

This project is aimed at studying differences in propensities of housing markets across the European Union, with special emphasis on Central and Eastern European (CEE) countries. The research will provide an answer to the question whether the differences between the institutional frameworks of residential markets (aka models of residential capitalism) have a significant impact on housing affordability, understood as the ability of households to afford living in a residential estate of appropriate size and decent quality, be it ownership or rental tenure.

Answering this question is crucial for the development of housing policies across the European Union, as there exists a vivid debate among scholars to what extent the differences in the efficiency of EU member states' housing markets are subject to non-institutional factors (e.g. endowment in residential estates, demography, economic development) and to what extent to the actual institutional framework that might be altered by appropriate economic policies. In other words, the proposed research project will reveal the role of institutions in the process of satisfying the housing needs of EU citizens. Hence, it's goals are in line with Europe Commission and European Parliament for which ensuring affordable housing for every EU citizen has become a top priority. Last but not least, the affordability of housing among EU member states is a very important element of the socio-economic coherence of the European Union - an essential element of inter alia its macroeconomic stability, determinant of eurozone's monetary policy, or resilience to systemic shocks.

For the purpose of this research empirical data for 25 EU countries (i.e. all member states in 2019 excluding Luxembourg, Cyprus and Malta, including United Kingdom) will be collected. The research method will include both state-of-the-art statistical and econometrical tools, that will allow to gauge, both, the direct and indirect impact that institutions have over the housing market.