



Unemployment and Regional Structure of Housing Market

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Basic Idea

- Discussion with students
 - Are the countries with a high share of homeownership richer?
 - Is rental housing suitable only for poor?
 - Should the governments support homeownership?
 - Housing policy of Great Britain of 90 ´s, USA 2008, Eastern Europe of 90 ´s



- A. Oswald – The Housing Market and Europe's Unemployment, 1999
 - Low level of employment mobility of families in home ownership
 - Low level of regional development due the ownership clubs, who restrict technical infrastructure development.



Research questions

- Is there any relationship between unemployment and regional supply structure of housing market within Czech Republic?
- If there is any relationship indicated, what will be the likely reason for explanation of indicated relationship?



Advertisements Analysis

- www.sreality.cz
- Periods 30.5.2015, 03 – 05/2016, 02 – 03/2017
- The advertisements were inspected from regional point of view
- Recalculated as average to avoid seasonal fluctuations
- The adverts were sorted into homogenous segments:
 - Rental housing
 - Home ownership
 - Cooperative housing
- There were searched the shares of each segments



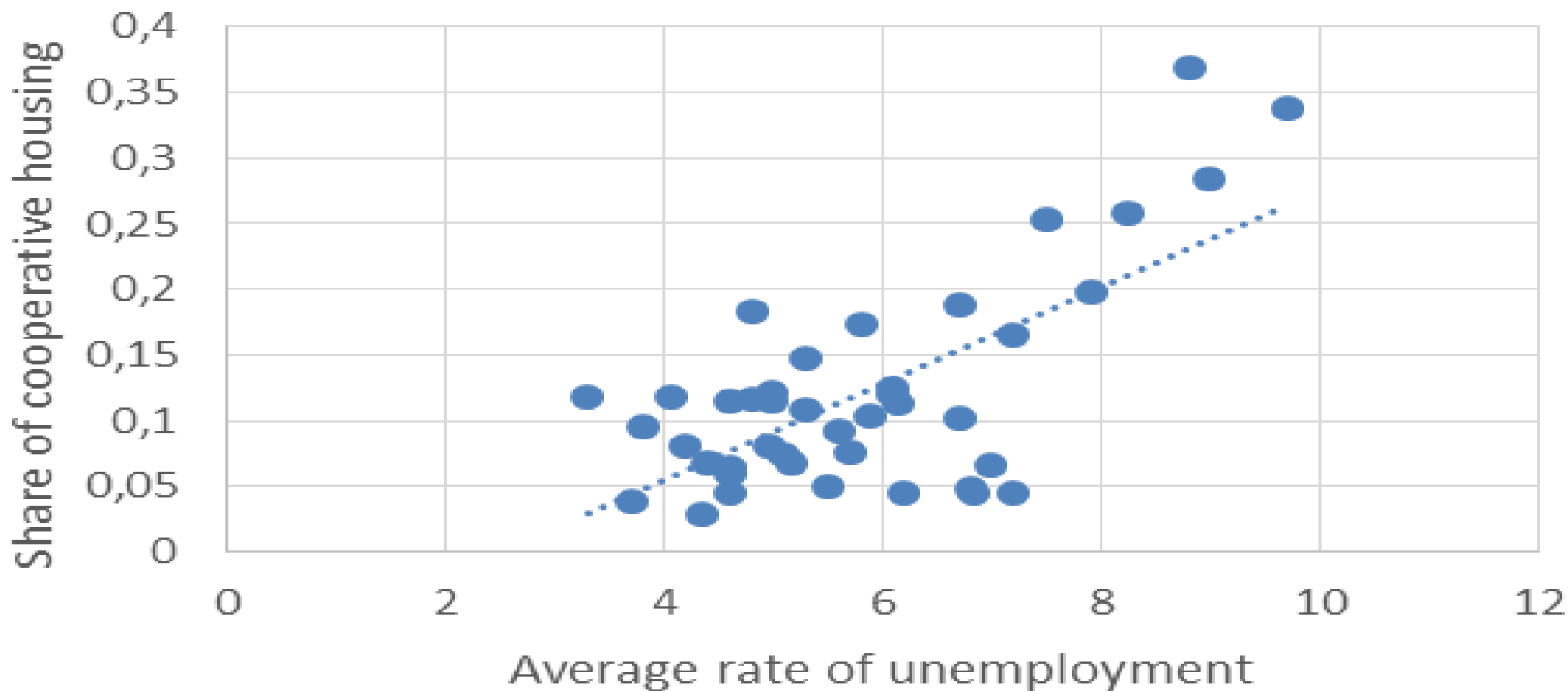
Statistical estimation

- Pearson correlation coefficient
- Ordinary least squares

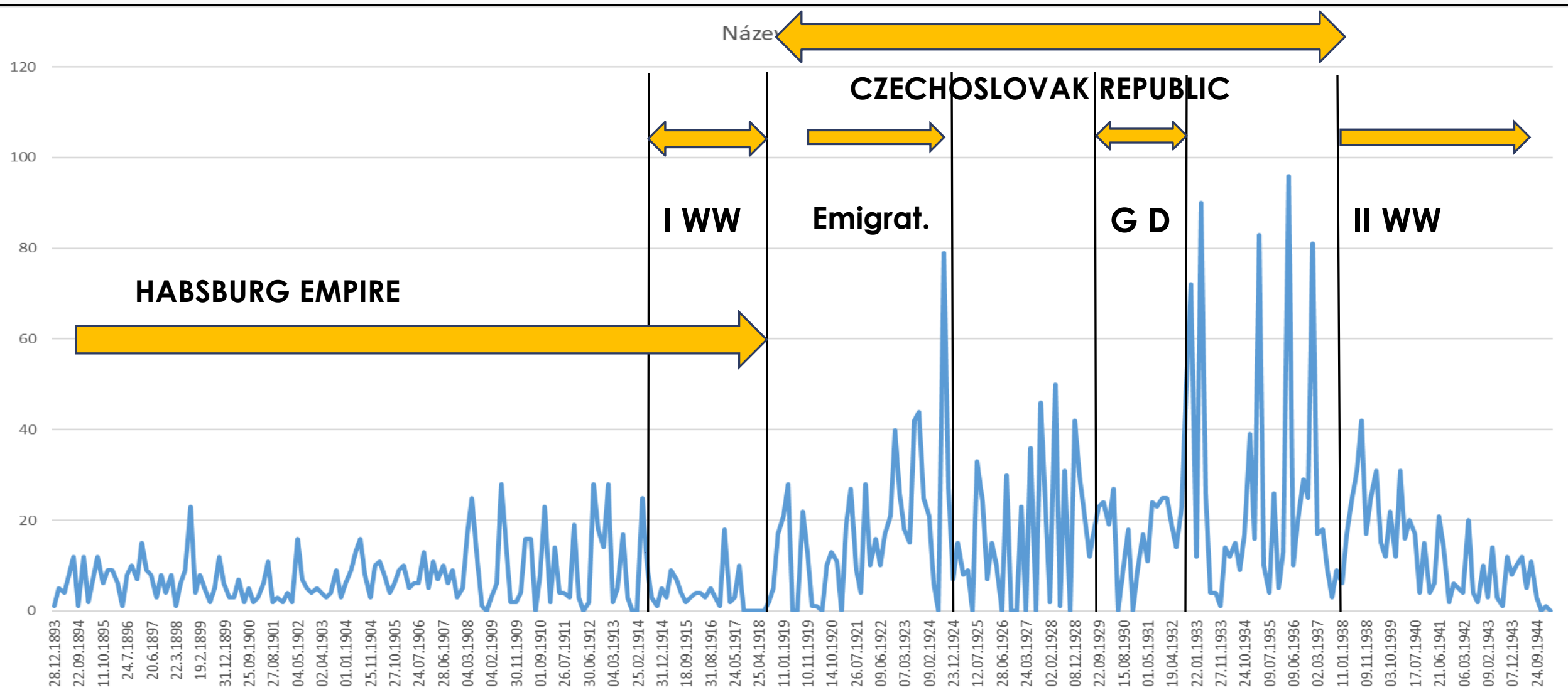


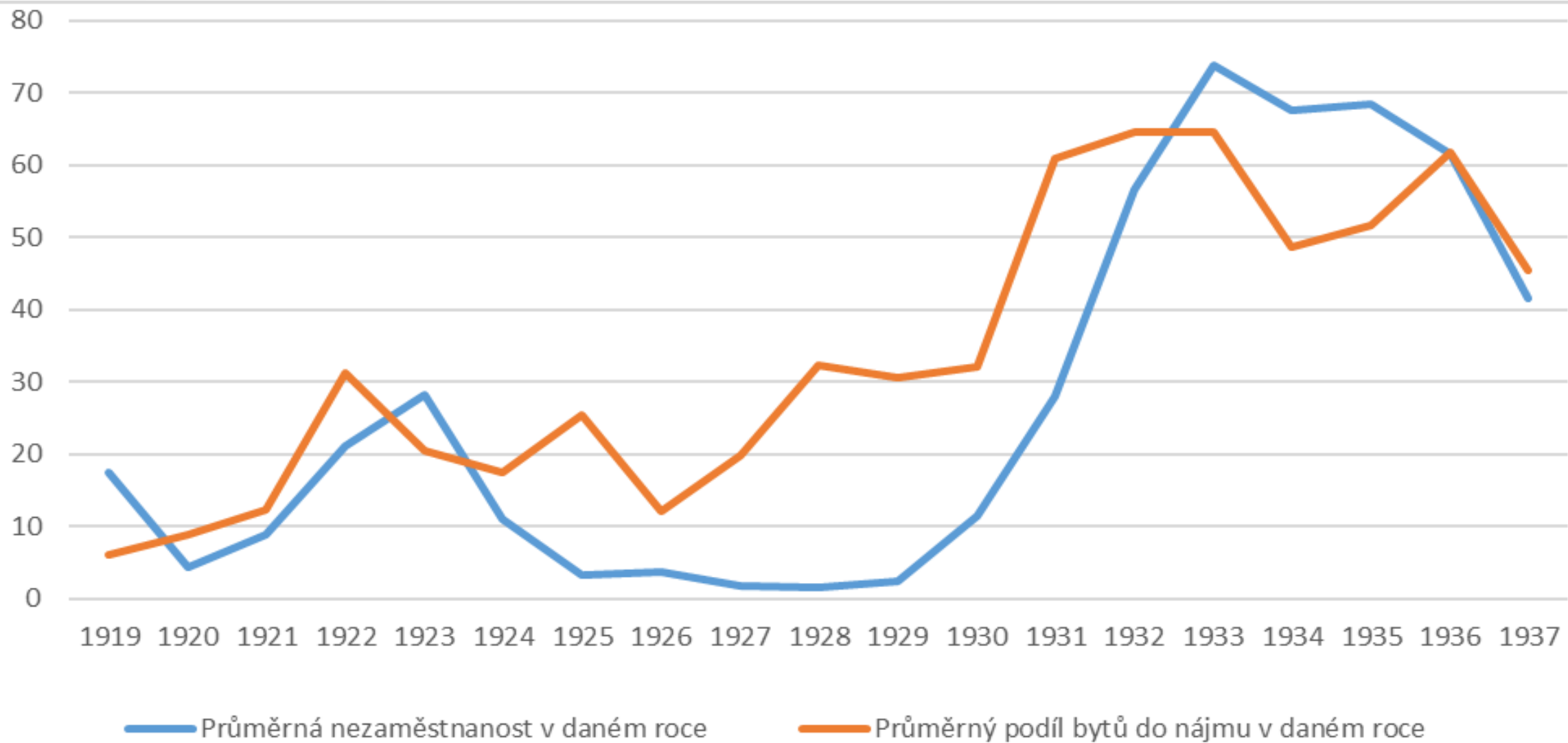
Pearson correlation coefficient

-	Unemployment	Cooperative	Home ownership	Rental
Unempl.	1	-	-	-
Cooperative	0.685275804	1	-	-
Homeowners.	-0.261785879	-0.419492905	1	-
Rental	-0.179330463	-0.165210721	-0.783180795	1



Genetic Code of the Real Estate Market – 51 years







Results

- The results show relationship between unemployment and share of cooperative housing
- The results do not confirm relationship between unemployment and home ownership



The likely explanation

- Legal status of cooperative housing
 - Legal barriers
 - Financial barriers
 - Concentration of elderly generation