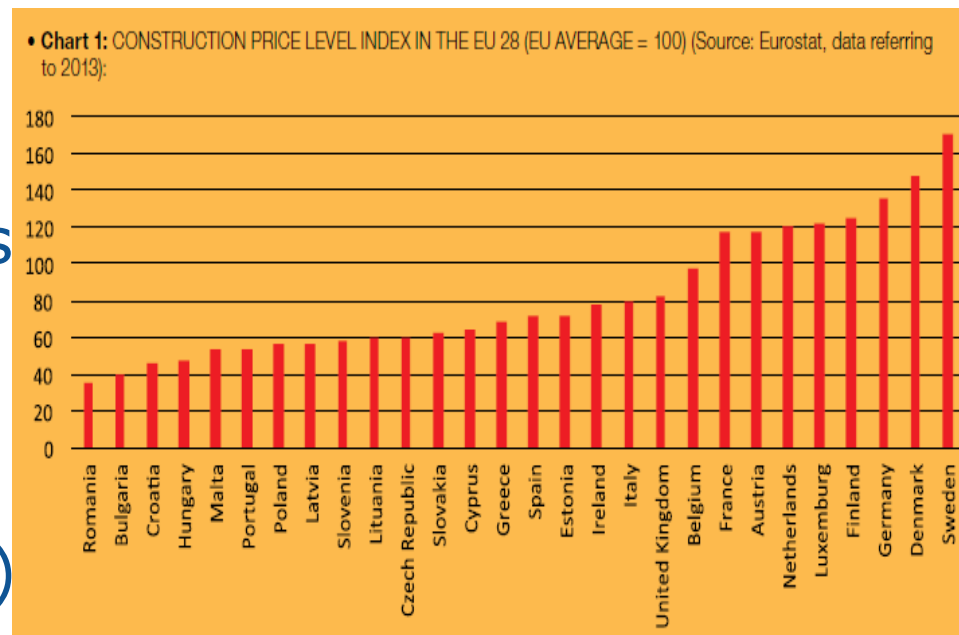
General need of transversal /connected views

Need of **consistent & harmonized** data ➡ examples:

- **Heterogeneity** of statistics on housing prices (capital/rest of the country, different time length...)
- **Lack** of data on land prices
- **Homelessness** ("Earlier comparative research by the European Observatory on Homelessness found that the attempt to enumerate homelessness using a shared standard in the 2011 population censuses had not been successful. [...] Definitions of homelessness can also vary within individual countries.")

Need to make **connections** with **policies** (homelessness and social housing, f.e.)

Need of **relative** references (housing prices/other prices)

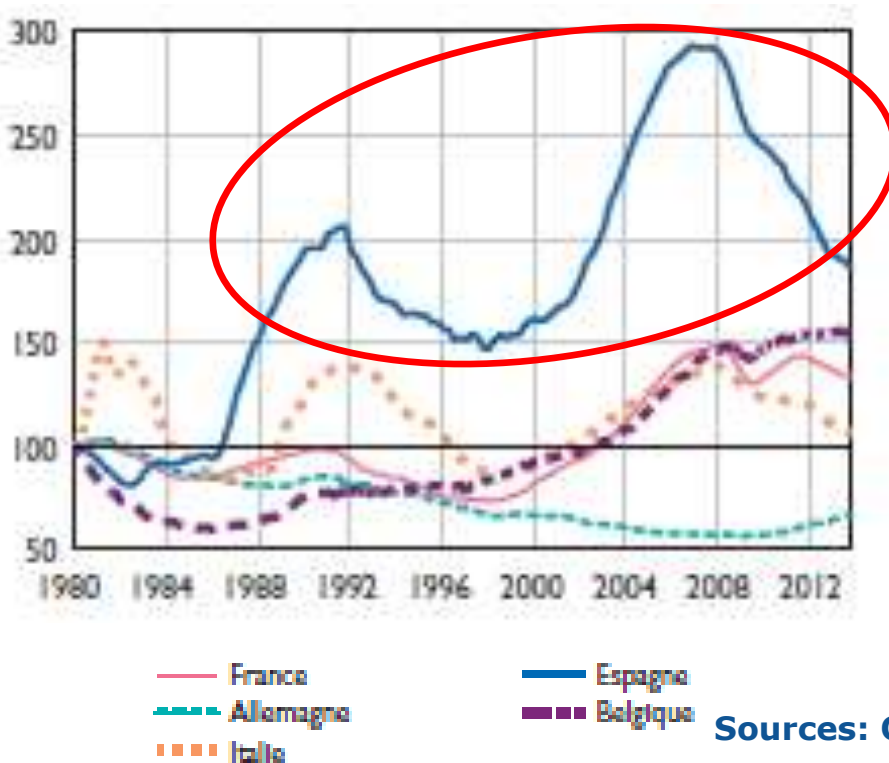


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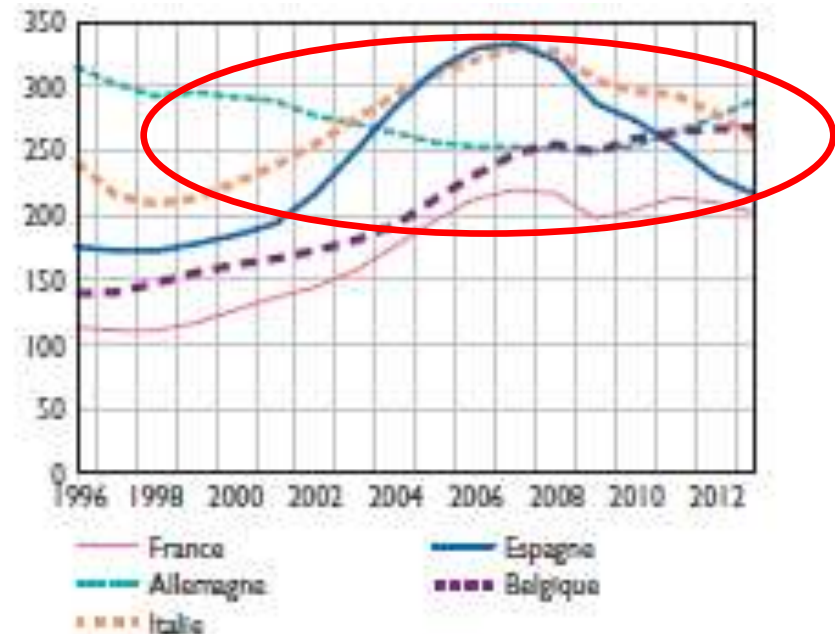
Still room to improve statistics in housing

There are three kinds of *lies*: *lies*, damned *lies*, and *statistics* (*Disraeli* ?)

Price/rent ratio
(Indices, 100: 1st quarter 1980)



Price/rent ratio
(nb of monthly rents to equalize hous. prices)



Sources: OECD, national sources, in Dujardin et al. (2015)