

Turning Point in the Austrian Residential Property Market

A Narrative Based on Listing Data

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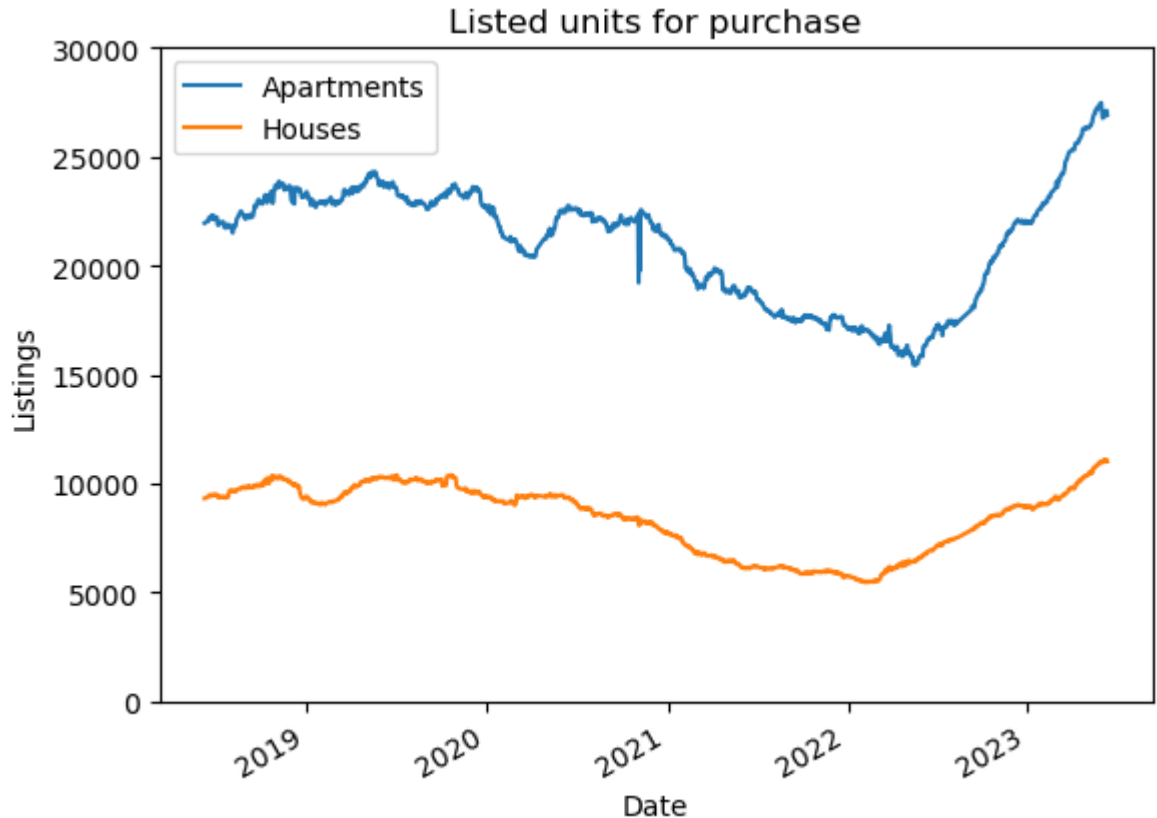
East Jour Fixe on Housing

27. June, 2023



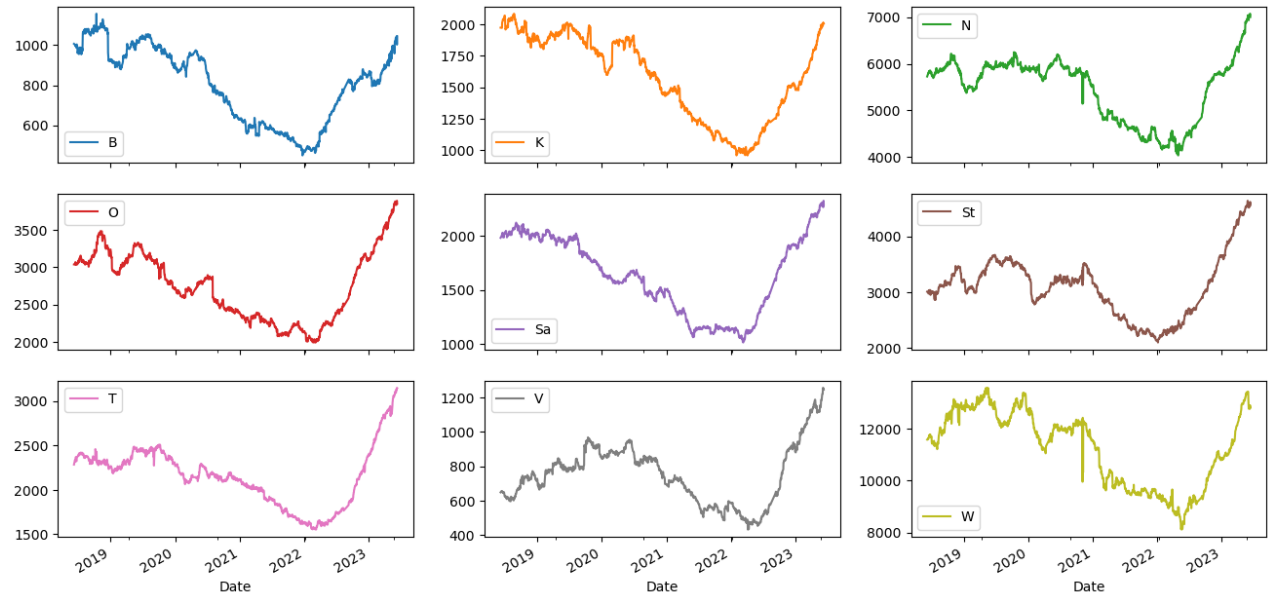
Recent trends in Austrian housing market

- Listing data from immoscout24
- Recount recent events in housing market – narrative is important!
- Some drawbacks of listing data compared to transaction data
- But here: I focus on the advantages 😊
 - Transactions that do not occur
 - Mismatch between supply and demand



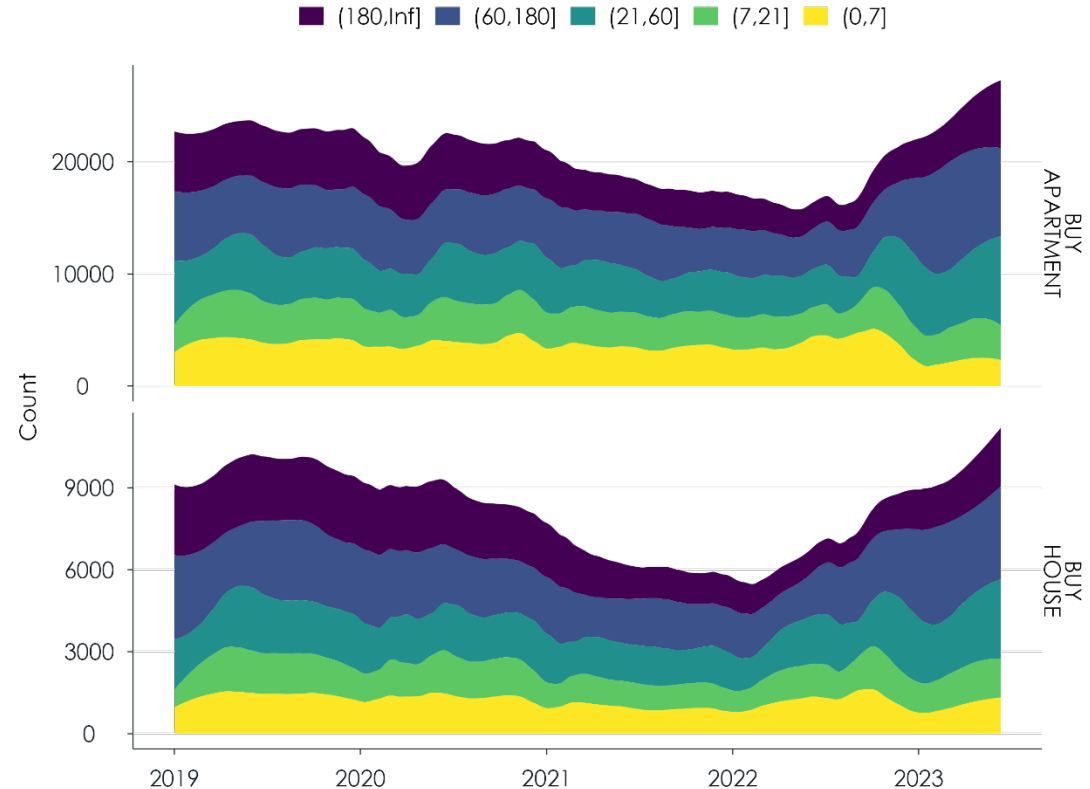
Increase in listings in all provinces

- Country-wide trend
- Not result of local housing market changes, e.g. more supply
- Macro economic factors that lowered demand:
 - Interest rates
 - Lending standards



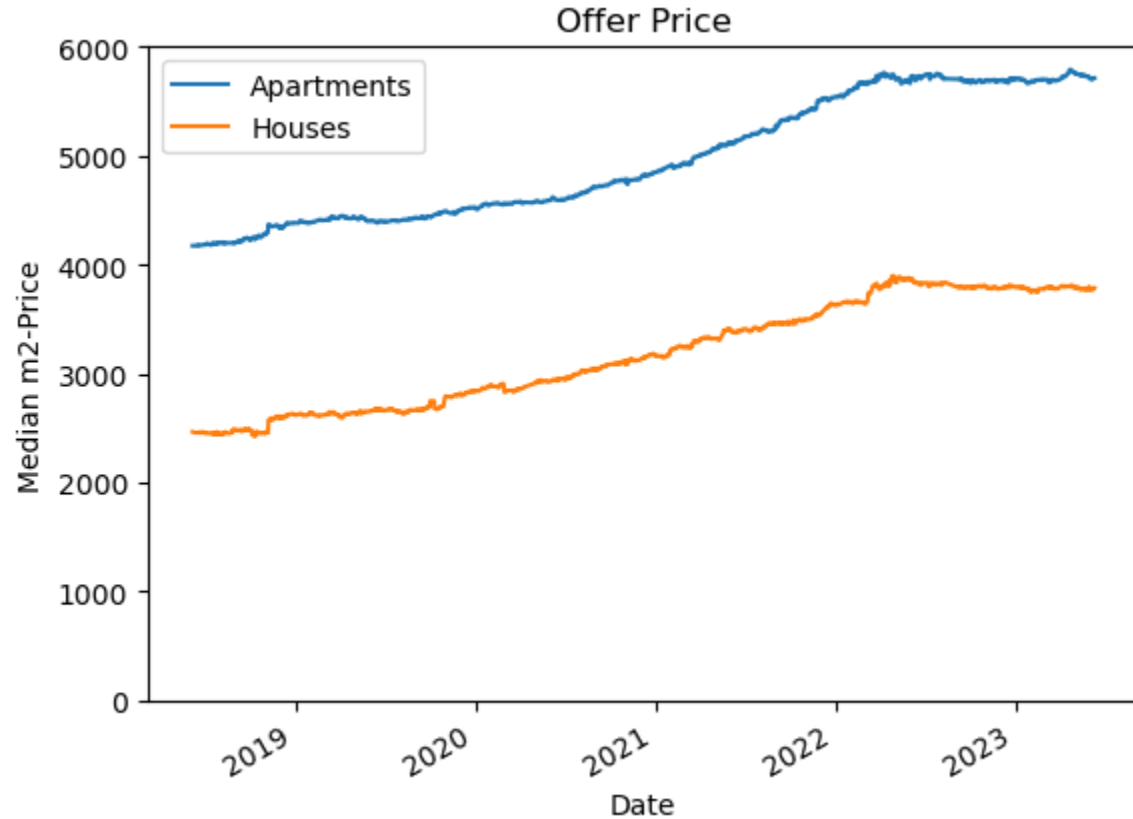
Collapse in demand very visible

- Transaction volumes (measured by tax data)
 - 10% 2022Q4
 - 20% 2023Q1
- Time-on-market increases
 - Increase in listings also driven by ,aging' stock
- Share of ,new' units has decreased in 2023
 - indication that sellers wait and see?
 - or bargains to be made?



Listing prices are stable

- Sideways movement since Mid 2022
 - Decline in real prices...
 - But only slight downward movement in nominal listing prices, if any
- Open question:
 - Which units remain on market?
 - Does this possible selection effect change observed transaction prices upward or downward?



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Thank you for your attention!

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