



The state of housing in the EU 2015

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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

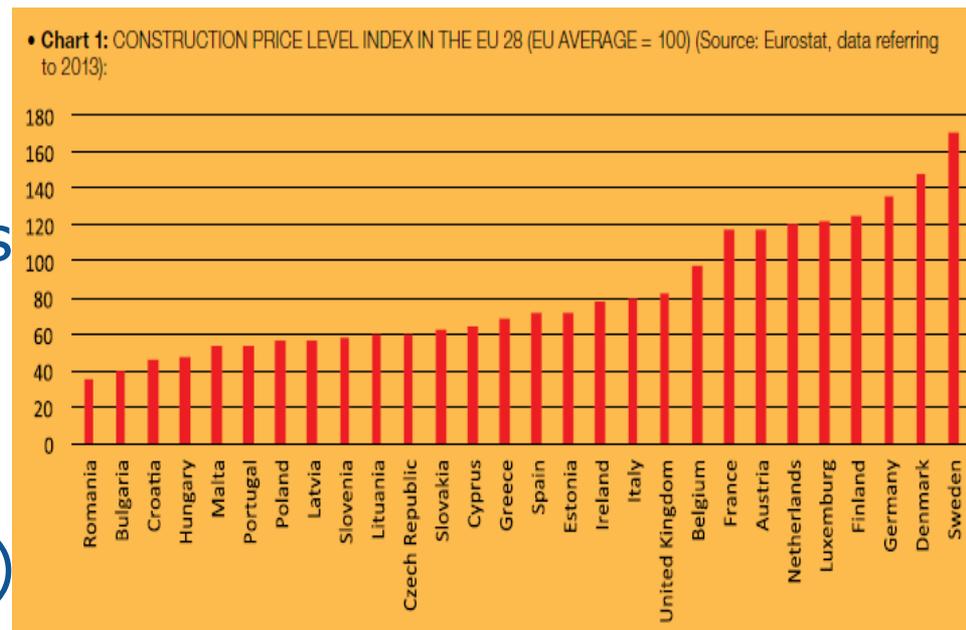
General need of transversal /connected views

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)



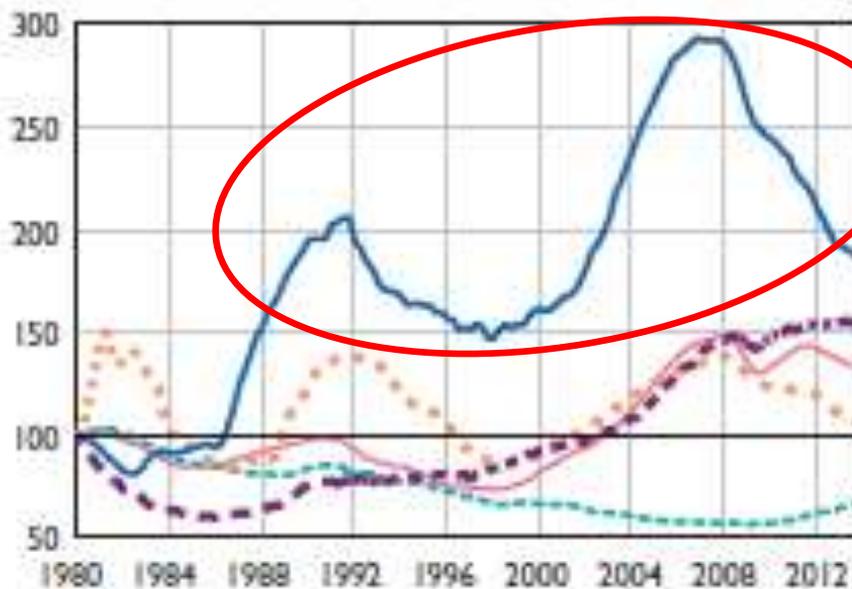


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Still room to improve statistics in housing

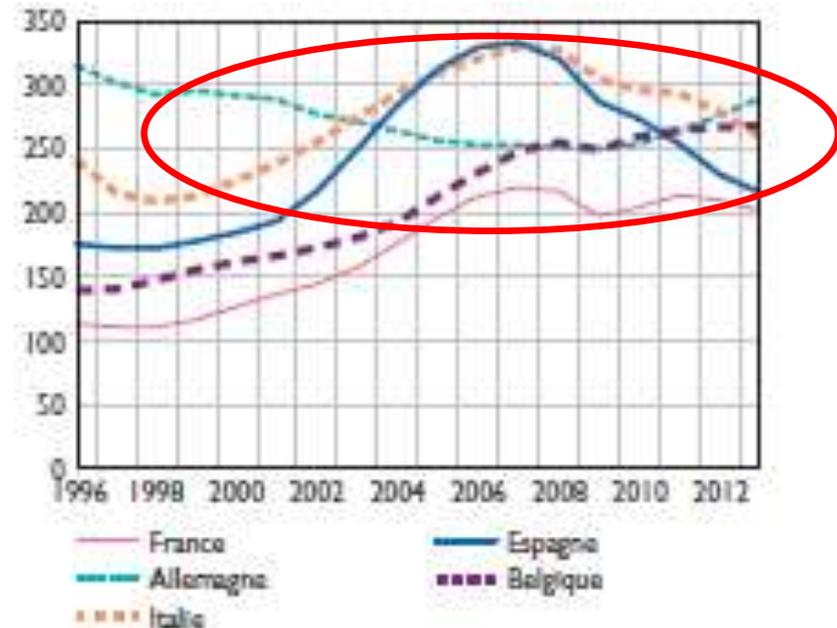
There are three kinds of *lies*: *lies*, *damned lies*, and *statistics (Disraeli ?)*

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



— France
- - - Allemagne
- - - Italie
— Espagne
- - - Belgique

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



— France
- - - Allemagne
- - - Italie
— Espagne
- - - Belgique

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