

QUARTERLY REVIEW OF EUROPEAN MORTGAGE MARKETS

European Mortgage Federation

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DISCLAIMER

This review looks at developments in the mortgage and housing markets in Q1 2024 and is based on a country sample including Belgium, Czechia, Germany, Denmark, Greece, Spain, Finland, France, Hungary, Ireland, Italy, The Netherlands, Poland, Portugal, Romania, Sweden, and the United Kingdom. This sample covers around 95% of total mortgage lending in the EU27 and UK. Where data for Q1 2024 is not yet available, the review reports figures from the most recently available quarter. The report ends with a look at the European Central Bank (ECB) Bank Lending Survey and corresponding surveys from other central banks on the supply and demand for housing loans in the first quarter of 2024.

GENERAL COMMENTARY

The recovery in gross mortgage lending in Q4 2023 abruptly reversed this quarter. After increasing by 4.22% q-o-q in the last quarter of last year, it decreased by 10.6% in the first quarter of this year. This was the most largest quarterly decrease since Q1 2023. Overall, volumes declined significantly from Q3 2022 but steadily recovered since Q2 2023. Gross lending fell in Q4 2022 and Q1 2023 by 18.8% and 17.9%, respectively. Q4 2023 was the first quarter with an increase in gross lending. The new downturn in Q1 continues to be influenced by ongoing high inflation, relatively high mortgage rates, and significant economic uncertainty.

GDP

According to [Eurostat](#), in the first quarter of 2024, seasonally adjusted GDP increased by 0.3% in both the Euro area and the EU, compared with the previous quarter.

In the fourth quarter of 2023, GDP had declined by 0.1% in the Euro area and had remained stable in the EU.

Compared with the same quarter of the previous year, seasonally adjusted GDP increased by 0.4% in the Euro area and by 0.5% in the EU in the first quarter of 2024, after +0.2% in the Euro area and +0.3% in the EU in the previous quarter.

Malta (+1.3%) had the highest quarterly increase in GDP, followed by Cyprus (+1.2%) and Croatia (+1.0%). Decreases occurred in Denmark (-1.8%), Estonia (-0.5%) and the Netherlands (-0.1%).

- Household final consumption increased by 0.2% in both the Euro area and the EU (after +0.2% in the Euro area and +0.3% in the EU in the previous quarter).
- Government final consumption was stable in the Euro area and increased by 0.1% in the EU (after +0.6% in the Euro area and +0.5% in the EU in the previous quarter).
- Gross fixed capital formation decreased by 1.5% in both the Euro area and the EU (following +0.8% and +0.7% respectively).
- Exports increased by 1.4% in the Euro area and by 1.0% in the EU (after +0.2% in the Euro area and +0.4% in the EU), while imports decreased by 0.3% in the Euro area and by 0.2% in the EU (following +0.6% and +0.5% respectively).

Looking at the impact of these on GDP growth: household consumption added to growth in both the Euro area and the EU (+0.1 pps), government final expenditure was negligible for both zones, gross fixed capital formation contributed negatively



for both areas (-0.3 pp for both), changes in inventories was negative for both Euro area (-0.3 pp) and the EU (-0.1 pp), and exports minus imports was positive for both the Euro area (+0.9 pp) and the EU (+0.6 pp).

OTHER ECONOMIC INDICATORS

The number of employed people increased by 0.3% in both the Euro area and the EU in Q1, compared to the previous quarter (after +0.3% in the Euro area and +0.2% in the EU in Q4 2023). Compared with the same quarter of the previous year, employment increased by 1.0% in the Euro area and by 0.9% in the EU (+1.2% in the Euro area, +1.0% in the EU in Q4 2023).

Euro area annual inflation is expected to be 2.6% in May 2024, up from 2.4% in April according to a flash estimate from Eurostat. Looking at the main components, services are expected to have the highest annual rate in May (4.1%, compared with 3.7% in April), followed by food, alcohol and tobacco (2.6%, compared with 2.8% in April), non-energy industrial goods (0.8%, compared with 0.9% in April) and energy (0.3%, compared with -0.6% in April).

Continued high interest rates, economic uncertainty, global geopolitical risks and monetary policy uncertainty, continue to weigh on mortgage origination. Interest rates have risen, with notable differences between the Euro area and other regions. The volume of outstanding mortgages has plateaued in recent quarters, experiencing a modest uptick of approximately 1% from the previous year.

As in the previous quarter, national regulations have focused on housing affordability and the still persistently high level of mortgage interest rates.

These and other topics will be covered in more detail in this edition of the Quarterly Review.

FURTHER READING

- An unfolding recovery - OECD (2024), OECD Economic Outlook, May 2024, OECD Publishing, Paris. ([Link](#))
- Spring 2024 Economic Forecast: A gradual expansion amid high geopolitical risks (2024), European Commission, Press release. ([Link](#))
- The role of European municipalities and regions in financing energy upgrades in buildings – Economidou, M., Della Valle, N., Melica, G., & Bertoldi, P. (2024). The role of European municipalities and regions in financing energy upgrades in buildings. *Environmental Economics and Policy Studies*, 26(2), 369-401. ([Link](#))
- Only Mortgages and Consumption Growth: Evidence from A Mortgage Market Reform – Bäckman, C., & Khorunzhina, N. (2024). Interest Only Mortgages and Consumption Growth: Evidence from A Mortgage Market Reform. *International Economic Review*, 65(2), 1049-1079. ([Link](#))

MORTGAGE MARKETS

The total residential mortgage stock of the EMF country sample increased slightly to EUR 8.34 tn by the end of the first quarter. This is an increase of 1.1% y-o-y, a rate of growth which has slowed over the course of 2023 and Q1 2024 from an initial 1.4% in Q1 2023.

Gross lending decreased by 8.9% y-o-y. Looking at quarterly figures, there was a sharp decrease (10.6%) in Q1 reversing growth (4.2%) in the previous quarter. Total quarterly non-seasonally adjusted gross lending was approximately EUR 237 bn in Q1, compared to EUR 265 bn in Q4 of the previous year, the lowest since the pandemic.

Gross lending increased significantly in Q1 2024 on a y-o-y basis in Poland (304%) and Hungary (95%), while it decreased the most in France (-36.5%), Denmark (-27%) and Italy (-25%), all values considering EUR figures.

In **Sweden**, net mortgage lending growth continued to slow down in Q1, decreasing to 0.9% (annualised) from 1.1% in the previous quarter. Mortgage lending secured on one-family homes increased by 0.5% (0.4% in Q4), that on tenant-owned apartments slowed to 0.2% (0.4% in Q4) and on multi-family homes increased by 3.0% (3.8% in Q4).

In **Denmark**, total outstanding residential loans were DKK 1,886 bn in Q1, a decrease of 0.3% from Q4 2023 and 1.87% y-o-y.

Demand for new mortgages in **Finland** was lower than a year before. The outstanding mortgage stock decreased by 1.6% y-o-y and gross lending decreased from EUR 6.431 mn in Q1 2023 to 5.091 mn in Q1 2024 (-20.8%).

Gross residential lending in **Hungary** doubled in Q1 y-o-y, with a 36% q-o-q growth in Q1 alone. Total outstanding loans grew by 1.2% in Q1 compared to the previous quarter and grew by 2.8% y-o-y.

In **Romania**, the stock of mortgage loans decreased by 0.5% in 2023. After a significant decline in the volume of new loans since mid-2022, volumes slowly increased towards the end of 2023. The NPL ratio remained steady at 1.66% in March (1.65% in December 2023), an annual increase of 0.13 pps. The volume of gross new lending increased by 54%, while remortgaging decreased by 31% compared to Q1 2023. Credit institutions reported an easing in credit standards for mortgage loans (-31 % net) and expect this to continue for the following quarter, as per the latest NBR Bank Lending Survey (May 2024).

In the first quarter of 2024 in **Poland** there was a 6.33% decrease in the number of mortgages granted compared to Q4 (or 4.5% in value terms), but compared to the same period last year, it increased by 260%. The creditworthiness of Polish households also increased, primarily due to rising salaries, despite stable (albeit still high) interest rates and decreasing inflation. In Q1, the number of new housing loans was just over 64,500, a decrease of more than 6% compared to Q4 2023. Half of these loans were commitments under the government's 2% Safe Credit program, which had not been included in the previous year's figures. Despite the quarterly decline, the market showed a significant increase over the same period last year, the number of new home loans increased by 194% y-o-y. However, this decrease did not apply to the average value of home loans in Q1 2024, which amounted to nearly PLN 418,000, marking a 23% increase y-o-y, or PLN 78,000 in nominal terms.

The **Czech** mortgage market grew overall in the year but stagnated in the last quarter. Annually new originations grew by 75%, with remortgaging growing by 82% and new loans by 74%. However, on a quarterly basis, new origination levels stagnated. The first quarter confirmed the continued recovery of the mortgage market, driven mainly by an improved macroeconomic situation and decreasing interest rates.

In **Belgium**, the number of new loans fell by 10% y-o-y (12% by value). However, the first quarter of 2024 hints at a recovery, with an increase of 6% in the number of credit applications since Q2 2022. New loans fell annually in most categories: -8.6% for the purchase of houses and almost -38% for construction. However, loans for purchase and renovation increased by almost 13%, and for renovations by 1.1%. Loans for other immovable purposes (garages, swimming pools, etc.) decreased by 2.5%. The number of refinancing loans fell 33.5% compared to the first quarter of the previous year. Excluding refinancing deals, about 39,500 mortgage credit contracts were granted for a total amount of more than EUR 6 bn.

In **Germany**, demand is stable at a relatively low rate. Demand for mortgages for owner-occupied apartments is rising, while that for rental properties remains low. A total of EUR 47.5 bn was disbursed in Q1, a decrease of 3.65% compared to the same quarter last year.

In **France**, the total amount of outstanding home loans fell by 0.5% in Q1 – the largest decline since 1995 – but remained stable over the year (+0.1%) at EUR 1,287 bn. New loans for residential real estate (excluding renegotiations and loan transfers) were EUR 22 bn in Q1 2024, the lowest for a first quarter since 2010, down 16% compared to the previous quarter and 43% compared to Q1 2023. According to Banque de France-ACPR, the number of housing transactions associated with a home loan continued to drop in Q1 2024 (-22% vs -23% in Q4), reaching its lowest level since 2012 at 126,800. First-time buyers represented 51% (in amount) of new loans to purchase a main residence in Q1 2024, above the 47% average since 2014. The share of first-time buyers with an annual income of less than or equal to EUR 30,000 remained at 18%, equal to its 2023 average but lower than in 2020-2022, when it ranged between 21% and 25%. The average initial maturity for new home loans was 22.1 years in Q1 2024 (compared to the peak of 22.4 years in Q3 2023). Renegotiated home loans (including renegotiations and loan transfers) were to EUR 6.6 bn in Q1, stable over one year at a low level. The majority of the renegotiated amount was associated with changes in the insurance attached to the home loan.

In **Portugal**, total outstanding residential loans decreased y-o-y (-0.7%) but increased q-o-q (+0.1%), amounting to EUR 100,519 mn by the end of the quarter. New loan production was EUR 5,604 mn in Q1, up 11.5% y-o-y but down 6.7% q-o-q. New loan origination reached levels not seen for 7 years, with growth in the year to March of 11%. However, this includes renegotiations, which have increased since mid-2022 due to rising reference interest rates. In March 2024, renegotiated contracts were 29% of all mortgage production. Excluding renegotiated contracts, new mortgage production (i.e., entirely new contracts) increased by 22% y-o-y in March 2024.

In **Spain**, mortgage origination recovered from the decline in 2023, with a 7% increase according to data from Banco de España. The loan portfolio balance continued to decline, albeit at a slower pace.

In **Italy**, the volume of outstanding mortgage loans was EUR 423.3 bn, a decrease of 0.3% compared to the previous quarter and a 0.6% decline y-o-y. Gross residential lending also decreased, both compared to the previous quarter (-31.4%) and y-o-y (-24.8%).

In **Greece**, the total stock of outstanding housing loans continued to decline on average by -3.1%, decelerating compared to Q1 2023 (-3.7%). According to the

latest available data from the Bank Lending Survey (Q1 2024), credit standards eased in the quarter. However, terms and conditions for mortgages tightened due to the termination of state-subsidized housing programs. Demand for housing loans remained unchanged compared to the previous quarter, and banks expect it to remain unchanged in Q2. New loan agreements, although still low in absolute terms, increased by 19.2% y-o-y. Additionally, inflation although declining path and high borrowing costs, are likely to continue impacting demand.

In **Ireland**, a total of 8,419 new mortgages to the value of EUR 2,358 mn were drawn down during the first quarter, a decrease of 19.8% in volume (17.7% in value) since Q1 23. First-time buyers (FTBs) remained the largest segment by volume (58.5%) and by value (60.2%). Re-mortgage/switching volumes and values fell by 53.1% and 59.0% y-o-y, respectively. Mortgage approval volumes decreased by 8.4% y-o-y in Q1 2024 to about 10,600. First-time Buyer (FTB) approval volumes rose by 1.4% y-o-y to 6,522, while mover purchase volumes fell by 14.6% to 2,180. Re-mortgage or switching activity fell by 27.5% y-o-y to 1,080, the lowest Q1 volume since 2017.

In the **UK**, gross lending was GBP 50.5 bn in the first quarter, down 20% from GBP 23.7 bn in Q1 23. Net lending fell by GBP 1.3 bn, compared to an increase GBP 0.1 bn in Q1 23. Mortgage repayments have also reduced but by less than gross lending. Overall net lending is lower. However, new mortgage approvals have been relatively strong in the first quarter of the year, driven by growth in real wages and improved consumer confidence. However, buying a property remains challenging for many. The June 2024 BSA Property Tracker shows that the affordability of monthly mortgage repayments is a growing barrier to buying a home, with 68% citing this, an increase from 62% in March. A similar number (65%) find raising a deposit an obstacle, up from 60% in March.

REGULATION & GOVERNMENT INTERVENTION

Inflation and a resulting depletion of household savings was a significant concern for governments and authorities within the EMF country sample. Consequently, government efforts were mainly to address housing and mortgage affordability. Additional measures were implemented to support supply, which was under strain from increased input prices. But some jurisdictions expressed concerns about actions that could jeopardise monetary policy measures.

FINLAND

Several changes to the legal act on transfer taxes came into force on January 1. First-time homebuyers are no longer exempt from transfer tax but all transfer taxes have decreased.

HUNGARY

The popular Prenatal Baby Support loan will be restricted from 2024 and the Home Purchase Subsidy (CSOK) loans in large cities will no longer be available from 2024. To offset this a new interest-subsidized housing loan called Home Purchase Subsidy Plus (CSOK+) was introduced in January 2024 for families planning to have another child. This provides a higher loan amount than the existing scheme with the maximum amount depending on the number of children. The subsidized interest rate is fixed at 3%.

Due to rising interest rates and the risk of NPLs particularly for variable-rate mortgages an 'interest rate cap' was introduced in 2022 by the government for



mortgage debtors with variable-rate loans. Later, the program was extended to customers with loans with up to 5 year fixed rate periods. Interest rates were frozen at their earlier, lower level until July 2024.

A preferential VAT rate of 5% was available for new dwellings, and the deadline, which was originally due to expire at the end of 2023, was extended for another two years.

Demand for housing loans has grown significantly in the first quarter due to economic improvement, lower inflation and mortgage rates, and new housing subsidy loan products. The voluntary interest rate cap for new mortgages, introduced in October, helped the recovery by the end of 2023. In Q1, the voluntary rate cap was 7.3%, but due to competition, there were rates on the market for new mortgages close to 6%. Although most banks did not change their lending conditions, some started offering mortgage loans for first-time buyers with higher Loan-to-Value (LTV) ratios in the first quarter.

POLAND

At the end of the year, the highly attractive loan interest subsidy program '2% Safe Credit' expired. The newly elected government (in October 2023) has announced the launch of a new subsidy scheme starting in 2024, the details of which are currently under consultation. However, with double-digit house price increases, additional stimulation of the market has been met with considerable criticism.

CZECHIA

Along with the improving market situation, the Czech National Bank has relaxed rules for housing loan provisioning, particularly regarding income indicators. While the regulation of DSTI was repealed from Q3 2023, the second income ratio, DTI, was cancelled at the beginning of 2024. The effect of this measure will be reflected in the coming period.

ROMANIA

As announced in previous quarters, the reduced VAT rate for dwellings up to 600,000 lei (approximately EUR 120,000) and 120 m² in surface area increased from 5% to 9% (approved by Law No. 296/2023). In addition, there were no new interventions announced during the first quarter of 2024.

BELGIUM

The government has changed the law to make it, in most cases, impossible for credit providers to modify credit agreements through an internal refinancing procedure and to ask for a penalty of three months' interest in such cases.

FRANCE

The number of energy housing renovation bonuses "MaPrimeRénov" (MPR) decreased by more than 50% at the start of 2024 compared to Q1 23 (78,000 MPR in Q1 24, including 5,600 MPR for overall renovations). This decline is due to the refocusing of the subsidy system from January 1, 2024, prioritizing overall renovations (initially targeting 200,000 for 2024 compared to less than 70,000 for the entire year of 2023). In response, public authorities reinstated the previous criteria for granting financial aid until December 31, 2024, covering all types of renovation works for housing categorized as EPC F/G. This decision allows professionals time to prepare for large-scale renovations and for households to financially prepare. EPC thresholds for small homes (less than 40 m²) will be modified on July 1 with approximately 140,000 homes expected to improve their

EPC rating from categories F or G. This is to factor specific details of smaller homes into the EPC calculation method. In 2024, landlords cannot increase the rent of homes categorized as EPC F or G. Additionally, starting January 1, 2025, landlords will be prohibited from renting homes categorized as EPC G (this prohibition will extend to homes with an EPC F from January 1, 2028).

SPAIN

The government approved a guaranteed credit line for young people or families with dependent children to partially cover financing for the purchase of their primary residence. This measure has been endowed with EUR 2.5 bn and aims to support households that can afford mortgage instalments but lack the savings to access them.

IRELAND

Parliament has passed the 'Planning and Development Bill 2023' to improve consistency and alignment throughout all tiers of planning, including increased certainty across the planning system through the introduction of statutory timelines for decision-making. The bill will go before the Senate.

HOUSING MARKETS

Across Europe, construction activity and house prices are responding differently to macroeconomic conditions, so it isn't meaningful to make generalisations.

■ CONSTRUCTION SUPPLY

Construction dropped sharply in **Sweden** in 2023 to 28,900 dwellings, 49% lower than in 2022 and is predicted to fall in 2024 by around 13%. On the other hand, housing completions were at a record high in 2023 due to previous year constructions. In 2023, 65,600 dwellings were completed.

In **Denmark**, housing market activity increased in Q1, with a total of 9,857 houses sold, 15% more than in Q1 23. In the same period, 3,242 owner-occupied apartments were sold, 4% more y-o-y. A total of 31,555 houses and 6,838 apartments were on the market at the end of the first quarter. The supply of houses has increased by 4.5% compared to the previous quarter, while the supply of apartments has decreased by 3.6%.

In **Finland**, new housing permits and the number of new starts are decreasing.

In **Hungary**, the number of new building permits for the entire country was 4,524 in Q1, a 9% decrease y-o-y and 32% less than Q4 23. In Budapest, 922 new building permits were issued, only 53% of the volume a year before. The number of housing completions for the whole country was 2,779, 23% less y-o-y, of these 910 were in Budapest, 65% of the completions in the same quarter last year.

The **Romanian** housing market has an imbalance between supply and demand. On the supply side, there has been a significant decrease in the number of building permits issued (-55% y-o-y), residential construction works (-9%), newly completed homes (-3%), and properties available for sale (-17%). Demand has increased due to the economic recovery, easing inflation pressures, and rising wages. Thus, the demand for real estate was 14% higher nationally in Q1 compared to the same period last year, especially in terms of new homes (+22%).

In **Poland**, there was a y-o-y decrease in the number and area of dwellings completed in Q1. But an increase in the number for which construction had started and for which planning permission had been granted. In the first three

months of 2024, 48.3 td dwellings were completed, with a total usable floor area of 4.4 mn m². Compared to the same period of the previous year, there were decreases in the number of dwellings by 6.8 td (12.3%) and the usable floor area of dwellings by 881.8 td m² (16.7%).

In the **Netherlands**, the total number of permits for new houses issued in 2023 was less than 55,000 (2022 figure was 64,500). This is 55% of the government target and will see the housing shortage rise to more than 400,000 homes. The number of permits reached an all-time high of 2,872 units in March 2021 and a record low of 1,229 units in December 2012.

In **Germany**, a sharp decline in permits for residential buildings (-24.6% y-o-y as of March 2024) is attributed to relatively high interest rates and increased overall costs (including labour, materials, financing, and additional building regulations), resulting in fewer completed and planned real estate projects. Despite this, there remains an oversupply of housing, leading to further increases in new contract rents. Additionally, rising renovation requirements contribute to rent hikes. With wages increasing and interest rates stabilizing, home ownership is becoming more attractive as rent becomes comparable to mortgage payments.

In **France**, the total volume of housing permits was 89,900 units in Q1 2024, a 2% decrease on the previous quarter and 10% less than in Q1 23, the lowest level for a first quarter in the last 24 years. Housing starts were 66,300 units in Q1, 5% less than the previous quarter and 19% less than the same quarter in 2023. Of those 19,500 were for single family houses (26% below the previous low in Q2 2020, during the Covid crisis). Single-family houses were less than 9% of total transactions in France, a historically low level which had been stable since 2019. Real estate developer activity accounted for around 7% of total transactions, its lowest share since 2000, comprising 95% flats and 5% houses. The number of new dwellings put up for sale increased to 15,700, up 7% increase from the previous quarter following six consecutive quarters of decline but still below the low of 19,200 units in Q2 2020. Sales in Q4 2023 hit a new low since 1995, with 15,100 new homes sold, down 4% from the previous quarter and 25% from Q1 2023. House builders and developers were significantly affected by the recent sharp rise in interest rates, impacting both construction costs and demand. Cancellations were equal to 20% of developers' sales in Q1 (down from 26% in the previous quarter), remaining historically high. The available housing stock of real estate developers was 129,200 units, down 1% from the previous quarter but 2% higher than Q1 2023, remaining at historically high levels.

The volume of new housing linked to existing homes exceeded 10% of total new homes sold. Existing dwellings totaled 184,500 transactions in Q1, 84% of the total, the highest historical share. However, quarterly transactions of existing homes decreased by 6% compared to Q4 and by 20% compared to Q1 2023, approaching the low activity levels recorded between 2012 and 2014.

Building permits in **Spain** decreased by 3% y-o-y due to a lack of available land, a lengthy permit management process, and a significant increase in production prices.

In **Italy**, in Q1 2024, transaction volumes amounted to approximately 155,000, a decrease of 7.2% y-o-y.

In the first two months of 2024 in **Greece**, construction activity increased, both in terms of the number and volume of new building permits (60.9% and 47.3% y-o-y, respectively). In the region of Athens, the corresponding increases were 18.9% and 6.5% y-o-y. Investment interest from abroad, which fuelled the

recovery of high-quality real estate and income-related properties, continued to grow in 2023 by an average of 8.0%. Specifically, net foreign direct investment in Greece for real estate purchases was EUR 520.0 mn in Q1 2024 (EUR 497.0 mn in Q1 2023). However, residential investment in Q1 2024 (at constant prices) decreased by 14.0% y-o-y, remaining at a low level of 1.7% of GDP.

The total cost of constructing new residential buildings increased by 4.0% in the year to end Q1 2024, while for the whole of 2023, the average annual increase was 6.2%. Business expectations for housing construction, as reflected in the relevant indicator of the IOBE survey, improved further in 2023 (18.1%). However, in the first five months of 2024, a slight decrease of -0.2% y-o-y was recorded.

The March **Portuguese** Housing Market Survey suggests a stable market, with several indicators remaining practically unchanged from the previous month. Activity in the rental market has increased, especially in terms of demand. A net 7% of respondents noted a decline in inquiries during March, consistent with the previous month (-10%). For agreed sales, the headline net balance was recorded at -10% in March, down from a positive reading in February (+2%). Despite the decline in sales, expectations over the next three months have become more positive. The forward-looking sales indicator showed a slight increase in the net balance recorded, from +1% last month to +7% this month, the third consecutive positive month after several months of negatives.

In the lettings market, demand accelerated, with an increase in the net balance of responses from +18% to +28% in March. Rental expectations also recovered, showing a 7 pps increase in the net balance compared to February (+19% in March). However, new instructions from landlords continue to fall exacerbating the imbalance between supply and demand.

In **Ireland**, almost 12,000 housing units were started in Q1 2024, 62.7% more than in Q1 2023 and the second highest quarterly value (after the 12,665 started in Q3 2021 following Covid) since Q3 2007. Dublin and Dublin Commuter accounted for 36.4% and 21.4%, respectively, of housing starts in Q1, more than 4,300 in Dublin (1,600 units more than in Q1 2023). Housing starts increased by 71.2% y-o-y in Dublin commuters to 2,561 and by 19.3% in Munster to 914.

More than 5,800 new dwellings were completed in Q1 2024, according to the Central Statistics Office (CSO), 12.1% less than in Q1 2023. Dublin accounted for about 32.1% of all completions and 77.5% of apartment completions. Munster and the Dublin Commuter Region (Louth, Meath, Kildare, and Wicklow) accounted for about 23.2% and 20.4% of completions, respectively.

Purchases fell by 8% y-o-y in Q1 2024. There were 49,338 purchases in the twelve months ending March 2024. Activity peaked at 50,687 in the twelve months ending August 2023. Dublin was the largest housing market in Q4 2023, with more than 3,100 household market purchases, 3.5% less than in Q1 2023 and 30.2% share of the national market. Dublin accounted for more than half (56.2%) of apartment sales.

In the **UK**, there were only 15,860 housing starts in Q4 2023, down 51% on the same quarter in 2022. Meanwhile, there were 42,230 completions, down 16% from the same quarter in 2022. Housing starts in the second half of the year were materially lower than in the first half, as many builders chose to bring forward the start of building projects to avoid the costs of complying with new building regulatory standards being implemented in 2025.

■ HOUSE PRICES

There are no clear trends or patterns in house prices across the countries considered. Additionally, similar patterns for northern Europe, evident in previous quarters, have begun to erode.



The simple average of house price index values for the EMF country sample increased slightly in Q1 to 166.5 (from 165.4 in Q4, base year 2015). After a gradual increase in the average value since the global financial crisis, it decreased slightly in Q4 2022 and Q1 2023, but started to increase again in Q2.

In **Sweden**, one-family house prices decreased by 2.5% in the year to Q1 2024, compared to a decrease of 6.5% in Q4 2023, according to Statistics Sweden. This statistic is partly based on transactions where the prices were negotiated in earlier quarters, so the figure is somewhat delayed. Other statistics, from estate agents, show one-family house prices have started to increase slowly during spring 2024. Apartment prices increased slightly by 0.5% on an annual basis in Q1 2024, the same increase as in Q4 2023, according to the Valueguard HOX index. The prices of one-family homes in the Stockholm area decreased by 2.6% y-o-y in Q1, in the Malmö area, by 1.5% and in Gothenburg by 4.3%. The prices of apartments in Stockholm increased by 1%, in Gothenburg were unchanged, and in Malmö, prices increased by 1%.

In the past year in **Denmark**, house prices have increased by 2.7%, and owner-occupied apartments by 4.1%. Compared to the previous quarter, house prices remained unchanged, while apartment prices fell by 3.1%.

According to Statistics **Finland's** preliminary data, prices of old dwellings in housing companies fell by 5.1% from the previous year and by 1.5% from the previous quarter in the first quarter of 2024. The fall was 5.9% in large towns and 3.6% in the rest of the country compared to one year ago. Among large towns, prices fell the most from the previous year by 8.1% in Vantaa and by 6.8% in Helsinki.

In **Hungary**, according to the National Statistical Office, the national House Price Index for the fourth quarter showed a decrease of 2.7% for second-hand dwellings, whereas new housing prices increased by 5.5% compared to the previous quarter in nominal terms. Considering the 17.6% inflation in 2023, this was a significant decrease in real terms. According to the National Statistical Office's calculations, the index fell by 10% in real terms in 2023. In Q4 2023, the MBH House Price Index, calculated as a national average based on available real housing transaction data, shows a 2% decrease on a q-o-q basis and increase of 3.8% on a y-o-y basis. In Budapest, the nominal price per square meter in family houses fell slightly (-1.1%), whereas the nominal price per square meter in a multi-dwelling condominium building rose by 5.9%, which is above the country average.

In **Romania**, the upward trend in house prices is supported by a decrease in supply and an increase in construction costs. Residential property prices increased 3.7% in 2023, with the pace of growth notably slowing compared to 2022. Prices of newly built homes continued to increase, although at a slower pace (+10% annually in Q4 2023 vs. 13% in Q4 2022), while prices of existing homes rose more slowly (+0.5% vs. 3.9% in Q4 2022). High construction costs continue to affect prices, they increased by around 8% from February 2023 to January 2024 compared to the previous corresponding period. Disparities at the regional level remain significant, affecting housing prices, affordability (calculated as price per income), and trading activity. According to the NBR Bank Lending Survey (May 2024), the average house price per square meter remained approximately flat in Q1 2024, and banks further expect the average price to remain unchanged in the upcoming quarter.

In **Poland** prices continued to rise, with the largest increases in Kraków (8.5%), Opole (8.2%), and Szczecin (7.7% q-o-q). In the secondary market, the largest

increases were in Szczecin (8.4% q-o-q), Łódź (7.3% q-o-q), and Opole (7.1% q-o-q). Prices in Warsaw rose by 6.4% in the primary market and by 5.2% q-o-q in the secondary market.

Based on the figures from the notary barometer in **Belgium**, the average price of a house rose to EUR 328,187, an increase of 1.7% compared to the price at the beginning of 2023. In the first quarter of 2024, prices decreased y-o-y in two of the three regions: in Brussels region, the average house price (EUR 545,210) decreased by 3.1% compared to the first quarter of 2023, in Wallonia (EUR 239,886) by 0.3%. However in Flanders, the average price at the beginning of 2024 (EUR 367,120) increased by 2.4% y-o-y. Apartment prices on average went up by 1.3% y-o-y, they decreased only in Wallonia. In Flanders, the average price (EUR 279,811) increased by 1.2%, in Wallonia, (EUR 192,265) it fell by 3.4% and in Brussels Region, (EUR 288,878) it increased by 3%.

In the **Netherlands**, house prices continued to increase in Q1, after a drop in Q2 2023. The HPI increased to 189.4 (base year 2015), an increase of 2.3% q-o-q and an increase of 3.8% y-o-y.

In **Germany**, prices for owner-occupied properties decreased by -3.9% compared to the same period of the previous year. There are signs that prices are stabilizing, showing a quarterly change of -0.36% (Q4 2023 to Q1 2024).

With a decrease of -5.2% compared to Q1 2023, housing prices for existing homes in **France** in Q1 2024 experienced their sharpest decline over a year since Q3 2009. This was predominantly driven by the Paris region (-8.1% y-o-y) and major cities such as Lyon (-9.8% for flats), Paris (-7.9% for flats), Lille (-7.2% for houses), and Marseille (-5.7% for flats). Nationally, housing prices dropped by 1.6% over the quarter, with both flats and single-family houses declining at the same rate.

In the Paris region (Ile-de-France) excluding Paris city, house prices for existing homes fell by 2.7% in Q1 2024. This decline was largely in houses in the immediate suburbs (-3.7% q-o-q) and outer suburbs (-3.0% q-o-q). Specifically in Paris, the average price of flats decreased by 2.4% during the quarter, returning to a level last seen in Q4 2018 (before Covid), a 12% decrease from the peak at the end of 2020. In provincial France (Metropolitan France excluding the Paris region), the price decline for existing dwellings was less (-1.2% q-o-q) than in Paris region. Over the quarter, this was -1.3% for single-family houses and -1.1% for flats. With four consecutive quarters of decline, prices in Provincial France were down 4.2% in the year to Q1 2024. The drop in prices of single-family houses (-4.4%) was more than that for flats (-3.8%) compared to Q1 2023.

According to data from the French Ministry of Ecological Transition and Territorial Cohesion, prices of newly built homes by real estate developers continued to rise over the year to Q1 2024, increasing by 1.4% for flats and by 0.1% for single-family houses. However, over the quarter, prices were stable for flats and decreased by 1.1% for houses. Prices for newly built homes reflects two opposing factors: the adoption of new building methods (including "RE2020") and the rise in costs for raw materials, energy and labour; and the reduced affordability given historically high housing prices and the highest interest rates in the past decade.

In **Spain**, prices continued to increase, both in the quarter (1.3%) and yearly (4.3%). This growth has been widespread across Spain, but greater in some coastal areas that have a significant presence of foreign buyers.

The Housing Price Index for **Italy** in Q1 2024 registered a slight decrease compared to the previous quarter (-0.1%) while increased by 1.7% y-o-y.

More specifically, prices of new dwellings rose by 5.4% y-o-y, while prices of existing dwellings by 0.8%.

According to the Bank of **Greece** indices of residential property prices, in Q1 2024, nominal apartment prices increased, on average, by 10.4% y-o-y for the entire country (9.4% in Athens, 12.2% in Thessaloniki, 10.3% in other cities, and 12.1% in other areas of Greece). Revised data shows that in 2023, nominal apartment prices increased by an average annual rate of 13.8%, (11.9% in 2022). Broken down by age of property, the annual rate of change in prices of new apartments (up to 5 years old) was 10.8%, and for older apartments, it was 10.1%.

In **Portugal**, house prices rose 2.2% q-o-q in Q1, down from +1.6% q-o-q in Q4 2023. The headline net balance of the March Portuguese Housing Market Survey moved into positive territory at +7%, up from -1% in February. Like sales expectations, price expectations over the coming three months have also turned positive, to +4%, the first positive reading for near-term price expectations since April 2023.

Residential property price inflation in **Ireland** increased, with prices up 7.3% in the twelve months to March 2024, compared with an increase of 4% in the year to March 2023. Prices for new dwellings were up 3.5% y-o-y, while prices of existing dwellings were 9.7% higher.

Prices vary significantly by location, type, and status. At EUR 417,000, the median new dwelling price was more than EUR 100,000 higher than the median existing dwelling price in March 2024 (based on filings of household purchases at market prices).

The **UK's** house prices have remained largely unchanged on the year. Prices in London fell 4% y-o-y in Q1. Average house prices in London fell at a slightly faster rate of 4.1% over the year. The Property Tracker also shows that people are more optimistic about house prices with 45% saying they think house prices will rise in June 2024, compared to just 41% in March 2024.

MORTGAGES INTEREST RATES

The average unweighted EMF mortgage interest for Q1 2024 was 4.73%, 22 bps lower than Q4 2023 (4.95%). The average rate for Euro area countries was 3.95% and 5.84% for non-Euro area countries. Excluding Denmark, Sweden, and the UK from the sample of non-Euro area countries, in the eastern European countries (CZ, HU, PL, RO) the average interest rate was 6.59%, down from a high of 8.07% in Q1 2023.

In **Sweden**, 65% of outstanding loans and 86% of new loans have variable rates. Even though the variable interest rate is currently higher than initial fixed rates, the share of variable interest rates in new lending increased in 2023 and 2024, presumably as borrowers expect interest rates to decrease soon.

In **Denmark**, the average interest rate on loans with a fixed period up to one year decreased by 10 bps in the first quarter of 2024. For loans fixed between one and five years, the average interest rate decreased by 49 bps, for those between five and ten years, it fell by the same amount and for loans with more than ten years fixed rate it decreased by 74 bps in the first quarter of 2024. High rates on fixed-rate mortgages in 2022 to the beginning of 2024 has encouraged these borrowers to convert to lower-interest fixed-rate loans.

In **Finland**, the rate on new housing loans was 4.38%. Approximately 30% of all mortgage debtors have an interest rate cap to protect loan costs, even if interest

rates change. Nordea announced that 70% of their mortgage debtors either have an interest rate cap or have savings or other assets for more difficult months.

In **Belgium**, average interest rates fell slightly to 3.23% from 3.60%. In the first quarter of 2024, 96.2% of new loans were fixed rate for more than 10 years, loans with fixed for 1 year were only 0.4% and those with a fixed rate from 3 to 10 years were the remaining 3.4%. Since 2015, the outstanding number of overdue contracts has decreased and has been stable over the past year. The ratio of overdue contracts to the total was 0.61%.

In the **Netherlands**, the average interest rate for new mortgages remained quite stable, from 3.8% to 3.7% from Q4 2023 to Q1 2024. Variable interest rates (fixed for up to 1 year) averaged 3.2%, while long-term fixed rates (10 years or more) were 3.9%.

In **Germany**, the weighted average interest rate on new loans for house purchases fell from 4.15% in Q4 2023 to 3.85% in Q1 2024.

In **France**, the quarterly interest rate for new home loans (excluding renegotiations and loan transfers), as reported by the Banque de France, has decreased each month since its peak in January 2024, dropping from 4.17% to 3.89% by March 2024 (for the Narrowly Defined Effective Rate, which is the interest component of the Annual Percentage Rate of Charge). However, the quarterly average for new home loans stood at 4.07% in Q1 2024, its highest level since Q1 2012. The decline was due to expected rate cuts by the ECB later in the year. Despite intense competition among French banks, the decline in interest rates for home loans was led by commercial banks, which have approximately 20% of total outstanding home loans.

For new home loans with an original maturity exceeding 20 years, the average Annual Percentage Rate of Charge (APRC) was 4.79% while the maximum legally allowable rate (the French usury rate) was 6.29%. Usury rates, monitored by the French government, vary based on the duration of the loan (under 10 years, between 10-20 years, over 20 years) and are calculated as the previous quarterly average APRC plus 33%. These rates are updated quarterly and constrained rapid adjustments in rates in 2022. This mechanism is no longer updated monthly.

Interest rate developments in Central and Eastern Europe varied. In some countries, increased rates have already started normalise from their high levels.

In **Hungary**, from September 2022 until October 23 the Central Bank base rate was 13%, it was then reduced regularly until October 25, 2023. Then, the Central Bank began cutting the base rate at monthly intervals by 75 bps. The rate stood at 10% at the end of January. Following a 100 bps cut in February and a 75 bps cut in March, the monthly rate cuts continued with 50 bps reductions, reaching 7.25% by the end of May. Interest payable by customers on newly disbursed housing loans peaked in the first quarter of 2023 and then followed a downward trend. Despite double-digit inflation in 2023, mortgage rates were relatively low, the weighted average was slightly below 9% in the first half of the year and to 7.3% in December due to the so-called 'voluntary interest rate ceiling' for mortgage loans.

In Q1, rates decreased further. The most popular loans – 40% of the total – were, fixed for 5 to 10 years at an averaged 6.54% (7.5% in Q4). Mortgages fixed for over 10 years were 31% of new loans and variable-rate mortgages (up to 1 year) were 15% (0.7% previously). The increase being due to the introduction of a new subsidized loan type in Q1.



In **Romania**, the representative interest rate on new loans was 6.7% continuing to decrease since the peak of 7.9% in Q1 2023. The lowest interest rates are for loans with medium-term (5 to 10 year) fixed rate periods (5.3%), while variable rate loans have the highest cost, averaging 7.7%. 41% of loans have variable interest rates. The share of, long-term (10 year +) fixed rates has declined substantially in the last three quarters (from 20.4% in Q2 2023 to 6.5% in Q1 2024), in favour of medium-term fixings (5-10 years initial fixation) and short-term (1-5 years initial fixation) loans, which now account for 13.7% (up by 11 pps y-o-y) and 39.1% (up by 18.5 pps y-o-y) of loans, respectively.

In **Poland** since October 2023, the NBP reference rate has remained unchanged at 5.75%. With inflation still elevated, it seems unlikely that the NBP will cut the reference rate this year. The WIBOR rate, which serves as the basis for interest rates on mortgage loans, ranged between 5.66% and 5.88% in Q1 2024.

In **Czechia**, the national bank continued to ease in Q1, reducing the main rate from 6.75% to 5.75% in March. This continued in May, with further easing expected in the second half of the year, albeit at a slower pace. This was reflected in mortgage rates, with the average rate decreasing to 5.51% (from 5.75% in the previous quarter). The lowest interest rates were on 3–5-year fixed rates (5.44%). Decreasing rates and expectations of further cuts caused an increased number of short-term – mainly 1-year – fixed rate loans, which more than doubled from 4.13% of the total to 8.97%. However, loans fixed for 3-5 years remained predominant, at 77% of total new loans in this period.

In **Spain**, the weighted average interest rate of new contracts declined for the second consecutive quarter, reaching 3.65% in Q1 2024, from 3.86% in Q4 2023. Against this backdrop of more stable interest rates, loans with an initial fixed rate continued to be preferred, comprising 87% of new mortgages, of which rates fixed from 1 to 10 years now represent nearly 40%, compared to just 15% two years ago.

In **Italy**, in Q1 2024, the interest rate on loans with a 1 year or less fixed period decreased to 4.88% from 5.00% in Q4 2023 (but had been just 1.33% in Q1 2022). The rate for loans with a maturity over 1 year decreased to 3.62% from 4.03% in the previous quarter (1.72% in Q1 2022). The average rate for new business related to house purchases decreased to 3.79% from 4.42% in the previous quarter (1.66% in Q1 2022).

In March 2024, the interest rate on new housing loans in **Greece** (including charges such as processing fees, mortgage registration fees, etc.) decreased slightly by 2 bps from December to 5.07% (still 66 bps higher than in March 2023). The rate on loans fixed for over 5 years decreased by 2 bps since December to 4.40% (although it rose by 7 bps compared to March 2023).

According to the bank interest rate on Euro-denominated new loans to Euro area residents from domestic credit institutions, the amount of new housing loan agreements during 2023 decreased for the first time after six years of continuous growth, averaging a decrease of 1.9%. However, in Q1 2024, new housing loans rebounded and amounted to EUR 321 mn compared to EUR 269 mn in the corresponding period of 2023, marking an increase of 19.2% y-o-y.

In **Portugal**, in Q1 2024, the variable rate for new loans (up to a 1-year initial rate fix) was 4.61%, compared with 4.89% in Q4 2023.

In **Ireland**, in Q4 2023, loans fixed for over one year were 71.1% of the total issued. The share of outstanding mortgages on rates fixed for over one year increased from 58.6% at the end of 2023 to 64%. Some 20% of the value of outstanding mortgages was based on ECB base rate-linked tracker mortgage rates in Q4 2023.

Lastly in the **UK**, average mortgage interest rates fell to 4.96% in Q1 2024, from 5.31% in Q4 2023. Rates on short- and medium-term fixed rate loans fell over the quarter, as markets had been pricing in a cut in the bank rate at some point in 2024.

GROSS RESIDENTIAL LENDING (2015 = 100; IN EURO; SEASONALLY ADJUSTED DATA)

CHART 1A | COUNTRIES WHERE GROSS RESIDENTIAL LENDING HAS REMAINED BELOW 80% OF 2015 LEVELS

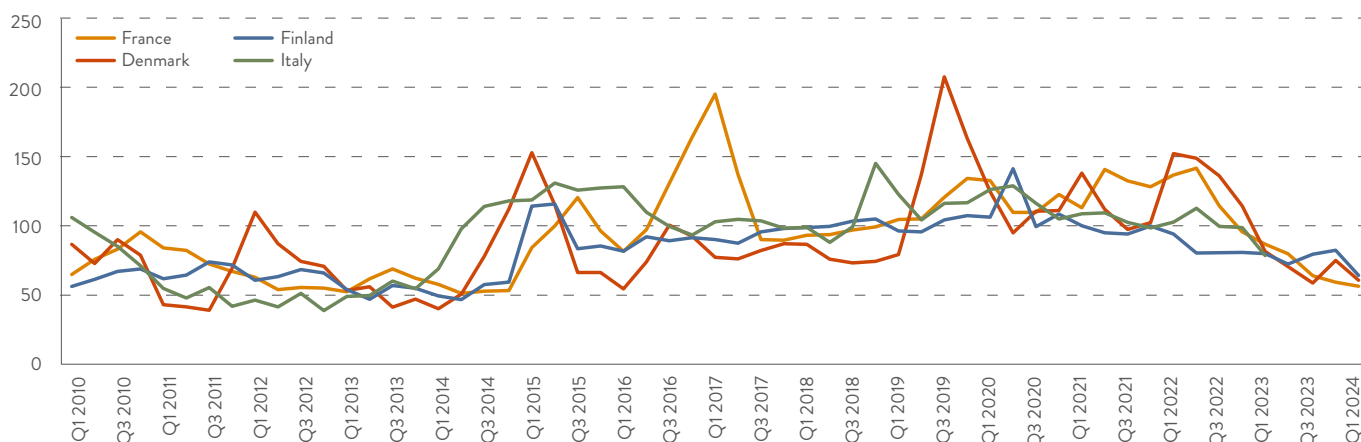


CHART 1B | COUNTRIES WHERE GROSS RESIDENTIAL LENDING HAS REMAINED BETWEEN 80% AND 200% OF 2015 LEVELS

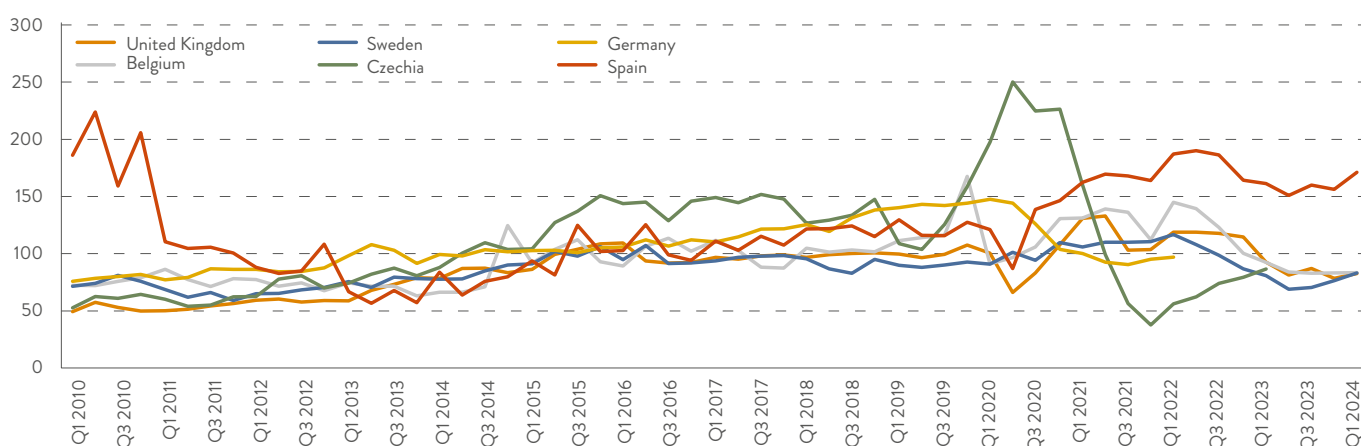
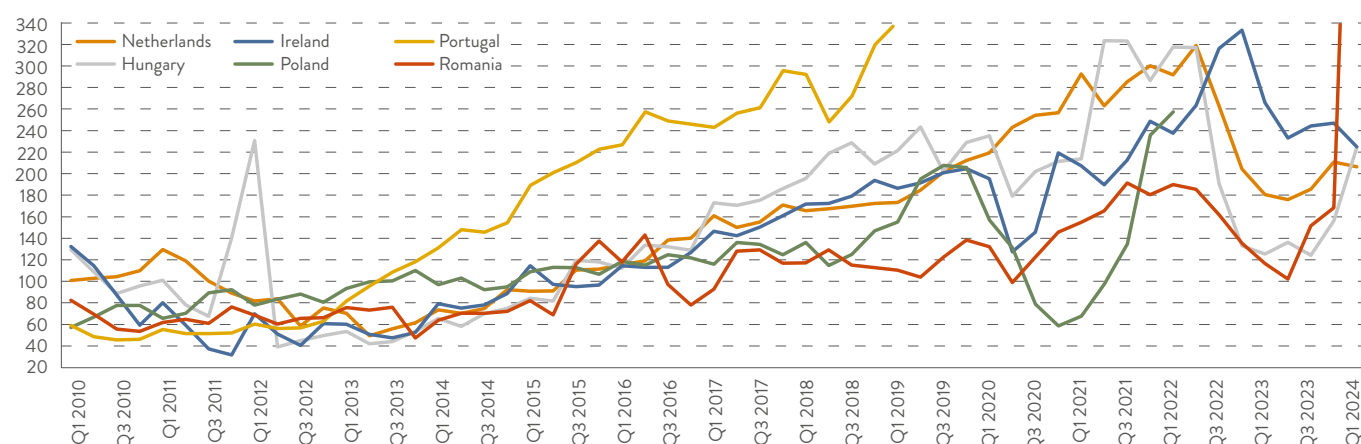


CHART 1C | COUNTRIES WHERE GROSS RESIDENTIAL LENDING HAS RISEN ABOVE 200% OF 2015 LEVELS



NOTE:
The time series have been seasonally adjusted by regressing the gross domestic lending of each country on quarter dummies and a constant, and adding the residuals to the sample.
The fpp-package in R-Studio was employed.

NOMINAL HOUSE PRICE INDICES (2015 = 100)

CHART 2A | COUNTRIES WHERE HOUSE PRICES HAVE DECREASED Y-O-Y

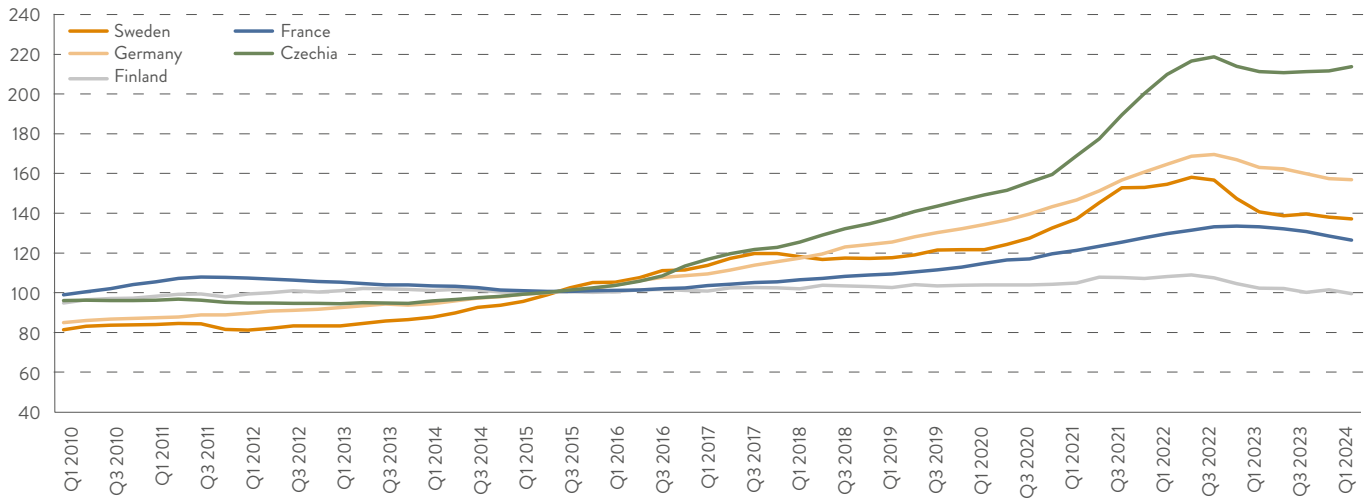


CHART 2B | COUNTRIES WHERE HOUSE PRICES HAVE INCREASED BELOW 4.5% Y-O-Y

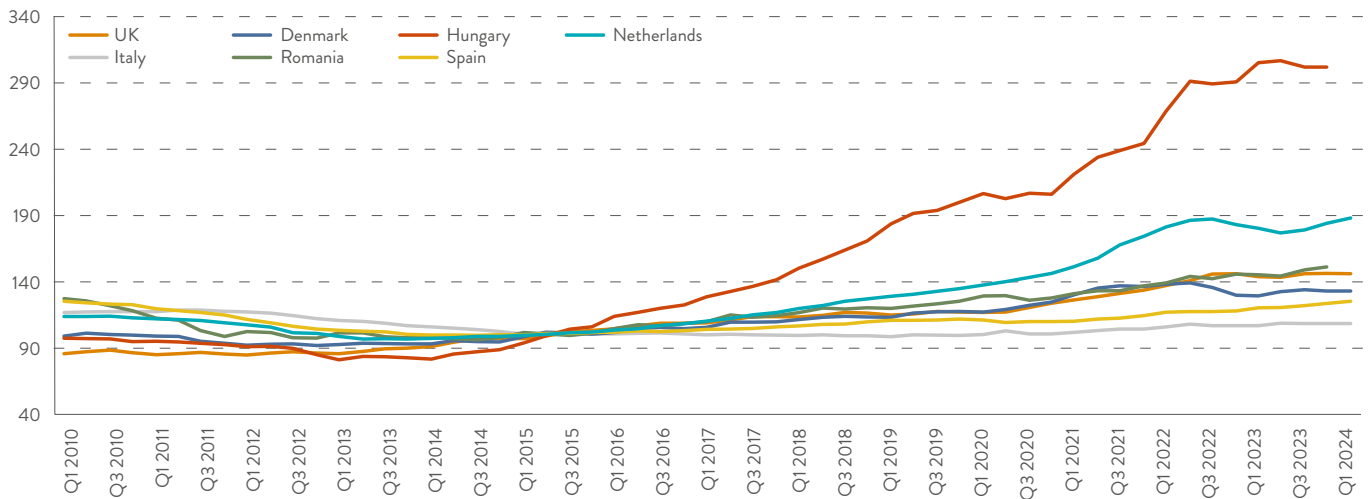


CHART 2C | COUNTRIES WHERE HOUSE PRICES HAVE INCREASED ABOVE 4.5% Y-O-Y

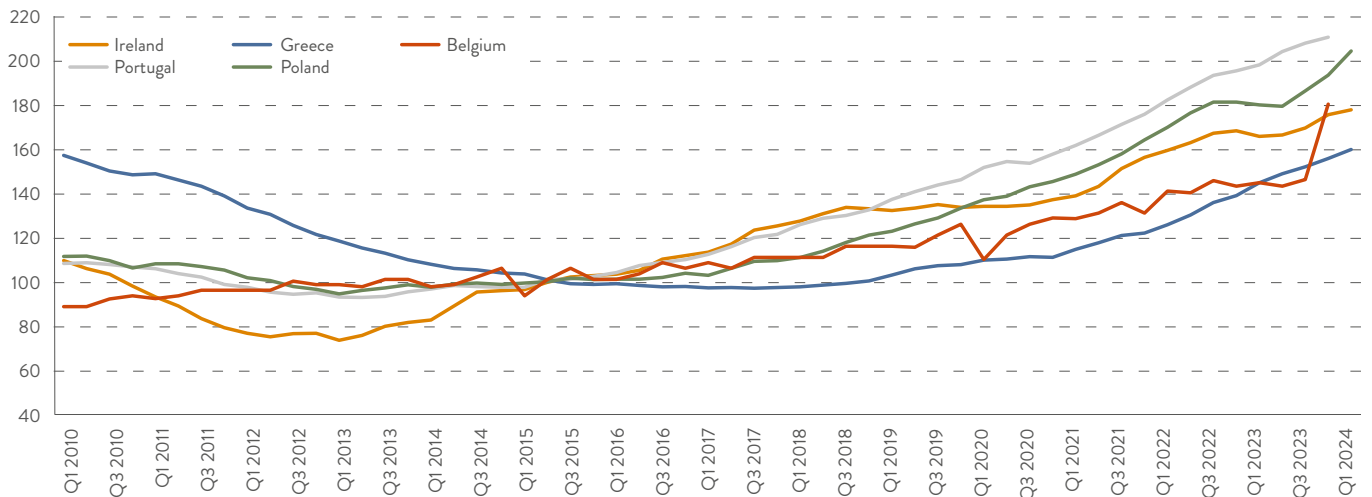
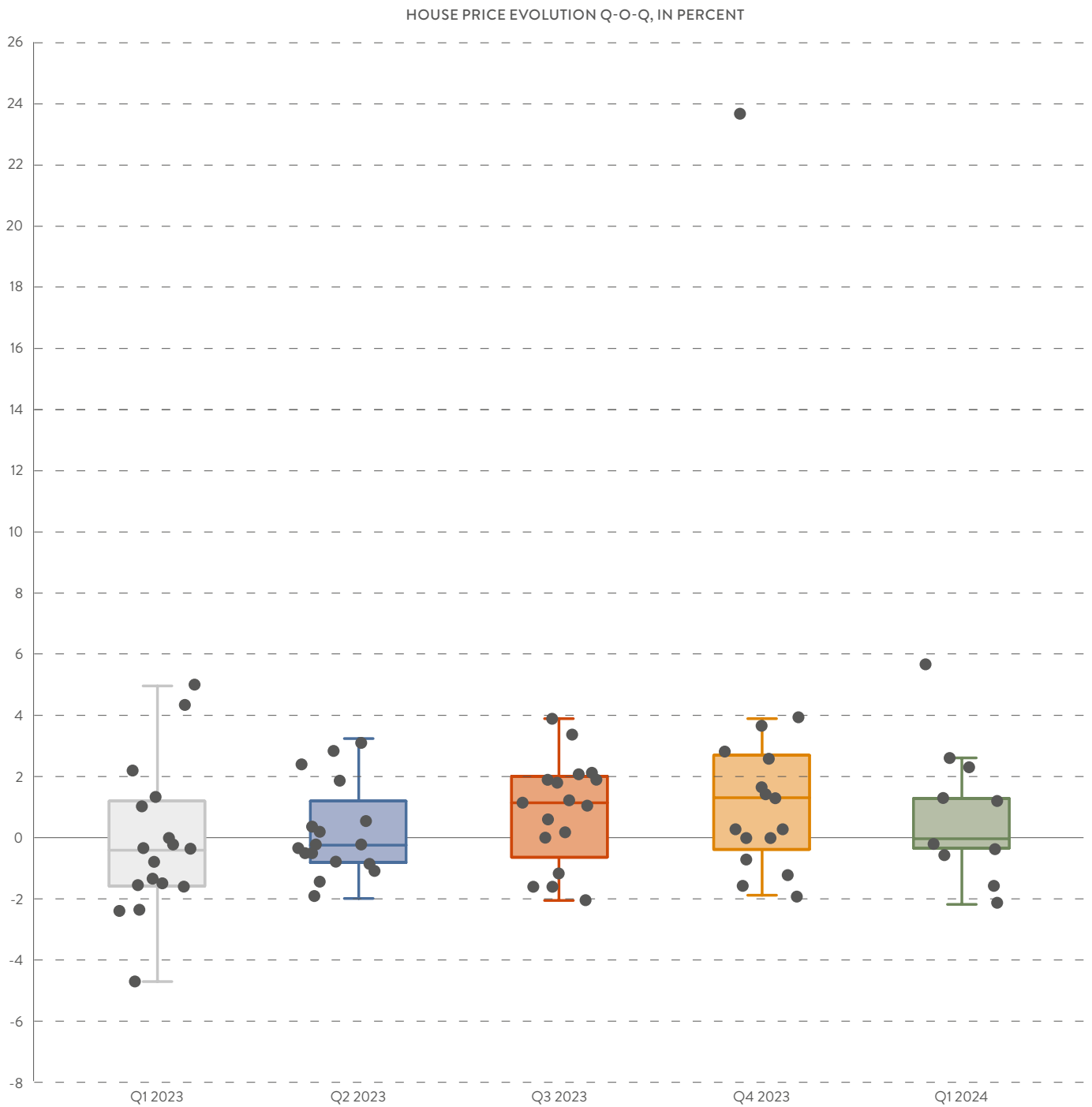


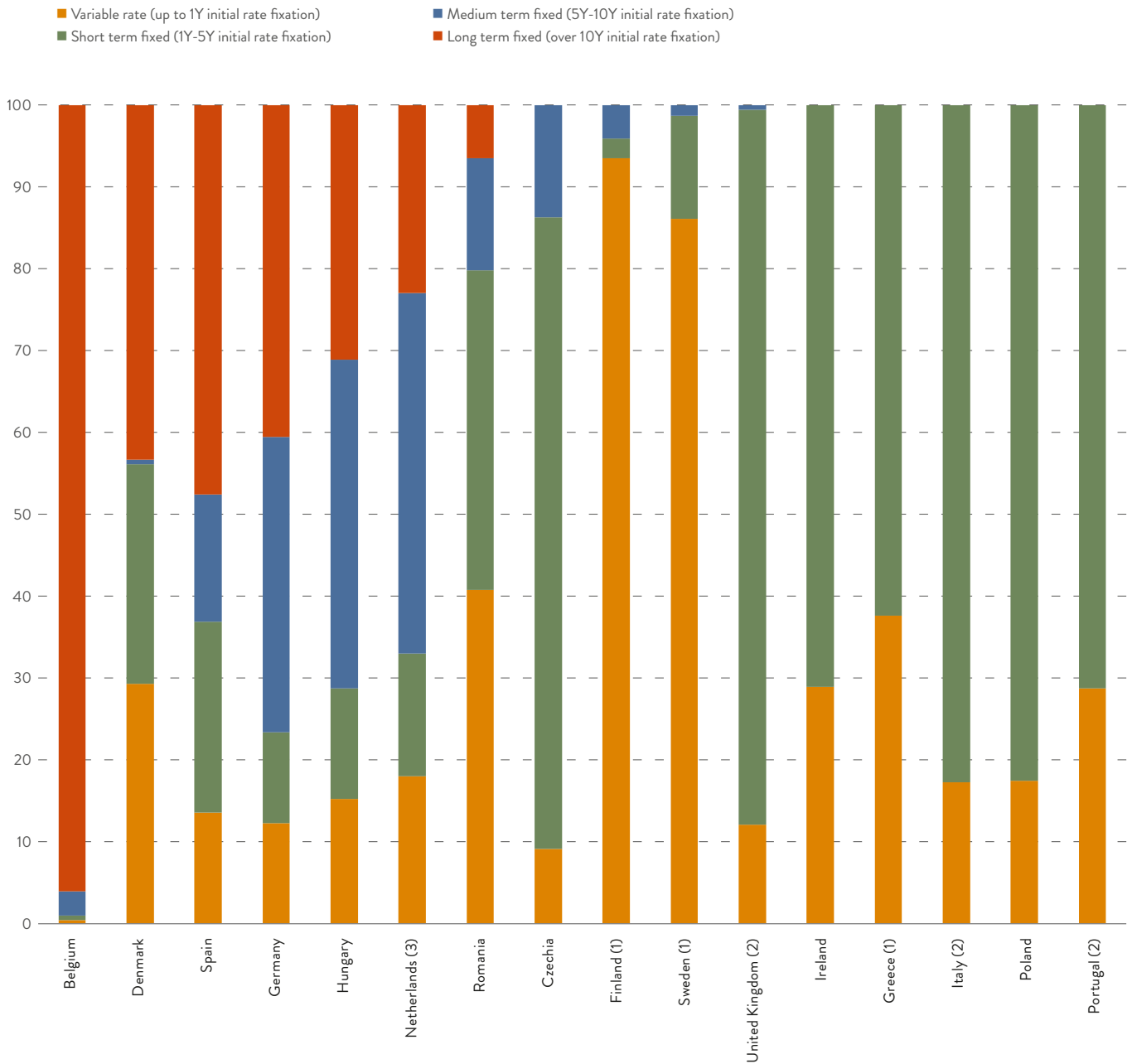
CHART 3 | BOX PLOT OF THE HOUSE PRICE EVOLUTION IN THE EU WITH RESPECT TO THE PREVIOUS QUARTER



NOTES:

The dataset shows q-o-q growth figures of the country sample for most recent five quarters based on a Boxplot representation. Boxplots depict intuitively the distributional characteristics of a dataset, in this case the q-o-q House Price Index evolution of the country sample. The rectangle represents the second and third quartile of the data and the central horizontal line indicates the median value, i.e. the value that splits the sample in two equal halves. The horizontal lines below and above the box indicate respectively the lower and the upper quartiles. Eventual 'outliers' are depicted as points if they are more than 1.5 times the interquartile distance – the height of the box – away from respectively Q1 or Q3.

CHART 4 | MORTGAGE MARKETS BREAKDOWN BY INTEREST RATE TYPE (%) - NEW LOANS (Q1 2024)



NOTES:
 (1) Medium- and Long-term fixations are grouped together
 (2) Short-, Medium- and Long-term fixations are grouped together

The preference for fixed or floating mortgages varies across Europe, in the absence of a common tradition and as a result of differences in national credit frameworks, as presented in Chart 4.

TABLE 1 | TOTAL OUTSTANDING RESIDENTIAL MORTGAGE LENDING (MILLION EUR)

	III 2022	IV 2022	I 2023	II 2023	III 2023	IV 2023	I 2024	LATEST Y-O-Y CHANGE (%), Q1 2024, EUR VALUES	LATEST Y-O-Y CHANGE (%), Q4 2023, EUR VALUES	LATEST Y-O-Y CHANGE (%), Q1 2024, LOCAL CURRENCY	LATEST Y-O-Y CHANGE (%), Q4 2023, LOCAL CURRENCY
BE	304,879	308,579	309,852	312,122	313,244	315,607	315,712	1.9	2.3	1.9	2.3
CZ	63,756	65,497	67,650	68,244	66,974	66,410	65,322	-3.4	5.0	3.9	4.0
DE	1,824,500	1,842,800	1,848,100	1,856,900	1,866,600	1,871,300	1,871,800	1.3	2.3	1.3	2.3
DK	242,560	247,730	248,588	247,133	246,847	253,936	252,911	1.7	1.8	1.9	2.7
EL	30,117	29,753	29,311	28,899	28,623	28,456	27,597	-5.8	-5.0	-5.8	-5.0
ES	490,356	486,890	481,496	478,120	475,055	471,915	n/a	n/a	-3.1	n/a	-3.1
FI	108,467	109,315	108,348	107,887	107,514	107,490	106,651	-1.6	-0.9	-1.6	-0.9
FR	1,269,970	1,280,950	1,285,452	1,291,641	1,292,950	1,292,144	1,286,634	0.1	1.8	0.1	1.8
HU	13,443	14,204	14,905	15,265	14,664	14,993	14,707	-1.3	9.1	2.8	0.8
IE	83,048	83,391	82,832	83,144	83,815	84,165	84,124	1.6	0.9	1.6	0.9
IT	424,169	426,959	425,908	425,252	424,712	424,650	423,344	-0.6	0.1	-0.6	0.1
NL	810,999	813,300	816,639	819,943	823,353	826,157	n/a	n/a	1.5	n/a	1.5
PL	105,472	106,167	104,113	107,964	104,439	110,595	112,440	8.0	-1.0	-0.3	-3.4
PT	101,328	101,700	101,178	100,892	100,675	100,370	100,519	-0.7	-0.6	-0.7	-0.6
RO	21,376	21,432	21,251	21,072	21,076	21,218	21,258	0.0	-1.4	0.5	-0.5
SE	474,676	470,048	464,773	445,535	457,070	476,323	469,016	0.9	-3.7	0.9	1.1
UK	1,824,621	1,827,277	1,841,853	1,885,382	1,874,289	1,862,971	1,894,062	2.8	2.7	0.0	-0.1

Note: Non seasonally-adjusted data.

Source: European Mortgage Federation

Please note that the conversion to euros is based on the bilateral exchange rate at the end of the period (provided by the ECB).

DK – Only owner occupation, only mortgage banks - gross lending for house purposes not available for commercial banks starting Q3 2013.

PL – Adjusted for loan amortisation and flows between the foreign currency loan portfolio and the zloty loan portfolio; the entire banking system was taken into account, including credit unions.

CZ – The series has been distorted at 2018A4 due to the change of definition of the statistics and the splitting according to fixation

The series has been revised for at least two figures in:

- Germany
- United Kingdom

For a more interactive data representation, the Quarterly Review Data Hub shows the quarterly EMF mortgage and housing data in an active webpage. Please consult the Quarterly Review Data Hub on the EMF website www.hypo.org or via the following QR code:



TABLE 2 | GROSS RESIDENTIAL MORTGAGE LENDING (MILLION EUR)

	I 2022	II 2022	III 2022	IV 2022	I 2023	II 2023	III 2023	IV 2023	I 2024	LATEST Y-O-Y CHANGE (%), Q1 2024, EUR VALUES	LATEST Y-O-Y CHANGE (%), Q4 2023, EUR VALUES	LATEST Y-O-Y CHANGE (%), Q1 2024, LOCAL CURRENCY	LATEST Y-O-Y CHANGE (%), Q4 2023, LOCAL CURRENCY
BE	12,236	12,697	11,145	9,961	7,392	7,574	7,439	8,382	6,544	-11.5	-15.9	-15.9	-15.9
CZ	3,082	2,102	1,038	798	988	1,357	1,396	1,643	1,605	62.5	106.1	63.9	89.1
DE	74,900	75,700	67,800	55,100	49,300	47,800	48,700	50,500	47,500	-3.7	-8.3	-3.7	-8.3
DK	18,903	18,040	17,643	15,316	9,881	8,043	7,764	10,278	7,214	-27.0	-32.9	-26.9	-32.7
ES	15,811	18,209	15,551	15,655	13,466	14,660	13,172	14,942	14,358	6.6	-4.6	6.6	-4.6
FI	7,634	7,689	6,403	6,207	6,431	7,027	6,316	6,351	5,091	-20.8	2.3	-20.8	2.3
FR	71,500	74,800	61,600	51,700	44,600	41,600	34,500	32,200	28,300	-36.5	-37.7	-36.5	-37.7
HU	998	1,091	677	439	350	481	452	517	683	95.3	17.8	103.4	12.5
IE	2,513	3,134	4,057	4,353	2,866	2,762	3,172	3,289	2,358	-17.7	-24.4	-17.7	-24.4
IT	17,385	18,865	15,289	17,911	16,384	19,418	14,790	17,952	12,310	-24.9	0.2	-24.9	0.2
NL	39,660	45,596	38,050	30,809	23,634	24,955	26,897	31,753	27,361	15.8	3.1	15.8	3.1
PL	3,780	3,326	1,897	1,350	1,556	2,490	3,288	5,766	6,291	304.4	327.0	273.4	295.9
PT	4,155	4,218	3,906	3,879	4,530	4,551	5,185	6,005	5,604	23.7	54.8	23.7	54.8
RO	1,002	1,049	953	823	581	569	893	1,014	891	53.5	23.2	54.3	23.8
SE	17,053	17,712	14,165	14,449	11,289	11,472	9,649	12,826	11,671	3.4	-11.2	33.8	-11.4
UK	87,480	89,230	94,578	89,709	66,785	59,885	70,458	61,376	59,012	-11.6	-31.6	-13.1	-32.8

CZ – Data break on Q1 2020 due to methodological adjustments

SE – Approx. 75% of total market

Source: European Mortgage Federation

The series has been revised for at least two figures in:

- Germany

For a more interactive data representation, the Quarterly Review Data Hub shows the quarterly EMF mortgage and housing data in an active webpage. Please consult the Quarterly Review Data Hub on the EMF website www.hypo.org or via the following QR code:



TABLE 3 | CHANGE IN OUTSTANDING RESIDENTIAL LOANS (MILLION EUR)

	II 2021	III 2021	IV 2021	I 2022	II 2022	III 2022	IV 2022	I 2023	II 2023	III 2023	IV 2023	I 2024
BE	4,348	4,547	4,295	4,080	4,901	3,950	3,700	1,273	2,270	1,122	2,363	105
CZ	2,996	1,790	3,255	2,489	-555	1,190	1,741	2,153	594	-1,270	-564	-1,088
DE	32,138	29,639	31,160	21,430	31,057	27,580	18,300	5,300	8,800	9,700	4,700	500
DK*	840	19	3,795	-8,484	-10,493	-9,990	5,171	858	-1,455	-286	7,089	-1,025
EL	-4,133	-4,251	-6,257	-376	-201	-197	-364	-443	-412	-276	-167	-859
ES	2,811	254	1,553	1,621	1,905	-315	-3,466	-5,394	-3,377	-3,064	-3,140	n/a
FI	1,297	1,024	1,024	293	651	-236	848	-967	-461	-373	-24	-839
FR	21,878	22,703	19,920	13,427	21,222	20,739	10,980	4,502	6,189	1,309	-806	-5,510
HU	962	195	-13	337	-974	-579	761	701	360	-600	329	-286
IE	-550	-165	-316	-2,705	-773	-397	343	-559	312	671	350	-41
IT	5,691	4,153	4,563	4,586	5,390	4,324	2,790	-1,052	-655	-540	-62	-1,306
NL	8,541	10,623	7,726	8,488	10,464	6,570	2,301	3,339	3,304	3,410	2,804	n/a
PL	4,356	719	2,829	-1,210	-1,388	-3,277	695	-2,054	3,852	-3,525	6,155	1,845
PT	-1,169	1,240	963	1,086	1,246	847	372	-522	-287	-216	-305	149
RO	540	648	596	477	435	118	55	-181	-179	4	142	40
SE	15,689	4,677	-1,400	3,091	-10,702	-3,347	-4,629	-5,274	-19,239	11,535	19,254	-7,307
UK	16,972	5,677	55,890	7,027	-8,904	-35,252	2,657	14,576	43,530	-11,093	-11,318	31,090

*Due to the review of the official registers in Denmark, there is a slight change in the exact composition of the household sector. As such, there is a data break starting Q3 2013.

Source: European Mortgage Federation

Please note this variable is the result of the variation between the two consecutive amounts of outstanding residential mortgage lending (Table 1).

Refer to Table 1 for eventual revisions.

For a more interactive data representation, the Quarterly Review Data Hub shows the quarterly EMF mortgage and housing data in an active webpage. Please consult the Quarterly Review Data Hub on the EMF website www.hypo.org or via the following QR code:



TABLE 4 | HOUSE PRICE INDICES (2015 = 100)

	IV 2020	I 2021	II 2021	III 2021	IV 2021	I 2022	II 2022	III 2022	IV 2022	I 2023	II 2023	III 2023	IV 2023	I 2024
BE	128.8	128.4	131.0	135.9	131.0	141.0	140.3	146.0	143.4	144.9	143.4	146.4	181.0	n/a
CZ	159.4	168.9	177.5	189.7	200.6	210.3	217.1	219.3	214.5	211.7	211.2	211.7	212.2	214.2
DE	143.3	146.8	151.5	157.1	161.2	165.2	169.2	170.1	167.5	163.5	162.8	160.2	157.8	157.2
DK	125.4	130.8	136.2	138.0	137.4	139.3	140.4	136.7	130.6	130.2	133.4	134.0	134.0	134.0
EL	110.7	114.3	117.5	120.7	121.9	125.8	130.2	136.0	139.2	145.4	149.4	153.0	156.4	160.5
ES	110.0	110.2	111.8	112.7	114.9	117.6	118.0	118.0	118.6	121.2	121.5	122.8	124.9	126.5
FI	106.6	107.3	110.5	110.3	109.9	110.9	111.8	110.1	106.8	104.3	104.1	102.0	101.2	99.0
FR	119.6	121.3	123.5	125.7	128.0	130.2	132	133.8	134.0	133.7	132.7	131.2	128.8	126.8
HU	206.1	221.2	234.2	239.3	244.8	269.5	292.2	290.0	291.7	306.1	307.8	309.2	302.9	n/a
IE	137.2	139.0	143.4	151.5	156.7	159.9	163.4	167.7	168.8	166.3	166.9	170.1	176.2	178.4
IT	100.0	101.1	102.8	103.9	104.0	105.7	108.1	106.9	106.8	106.8	108.8	108.7	108.7	108.6
NL	148.3	153.7	160.6	170.8	177.3	184.5	189.6	190.5	185.6	182.4	179.4	181.9	185.0	189.4
PL	145.2	148.6	152.9	157.9	164.3	170.2	176.7	181.6	181.7	180.3	179.7	188.0	194.0	205.0
PT	157.7	161.7	166.4	171.3	176.0	182.6	188.31	193.82	195.9	198.6	204.7	208.5	211.3	n/a
RO	128.0	131.5	133.6	133.8	137.5	139.8	144.9	143.2	146.8	146.3	145.1	150.0	152.3	n/a
SE	132.6	137.2	145.5	153.2	153.5	155.0	158.6	157.3	147.8	140.9	138.9	139.8	138.1	137.4
UK	128.7	131.4	133.9	136.5	139.4	141.3	145.0	150.5	150.7	147.0	146.3	148.9	147.6	147.3

It is worth mentioning that house prices are calculated according to different methodologies at the national level.

Source: European Mortgage Federation

Further information below:

Belgium: Stadim average price of existing dwellings

Czech Republic: Data break in Q1 2008

Germany: all owner-occupied dwellings, weighted average, VdP index

Denmark: one-family houses – total index unavailable from source

France: INSEE "Indice des prix du logement" (Second-hand dwellings - metropolitan France - all items).

Greece: valuation based index, of new and existing apartments for the whole country, compiled by the Bank of Greece.

Hungary: FHB house price index (residential properties)

Ireland: new series of House Price Index of the Central Statistics Office

Netherlands: Source: ECR. Data on existing dwellings.

Poland: Weighted average transaction price of real estate (both primary and secondary market) in the 7 largest cities.

Portugal: Statistics Portugal house price index

Spain: new house price index, first released by the Ministry of Housing on Q1 2005

Sweden: index of prices of one-family homes.

UK: Department of Communities and Local Government Index (all dwellings); time series break in Q1 2015

The series has been revised for at least two figures in:

- Denmark
- Finland
- Greece
- Hungary
- Netherlands
- Poland
- United Kingdom

For a more interactive data representation, the Quarterly Review Data Hub shows the quarterly EMF mortgage and housing data in an active webpage. Please consult the Quarterly Review Data Hub on the EMF website www.hypo.org or via the following QR code:



TABLE 5A | MORTGAGE INTEREST RATES (% , WEIGHTED AVERAGE)

	IV 2020	I 2021	II 2021	III 2021	IV 2021	I 2022	II 2022	III 2022	IV 2022	I 2023	II 2023	III 2023	IV 2023	I 2024
BE	1.37	1.34	1.35	1.38	1.38	1.47	1.86	2.48	2.91	3.17	3.28	3.47	3.60	3.23
CZ*	2.04	1.94	2.06	2.31	2.76	3.80	4.72	5.71	6.05	6.00	5.97	5.86	5.75	5.51
DE	1.18	1.18	1.26	1.28	1.31	1.50	2.24	2.88	3.45	3.78	3.98	4.09	4.15	3.85
DK**	0.78	0.69	0.72	0.70	0.67	0.62	0.90	1.52	2.12	3.98	4.34	4.91	4.98	4.88
EL	2.80	2.67	2.81	2.85	2.77	2.83	2.95	3.17	3.60	3.76	3.96	4.24	4.43	4.45
ES	1.62	1.54	1.49	1.47	1.43	1.50	1.63	2.02	2.75	3.47	3.77	3.90	3.86	3.65
FI	0.69	0.71	0.72	0.72	0.77	0.87	1.60	2.75	3.30	3.93	4.39	4.65	4.42	4.38
FR***	1.27	1.21	1.14	1.12	1.12	1.13	1.27	1.57	1.91	2.37	2.89	3.29	3.54	3.56
HU	4.06	3.97	4.11	4.33	4.69	3.47	5.48	7.95	8.62	9.72	8.87	8.49	7.50	6.54
IE	2.77	2.80	2.74	2.73	2.71	2.80	2.75	2.69	2.77	3.42	3.97	4.21	4.19	4.28
IT	1.25	1.37	1.42	1.39	1.40	1.66	2.04	2.26	3.01	4.00	4.27	4.21	4.42	3.79
NL**	1.75	1.68	1.62	1.56	1.54	1.59	1.97	2.70	3.29	3.52	3.69	3.84	3.84	3.72
PL	2.90	2.80	2.90	2.90	4.60	6.00	8.20	9.00	9.20	8.70	8.60	8.00	7.70	7.60
PT	0.71	0.69	0.67	0.62	0.61	0.74	1.20	1.93	3.08	3.81	4.30	4.69	4.89	4.61
RO****	4.81	4.67	4.21	3.82	3.68	3.89	4.62	5.70	7.05	7.85	7.42	6.92	6.82	6.69
SE	1.39	1.36	1.36	1.33	1.35	1.48	2.05	2.74	3.38	3.81	4.21	4.57	4.77	4.68
UK	1.85	1.91	1.92	1.82	1.57	1.64	1.98	2.59	3.38	4.20	4.56	4.85	5.31	4.96

* For Czechia from Q1 2015 the data source is the Czech national Bank

** This data series has been revised and it depicts the weighted average for 5Y-10Y initial rate fixation, which is the most common

*** Data from Q2 2012 has been revised for France due to a new source. Further data break in Q1 2014

**** Recalculation of the interest rate as a weighted average of interest rates in local currency and euro (previously weighted average only of euro denominated mortgages). Data break from Q1 2014.

Source: European Mortgage Federation

NOTE:

Data refers to quarter averages.

For Czech Republic the weighted average for the whole market is likely biased towards the short-term loans. This is due to the available weighting scheme: the loan volumes include prolongations, but prolongations tend to have shorter interest rate periods.

For Hungary the representative interest rate on new loans in Q1 2018 is not any more the variable rate, but the short-term fixed one (1y-5y)

For Sweden the the representative interest rate is based on approximately 75 % of the total market

For a more interactive data representation, the Quarterly Review Data Hub shows the quarterly EMF mortgage and housing data in an active webpage. Please consult the Quarterly Review Data Hub on the EMF website www.hypo.org or via the following QR code:





TABLE 5B | MORTGAGE INTEREST RATES

VARIABLE RATE AND INITIAL FIXED PERIOD RATE UP TO 1 YEAR (%)

	II 2021	III 2021	IV 2021	I 2022	II 2022	III 2022	IV 2022	I 2023	II 2023	III 2023	IV 2023	I 2024
BE	1.89	1.85	1.92	1.97	1.90	2.46	3.67	4.40	4.87	5.25	5.66	5.23
CZ	2.31	2.44	3.18	4.12	5.09	6.23	6.68	7.06	6.95	6.68	6.76	5.94
DE	1.78	1.78	1.81	1.88	2.10	2.52	3.29	4.19	4.84	5.29	5.57	5.38
DK*	0.72	0.70	0.67	0.62	0.90	1.52	2.12	3.98	4.34	4.91	4.98	4.88
EL	2.44	2.37	2.30	2.39	2.66	3.12	3.81	3.90	3.98	4.21	5.09	5.32
ES	1.43	1.42	1.35	1.35	1.45	2.07	2.88	3.81	4.21	4.50	4.54	4.44
FI	0.70	0.72	0.77	0.88	1.56	2.54	2.90	3.43	3.97	4.41	4.30	4.22
HU	2.97	3.87	4.53	5.59	6.49	8.91	9.57	10.57	11.32	10.59	8.25	8.64
IE	3.19	3.11	3.06	3.34	3.47	3.55	3.67	4.19	4.13	4.41	4.37	4.51
IT	1.39	1.36	1.32	1.33	1.39	1.88	2.77	3.81	4.47	4.87	5.00	4.88
NL	1.62	1.62	1.60	1.64	1.95	2.51	3.36	4.06	4.44	4.77	5.07	5.12
PL	2.90	2.90	4.50	6.20	8.10	9.30	9.50	9.20	9.10	8.90	7.80	8.00
PT	0.67	0.62	0.61	0.74	1.20	1.93	3.08	3.81	4.30	4.69	4.89	4.61
RO**	4.17	3.70	3.55	3.70	4.36	5.50	7.17	8.33	8.02	7.57	7.56	7.65
SE	1.25	1.23	1.22	1.29	2.45	3.42	3.63	4.22	4.28	4.77	4.40	4.36
UK***	1.91	1.90	1.64	1.64	2.14	2.72	3.72	4.47	5.28	5.64	5.74	5.86

SHORT-TERM INITIAL FIXED PERIOD RATE. FROM 1 TO 5 YEARS MATURITY (%)

	II 2021	III 2021	IV 2021	I 2022	II 2022	III 2022	IV 2022	I 2023	II 2023	III 2023	IV 2023	I 2024
BE	2.11	2.13	2.12	2.21	2.53	3.08	3.79	4.46	4.63	4.77	5.02	4.70
CZ	2.14	2.35	2.81	3.89	4.70	5.56	5.84	5.87	5.91	5.88	5.76	5.44
DE	1.30	1.34	1.38	1.49	2.14	2.78	3.56	3.97	4.30	4.46	4.53	4.07
DK*	0.87	0.82	0.94	1.47	2.56	3.17	4.12	4.32	4.46	4.65	4.47	3.98
ES	1.38	1.35	1.35	1.56	1.76	2.32	3.47	4.01	4.37	4.62	4.55	4.16
FI	1.66	1.69	1.99	1.62	1.08	1.52	2.06	3.10	3.59	3.91	4.11	4.18
HU	4.53	4.89	5.33	6.02	7.88	10.63	13.30	16.41	14.04	14.87	13.87	13.17
IE	2.64	2.64	2.63	2.67	2.65	2.62	2.70	3.35	3.94	4.16	4.15	4.18
NL	1.59	1.60	1.64	1.68	1.99	2.77	3.55	4.17	4.42	4.55	4.58	4.28
PL	3.80	3.70	4.60	5.60	8.20	8.60	9.00	8.30	8.30	7.80	7.60	7.50
RO**	4.60	4.21	4.12	4.16	4.87	6.20	7.04	7.47	6.60	6.41	6.33	6.23
SE	1.31	1.26	1.39	1.84	3.26	3.75	3.79	4.08	3.92	4.44	4.18	3.74
UK	1.91	1.81	1.55	1.62	1.96	2.57	3.36	4.13	4.53	4.75	5.22	4.83

MEDIUM-TERM INITIAL FIXED PERIOD RATE. FROM 5 TO 10 YEARS MATURITY (%)

	II 2021	III 2021	IV 2021	I 2022	II 2022	III 2022	IV 2022	I 2023	II 2023	III 2023	IV 2023	I 2024
BE	1.34	1.37	1.33	1.46	1.90	2.46	3.07	3.48	3.72	3.92	3.91	3.40
CZ	2.02	2.28	2.69	3.65	4.58	5.53	5.97	5.92	5.95	5.76	5.72	5.56
DE	1.09	1.11	1.14	1.34	2.11	2.80	3.36	3.57	3.70	3.80	3.86	3.57
DK*	1.14	1.06	1.13	1.77	2.68	3.40	4.21	4.15	4.29	4.41	4.48	3.99
EL	3.12	3.25	3.19	2.99	3.02	2.99	3.18	3.51	3.94	4.42	4.43	4.20
ES	3.64	3.49	3.52	4.08	4.01	4.46	4.48	4.72	4.48	4.02	3.91	3.87
FI	1.32	1.31	1.38	1.84	2.87	3.22	3.21	3.68	3.85	3.67	3.55	3.54
HU	4.11	4.33	4.69	5.60	6.82	7.95	8.62	8.98	8.87	8.49	7.50	6.54
NL	1.62	1.56	1.54	1.59	1.97	2.70	3.29	3.52	3.69	3.84	3.84	3.72
RO**	4.65	4.40	4.29	4.32	5.10	6.10	6.75	7.35	6.68	4.98	5.01	5.29
SE	1.59	1.50	1.61	2.29	3.48	3.34	3.11	3.52	3.29	3.80	3.02	3.09
UK	1.91	1.86	1.85	1.96	2.14	2.54	3.15	3.69	4.06	4.33	4.65	4.18

LONG-TERM INITIAL FIXED PERIOD RATE, 10-YEAR OR MORE MATURITY (%)

	II 2021	III 2021	IV 2021	I 2022	II 2022	III 2022	IV 2022	I 2023	II 2023	III 2023	IV 2023	I 2024
BE	1.35	1.38	1.38	1.47	1.86	2.48	2.91	3.17	3.38	3.45	3.60	3.23
CZ	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
DE	1.28	1.30	1.32	1.54	2.39	3.08	3.58	3.75	3.79	3.85	3.83	3.59
DK*	2.13	2.27	2.46	2.90	3.96	4.86	5.86	5.56	5.75	5.83	5.86	5.12
ES	1.44	1.42	1.37	1.36	1.52	1.79	2.36	2.95	3.18	3.22	3.23	3.09
HU	4.80	5.14	3.71	3.47	5.48	6.79	9.13	9.72	9.39	8.78	7.65	6.90
IT****	1.43	1.39	1.41	1.72	2.34	2.84	3.56	4.12	4.13	4.05	4.03	3.62
NL	1.79	1.75	1.74	1.80	2.11	2.62	3.00	3.04	3.25	3.31	3.20	3.07
RO**	4.16	3.78	3.70	4.04	4.76	5.60	6.08	6.48	6.28	6.95	6.95	6.51
UK	2.23	2.08	1.99	1.88	2.19	2.78	3.25	4.00	3.82	3.32	4.16	4.22

* Due to the review of the official registers in Denmark, there is a slight change in the exact composition of the household sector. As such, there is a data break starting Q3 2013.

Source: European Mortgage Federation

** Recalculation of the interest rate as a weighted average of interest rates in local currency and euro (previously weighted average only of euro denominated mortgages). Data break from Q1 2014.

*** Bank of England discontinued the series Variable rate (up to 1 year). In this chart it has been replaced by Variable Rate without initial fixed period.

**** IT: Data-series accounts for interest rates for all maturities beyond 1 year of initial fixed period

NOTE:

n – no lending made in this maturity bracket

Data refers to quarter averages

For a more interactive data representation, the Quarterly Review Data Hub shows the quarterly EMF mortgage and housing data in an active webpage. Please consult the Quarterly Review Data Hub on the EMF website www.hypo.org or via the following QR code:





TABLE 5C | MORTGAGE MARKETS BREAKDOWN BY INTEREST RATE TYPE (%) - OUTSTANDING LOANS

	III 2021	IV 2021	I 2022	II 2022	III 2022	IV 2022	I 2023	II 2023	III 2023	IV 2023	I 2024
CZECHIA											
Variable rate (up to 1Y initial rate fixation)	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Short-term fixed (1Y-5Y initial rate fixation)	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Medium-Term fixed (5Y-10Y initial rate fixation)	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Long-Term fixed (over 10Y initial rate fixation)	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
DENMARK											
Variable rate (up to 1Y initial rate fixation)	28.7	28.8	29.0	31.3	33.7	35.8	37.0	38.2	38.2	38.1	38.8
Short-term fixed (1Y-5Y initial rate fixation)	20.6	20.8	21.6	22.3	22.7	22.8	22.6	22.0	22.0	22.7	22.0
Medium-Term fixed (5Y-10Y initial rate fixation)	50.7	50.4	49.3	46.4	43.6	41.5	40.4	39.8	39.7	39.2	39.3
Long-Term fixed (over 10Y initial rate fixation)											
FINLAND											
Variable rate (up to 1Y initial rate fixation)	95.3	95.4	95.5	95.5	95.5	95.5	95.2	94.8	94.5	94.1	94.2
Short-term fixed (1Y-5Y initial rate fixation)	2.2	2.1	2.0	1.9	1.9	2.0	2.2	2.6	2.8	3.2	4.2
Medium-Term fixed (5Y-10Y initial rate fixation)	2.5	2.5	2.5	2.5	2.6	2.6	2.6	2.6	2.7	2.7	2.1
Long-Term fixed (over 10Y initial rate fixation)											
IRELAND											
Variable rate (up to 1Y initial rate fixation)	57.7	55.9	52.9	49.8	46.0	41.4	38.3	37.1	36.2	36.0	n/a
Short-term fixed (1Y-5Y initial rate fixation)	38.9	40.7	43.6	46.3	49.3	51.0	53.2	53.6	54.1	54.0	n/a
Medium-Term fixed (5Y-10Y initial rate fixation)	3.4	3.4	3.6	4.0	4.8	7.7	8.5	9.3	9.8	10.0	n/a
Long-Term fixed (over 10Y initial rate fixation)	n	n	n	n	n	n	n	n	n	n	n/a
POLAND											
Variable rate (up to 1Y initial rate fixation)	n/a	n/a	n/a	93.1	91.7	89.1	88.5	86.7	85.2	81.0	77.4
Short-term fixed (1Y-5Y initial rate fixation)	n/a	n/a	n/a	6.9	8.3	10.9	11.5	13.3	14.8	19.0	22.6
Medium-Term fixed (5Y-10Y initial rate fixation)	n/a	n/a	n/a	n	n	n	n	n	n	n	n
Long-Term fixed (over 10Y initial rate fixation)	n/a	n/a	n/a	n	n	n	n	n	n	n	n

TABLE 5C | MORTGAGE MARKETS BREAKDOWN BY INTEREST RATE TYPE (%) – OUTSTANDING LOANS (CONTINUED)

	III 2021	IV 2021	I 2022	II 2022	III 2022	IV 2022	I 2023	II 2023	III 2023	IV 2023	I 2024
SWEDEN											
Variable rate (up to 1Y initial rate fixation)	48.9	48.3	47.0	47.2	48.8	51.0	53.5	56.4	58.7	61.1	65.1
Short-term fixed (1Y-5Y initial rate fixation)	49.9	50.5	51.7	51.4	49.9	47.7	45.1	42.3	40.0	37.6	33.7
Medium-Term fixed (5Y-10Y initial rate fixation)											
Long-Term fixed (over 10Y initial rate fixation)	1.2	1.2	1.3	1.4	1.4	1.4	1.3	1.3	1.3	1.3	1.3
THE NETHERLANDS											
Variable rate (up to 1Y initial rate fixation)	0.24	0.22	0.23	0.23	0.24	0.24	0.23	0.20	0.17	0.17	0.16
Short-term fixed (1Y-5Y initial rate fixation)	0.94	1.00	1.05	0.93	1.18	1.18	1.14	1.09	1.03	0.98	0.97
Medium-Term fixed (5Y-10Y initial rate fixation)	98.82	98.78	98.71	98.84	98.58	98.58	98.63	98.71	98.80	98.85	98.87
UNITED KINGDOM											
Variable rate (up to 1Y initial rate fixation)*	19,50	18,50	17,30	16,00	14,60	13,10	12,80	12,80	12,40	12,40	12,40
Short-term fixed (1Y-5Y initial rate fixation)	78,25	79,22	80,22	81,40	82,50	83,60	83,71	83,62	84,01	84,01	84,10
Medium-Term fixed (5Y-10Y initial rate fixation)	2,17	2,20	2,40	2,60	2,90	3,30	3,49	3,49	3,50	3,50	3,50
Long-Term fixed (over 10Y initial rate fixation)	0,00	0,00	0,00	0,00	0,09	0,09	0,09	0,00	0,00	0,00	0,00
CURRENCY DENOMINATION											
	II 2013	III 2013	IV 2013	I 2014	II 2014	III 2014	IV 2014	I 2015	II 2015	III 2015	IV 2015
HUNGARY*											
HUF denominated	46.6	46.7	47.3	46.6	46.9	47.6	47.5	98.4	99.2	99.3	Since Q4 2015 FX lending is not allowed any more
EUR denominated	6.9	6.8	6.7	6.8	6.7	6.5	6.4	0.4	0.3	0.3	
CHF denominated	44.6	44.5	43.7	44.2	44.0	43.4	43.6	1.0	0.4	0.4	
Other FX denominated	1.9	2.1	2.3	2.4	2.5	2.5	2.6	0.2	0.1	0.0	
BREAKDOWN BY LOAN ORIGINAL MATURITY											
	III 2021	IV 2021	I 2022	II 2022	III 2022	IV 2022	I 2023	II 2023	III 2023	IV 2023	I 2024
ITALY											
Maturity less than 5 years	0.3	0.2	0.3	0.3	0.3	0.2	0.2	0.2	0.2	0.2	0.1
Maturity over 5 years	99.7	99.8	99.7	99.8	99.7	99.8	99.8	99.8	99.8	99.8	99.9

NOTES:

* From Q4 2015 in Hungary lending in foreign currency is not allowed any more.

n – no lending outstanding in this maturity bracket

Source: European Mortgage Federation



TABLE 5D | MORTGAGE MARKETS BREAKDOWN BY INTEREST RATE TYPE (%) – NEW LOANS

	I 2021	II 2021	III 2021	IV 2021	I 2022	II 2022	III 2022	IV 2022	I 2023	II 2023	III 2023	IV 2023	I 2024
BELGIUM													
Variable rate (up to 1Y initial rate fixation)	0.6	0.4	0.4	0.5	0.6	1.9	4.3	2.1	1.5	0.3	0.2	0.3	0.4
Short-term fixed (1Y-5Y initial rate fixation)	1.2	1.1	1.2	1.1	1.2	1.2	1.2	1.0	0.6	0.5	0.4	0.5	0.6
Medium-Term fixed (5Y-10Y initial rate fixation)	13.8	13.5	14.6	13.6	13.6	11.6	9.6	4.9	4.9	3.2	7.1	1.9	2.9
Long-Term fixed (over 10Y initial rate fixation)	84.4	85.0	83.8	84.8	84.7	85.3	84.9	92.1	93.1	96.0	92.3	97.3	96.2
CZECHIA													
Variable rate (up to 1Y initial rate fixation)	2.6	1.3	1.1	1.1	1.2	1.7	1.8	2.8	2.5	2.9	3.1	4.1	9.0
Short-term fixed (1Y-5Y initial rate fixation)	50.3	50.9	51.2	46.0	47.2	55.0	63.1	64.1	70.1	75.8	78.5	79.1	77.3
Medium-Term fixed (5Y-10Y initial rate fixation)	47.1	47.8	47.7	53.0	51.5	43.4	35.2	33.1	27.4	21.3	18.4	16.8	13.7
Long-Term fixed (over 10Y initial rate fixation)	n	n	n	n	n	n	n	n	n	n	n	n	n
DENMARK													
Variable rate (up to 1Y initial rate fixation)	8.0	12.3	12.7	15.4	21.1	31.2	35.1	27.8	28.4	28.8	25.4	24.3	29.2
Short-term fixed (1Y-5Y initial rate fixation)	16.8	20.4	25.7	26.8	26.6	22.0	18.0	21.3	13.8	13.7	14.1	23.1	26.8
Medium-Term fixed (5Y-10Y initial rate fixation)	0.6	0.4	0.4	0.9	0.6	0.3	0.2	0.2	0.2	0.2	0.2	0.4	0.6
Long-Term fixed (over 10Y initial rate fixation)	74.7	66.9	61.2	57.0	51.7	46.5	46.7	51.0	57.5	57.3	60.3	52.2	43.4
FINLAND													
Variable rate (up to 1Y initial rate fixation)	96.7	95.9	96.6	95.6	95.8	96.9	95.1	96	95.2	94.8	94.5	93.3	93.5
Short-term fixed (1Y-5Y initial rate fixation)	0.8	0.7	0.6	0.8	0.6	0.9	2.0	2.1	2.9	3.4	4.0	4.0	2.3
Medium-Term fixed (5Y-10Y initial rate fixation)	2.5	3.4	2.8	3.6	3.6	2.2	2.9	1.9	1.9	1.8	1.5	2.7	4.2
Long-Term fixed (over 10Y initial rate fixation)													
GERMANY													
Variable rate (up to 1Y initial rate fixation)	9.5	9.4	10.3	9.8	9.0	9.6	13.5	17.8	17.0	16.1	13.8	13.4	12.1
Short-term fixed (1Y-5Y initial rate fixation)	7.1	7.0	6.6	7.0	6.3	6.8	8.0	9.1	9.8	10.1	9.8	11.5	11.2
Medium-Term fixed (5Y-10Y initial rate fixation)	34.3	36.4	35.4	35.9	35.6	38.9	37.5	36.0	35.3	35.7	37.0	37.0	36.0
Long-Term fixed (over 10Y initial rate fixation)	49.1	47.3	47.7	47.3	49.1	44.7	41.0	37.1	37.9	38.1	39.4	38.1	40.7

TABLE 5D | MORTGAGE MARKETS BREAKDOWN BY INTEREST RATE TYPE (%) – NEW LOANS (CONTINUED)

	I 2021	II 2021	III 2021	IV 2021	I 2022	II 2022	III 2022	IV 2022	I 2023	II 2023	III 2023	IV 2023	I 2024
GREECE													
Variable rate (up to 1Y initial rate fixation)	n/a	n/a	n/a	54.5	48.6	46.4	42.5	41.1	34.0	34.3	31.2	36.6	37.5
Short-term fixed (1Y-5Y initial rate fixation)	n/a	n/a	n/a	n	n	n	n	n	n	n	n	n	n
Medium-Term fixed (5Y-10Y initial rate fixation)	n/a	n/a	n/a	9.9	11.2	13.2	15.6	17.8	18.4	21.6	23.5	16.6	15.2
Long-Term fixed (over 10Y initial rate fixation)	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
HUNGARY													
Variable rate (up to 1Y initial rate fixation)	0.9	0.9	0.7	0.5	0.5	0.6	0.8	1.2	1.0	1.2	1.2	0.7	15.2
Short-term fixed (1Y-5Y initial rate fixation)	27.1	31.7	29.0	24.2	16.8	15.9	28.2	31.8	29.7	24.1	24.0	24.1	13.4
Medium-Term fixed (5Y-10Y initial rate fixation)	60.6	56.6	57.5	52.4	39.5	31.9	40.9	34.3	34.3	42.8	44.3	42.7	40.1
Long-Term fixed (over 10Y initial rate fixation)	11.4	10.8	12.8	22.9	43.2	51.7	30.2	32.7	35.0	31.9	30.5	32.5	31.3
IRELAND													
Variable rate (up to 1Y initial rate fixation)	22.8	19.3	18.9	18.9	19.4	14.4	9.0	6.0	7.6	12.3	15.3	18.6	28.9
Short-term fixed (1Y-5Y initial rate fixation)	77.2	80.7	81.1	81.1	3.55	85.6	91.0	94.0	92.4	87.7	84.7	81.4	71.1
Medium-Term fixed (5Y-10Y initial rate fixation)	n	n	n	n	n	n	n	n	n	n	n	n	n
Long-Term fixed (over 10Y initial rate fixation)	n	n	n	n	n	n	n	n	n	n	n	n	n
ITALY													
Variable rate (up to 1Y initial rate fixation)	16.9	16.8	16.5	17.2	16.7	25.2	52.0	66.7	46.1	37.4	24.4	33.7	17.1
Short-term fixed (1Y-5Y initial rate fixation)													
Medium-Term fixed (5Y-10Y initial rate fixation)	83.1	83.2	83.5	82.8	83.3	74.8	48.0	33.3	53.9	62.6	75.6	66.3	82.9
Long-Term fixed (over 10Y initial rate fixation)													
NETHERLANDS													
Variable rate (up to 1Y initial rate fixation)	12.8	11.3	11.9	11.0	9.6	9.8	16.3	21.0	21.9	20.9	21.6	20.0	18.1
Short-term fixed (1Y-5Y initial rate fixation)	6.4	6.6	6.7	6.7	6.4	6.3	6.9	8.3	9.0	9.9	10.6	11.6	15.2
Medium-Term fixed (5Y-10Y initial rate fixation)	34.8	33.7	32.2	34.1	34.0	30.9	33.0	37.1	39.1	41.6	45.5	45.4	44.1
Long-Term fixed (over 10Y initial rate fixation)	46.0	48.4	49.1	48.2	50.0	53.0	43.8	33.6	30.0	27.6	22.3	23.0	22.6



TABLE 5D | MORTGAGE MARKETS BREAKDOWN BY INTEREST RATE TYPE (%) – NEW LOANS (CONTINUED)

	I 2021	II 2021	III 2021	IV 2021	I 2022	II 2022	III 2022	IV 2022	I 2023	II 2023	III 2023	IV 2023	I 2024
POLAND													
Variable rate (up to 1Y initial rate fixation)	n/a	n/a	87.3	75.7	74.4	33.02	43.05	40.2	47.7	37.8	23.3	17.2	17.4
Short-term fixed (1Y-5Y initial rate fixation)	n/a	n/a	12.8	24.3	25.6	66.98	56.95	59.8	52.3	62.2	76.7	82.8	82.6
Medium-Term fixed (5Y-10Y initial rate fixation)	n/a	n/a	n	n	n	n	n	n	n	n	n	n	n
Long-Term fixed (over 10Y initial rate fixation)	n/a	n/a	n	n	n	n	n	n	n	n	n	n	n
PORTUGAL													
Variable rate (up to 1Y initial rate fixation)	68.5	71.5	68.7	67.0	64.8	67.2	68.6	74.6	72.7	71.7	47.4	30.5	28.6
Short-term fixed (1Y-5Y initial rate fixation)													
Medium-Term fixed (5Y-10Y initial rate fixation)	31.5	28.5	31.3	33.0	35.2	32.8	31.4	25.4	27.3	28.3	52.6	69.5	71.4
Long-Term fixed (over 10Y initial rate fixation)													
ROMANIA													
Variable rate (up to 1Y initial rate fixation)	74.1	74.8	73.5	71.2	59.2	55.7	65.5	52.7	56.2	60.2	54.8	48.5	40.7
Short-term fixed (1Y-5Y initial rate fixation)	5.4	4.6	6.4	8.1	9.7	6.7	9.2	21.1	20.6	17.6	27.5	35.5	39.1
Medium-Term fixed (5Y-10Y initial rate fixation)	4.6	5.7	7.9	9.5	13.6	13.7	7.8	3.2	2.8	1.8	11.1	10.4	13.7
Long-Term fixed (over 10Y initial rate fixation)	15.9	15.0	12.2	11.2	17.4	23.8	17.5	23.0	20.5	20.4	6.6	5.6	6.5
SPAIN													
Variable rate (up to 1Y initial rate fixation)	28.2	25.5	24.4	22.7	22.5	20.0	25.0	27.7	22.1	19.1	16.9	15.2	13.4
Short-term fixed (1Y-5Y initial rate fixation)	19.3	16.6	15.2	13.0	11.1	10.8	10.2	12.0	17.8	22.2	24.1	24.8	23.5
Medium-Term fixed (5Y-10Y initial rate fixation)	3.1	3.1	3.3	3.3	4.4	3.9	3.8	5.3	7.8	10.0	15.2	16.0	15.5
Long-Term fixed (over 10Y initial rate fixation)	49.4	54.9	57.2	61.0	62.0	65.3	61.1	55.0	52.3	48.6	43.8	44.0	47.6

TABLE 5D | MORTGAGE MARKETS BREAKDOWN BY INTEREST RATE TYPE (%) – NEW LOANS (CONTINUED)

	I 2021	II 2021	III 2021	IV 2021	I 2022	II 2022	III 2022	IV 2022	I 2023	II 2023	III 2023	IV 2023	I 2024
SWEDEN													
Variable rate (up to 1Y initial rate fixation)	43.7	43.4	42.8	44.1	47.6	61.3	75.6	74.5	79.4	80.1	77.5	69.2	86.0
Short-term fixed (1Y-5Y initial rate fixation)	42.6	44.4	45.2	44.7	41.6	28.7	18.5	21.5	18.1	17.6	19.7	29.0	12.7
Medium-Term fixed (5Y-10Y initial rate fixation)	13.7	12.3	12.0	11.2	10.8	10.0	5.9	4.0	2.5	2.3	2.8	1.9	1.3
Long-Term fixed (over 10Y initial rate fixation)													
UNITED KINGDOM													
Variable rate (up to 1Y initial rate fixation)*	6.6	5.5	5.3	5.1	5.1	4.2	3.8	5.5	18.0	15.3	9.5	14.3	11.9
Short-term fixed (1Y-5Y initial rate fixation)	91.8	92.5	92.7	93.0	92.1	91.2	90.5	89.1	79.1	83.7	89.5	84.7	87.5
Medium-Term fixed (5Y-10Y initial rate fixation)	1.5	2.0	2.0	1.9	2.7	4.6	5.7	5.4	2.9	1.0	1.0	1.0	0.6
Long-Term fixed (over 10Y initial rate fixation)	0.0	0.0	0.0	0.1	0.1	0.0	0.1	0.0	0.0	0.0	0.0	0.0	0.0

NOTE:

* Please note that for the UK, this refers to more than 99% to Variable rate without any fixed period.

** Cumulative data for the whole year (PL)

n – no lending made in this maturity bracket

The series has been revised for at least two figures in:

- Spain

Source: European Mortgage Federation

For a more interactive data representation, the Quarterly Review Data Hub shows the quarterly EMF mortgage and housing data in an active webpage. Please consult the Quarterly Review Data Hub on the EMF website www.hypo.org or via the following QR code:





THE BANK LENDING SURVEYS

NOTES ON THE BANK LENDING SURVEY

The Bank Lending Survey (BLS), carried out by the European Central Bank (ECB), is addressed to senior loan officers of a representative sample of Euro area banks and is conducted four times a year. The latest survey was conducted between 29 February and 15 March 2024. A total of 157 banks were surveyed in this round, with a response rate of 100%. The BLS takes into account the characteristics of their respective national banking structures^{1,2}.

The survey addresses issues such as credit standards for approving loans as well as credit terms and conditions applied to enterprises and households. It also asks for an assessment of the conditions affecting credit demand.

For the United Kingdom (UK) and Denmark, the BLS is carried out by their respective Central Banks. In this context, it is important to point out that some statistical techniques and underlying factors are slightly different from those used by the ECB. In order to provide a consistent comparison with the data of the ECB, the figures relating to the change in credit standards for Denmark and the UK have been inverted, as in these cases a positive value is equivalent to a standard easing, where positive values in the credit standard statistics of the ECB mean a standard increase, thus a restriction.

In addition to Denmark and the UK, we have compiled the bank lending surveys from Czechia, Hungary, Romania and Poland. For these countries, similar criteria as those used in the BLS carried out by the ECB apply, meaning that, as is the case for the Euro zone countries, positive values represent net tightening and negative values represent net easing. In the case of Hungary and Poland the effect of the different factors on demand have been inverted to match the interpretation of the figures of the ECB's BLS.

GENERAL COMMENTARY

According to the first quarter 2024 ECB BLS, banks reported a moderate net easing of credit standards for loans to households for house purchase (net percentage of -6%), whereas credit standards for consumer credit were tightened further (net percentage of 9%). Competition and bank risk tolerance were the main drivers behind the easing of housing loan credit standards, while risk perception and risk tolerance drove the further tightening in consumer credit. The easing of credit standards on housing loans was largely driven by French banks. The tightening in credit standards for consumer credit was, instead, observed across the four largest economies. The observed net easing for housing loans contrasts with the tightening that banks had anticipated in the previous quarter (8%), while the net tightening in consumer credit was broadly in line with prior expectations (11%). Banks expect credit standards to remain unchanged in both loan categories (net percentages of 0% for both) for the second quarter of 2024.

Firms' net demand for loans continued to decline substantially in the first quarter of 2024, in contrast to the expectations of stabilisation reported in the previous round (net percentage of -28%). The decline in loan demand was mainly driven by higher interest rates reported by banks in all four large Euro area countries, and lower fixed investment. The latter is consistent with the reported renewed weakening in demand for long-term loans. At the same time, financing needs for inventories and working capital had a neutral impact on loan demand. While the net percentage of banks reporting a decrease remained smaller than its all-time low in the second quarter of 2023 (-42%), the decline added to the substantial net decreases in loan demand since the fourth quarter of 2022. The strong decline in net demand contrasted with banks' expectations of a slight increase. Banks expect a small net decrease in demand for loans to firms for the second quarter of 2024.

¹ The Finnish BLS data is not published because of confidentiality reasons. As the Finnish BLS sample consists of only four banks, there is a risk that answers of individual banks could be extracted from the aggregate results.

² It should be noted that the term "Net Percentage" is used (see ECB website or contact authors for more information) in this publication. For the data for Denmark and the UK, net weighted average figures are used. Figures for France, Malta, Slovakia and the Netherlands are weighted based on the amounts outstanding of loans of the individual banks in the respective national samples, while figures for the other countries are unweighted. For Estonia and Ireland Diffusion Index Data is used as they lack net percentage data.

RESULTS RELATED TO LENDING TO HOUSEHOLDS FOR HOUSE PURCHASE

1. CREDIT STANDARD:

TABLE 6A | SUPPLY HISTORIC EVOLUTION (BACKWARD-LOOKING 3 MONTHS)
NET PERCENTAGE (FREQUENCY OF TIGHTENED MINUS THAT OF EASED OR REVERSE)

	II 2021	III 2021	IV 2021	I 2022	II 2022	III 2022	IV 2022	I 2023	II 2023	III 2023	IV 2023	I 2024
AT	-14	14	14	14	29	57	14	0	-14	14	14	14
BE	0	0	0	25	50	25	25	50	0	25	0	0
CY	0	25	0	0	25	25	25	0	0	25	25	0
DE	-7	4	4	7	32	39	29	11	11	4	0	-4
EE	0	-25	0	25	0	50	50	0	25	0	25	-25
GR	0	0	0	0	0	0	0	0	0	0	0	25
ES	0	11	11	0	30	40	20	20	10	30	0	0
FR	0	8	0	0	17	42	10	20	20	10	0	-11
HR	—	—	—	—	—	—	—	33	33	33	17	-17
IE	20	20	0	0	20	20	0	67	0	67	0	0
IT	0	0	-9	-9	9	9	18	9	0	0	67	-27
LT	25	0	0	25	0	50	75	0	50	0	50	-25
LU	33	0	17	17	83	83	100	50	67	33	17	0
LV	0	-50	-25	0	25	50	25	0	25	0	25	-50
MT	0	37	37	-34	0	-34	0	31	-31	0	0	0
NL	0	-17	-17	0	33	0	17	50	-17	17	0	0
PT	0	0	0	0	0	20	40	0	0	0	0	0
SI	0	0	0	0	10	20	30	30	0	-44	11	-11
SK	-78	-32	-27	-44	-26	0	0	17	19	0	0	0
EA	-2	2	0	2	24	32	21	19	8	11	2	-7
CZ	-2	-21	-23	2	93	25	-18	4	27	-63	-38	-18
DK	-5	2	2	-1	7	19	27	43	1	13	1	4
HU	-5	-6	-6	-6	35	31	17	0	0	0	0	0
PL	-18	28	15	42	77	4	-1	-58	34	28	-5	6
RO	-47	-20	0	7	75	18	-8	28	-4	-38	0	n/a
UK	-39	-15	-23	3	22	13	34	-5	31	20	-10	-18



CREDIT STANDARDS FOR RESIDENTIAL LOANS

For the first time since the fourth quarter of 2021, Euro area banks reported a moderate net easing of credit standards on loans to households for house purchase (net percentage of banks of -6%). Considering the historical development of credit standards for loans for house purchase, actual growth in lending to households for house purchase may show the first signs of picking up from currently low levels over the next months. The net easing came after banks reported a slight tightening of credit standards in the previous quarter (2%) and is in contrast to the tightening that banks had expected (8%). The net easing was mainly driven by developments in France, although it also materialised in several smaller countries. Of the three other large economies, German banks reported a net tightening and Spanish and Italian banks reported unchanged credit standards.

Competition and banks' risk tolerance were the main factors driving the net easing of credit standards on housing loans. Banks primarily reported competition from other banks as exerting easing pressure. Risk perceptions and cost of funds and balance sheet constraints had a broadly neutral impact at the Euro area level. Some German banks linked the tightening of credit standards to increased costs of living, which in turn has led to a deterioration in borrower debt-servicing capacity and creditworthiness. At the other end of the spectrum, French banks reported that exercising greater flexibility within the leeway allowed by prudential guidance, as well as competitive pressures, contributed to the net easing of housing loan credit standards.

In the second quarter of 2024, Euro area banks expect credit standards on loans to households for house purchase to remain unchanged (net percentage of 0%). Nevertheless, some heterogeneity remains: German banks expect a further net tightening, while French banks expect a further net easing.

TERMS AND CONDITIONS FOR RESIDENTIAL LOANS

Banks reported a moderate easing of their overall terms and conditions for new housing loans in the first quarter of 2024 for a second time in a row (net

percentage of -7%). The net easing consisted mainly of lower lending rates (net percentage of -23%), arguably driven by developments in reference rates. Consistent with this interpretation, margins on average loans remained unchanged and margins on riskier loans continued to tighten moderately. Banks in Germany, France and Italy reported a net easing in terms and conditions, while banks in Spain reported unchanged terms and conditions.

Competition was the main driver of the net easing of overall terms and conditions. Banks' risk perception, risk tolerance and cost of funds and balance sheet constraints had a broadly neutral impact. Competition was cited as the primary reason behind the more relaxed terms and conditions across three out of the four largest Euro area economies that saw an easing. Risk perception, however, did have a moderate tightening impact in Germany.

NON-EURO AREA CREDIT STANDARDS

Concerning non-Euro area jurisdictions, Denmark, Hungary and Poland reported a stagnation in credit standards (4%, 0% and 6%, respectively). Czechia experienced a third relaxation in credit standards (-38% in Q4 2023, -63% in Q3 2023 and -18% in Q1 2024). Also the UK reported a slight relaxation (-18%). At the time of writing, the BLS conducted by the Central Bank of Romania has yet to be published. However, based on Q4 2023 data, banks reported no changes in credit standards (0%).

REJECTION RATES

Banks reported a further net increase in the share of rejected applications for housing loans (net percentage of 3%). The increase was lower than in the previous quarter (6% in the fourth quarter of 2023) and the lowest since the first quarter of 2022, coming after seven consecutive quarters of net increases in the share of rejected applications. Among the four largest Euro area economies, only German banks reported an increase in the share of rejections, whereas banks in the other three countries reported unchanged rejection rates.

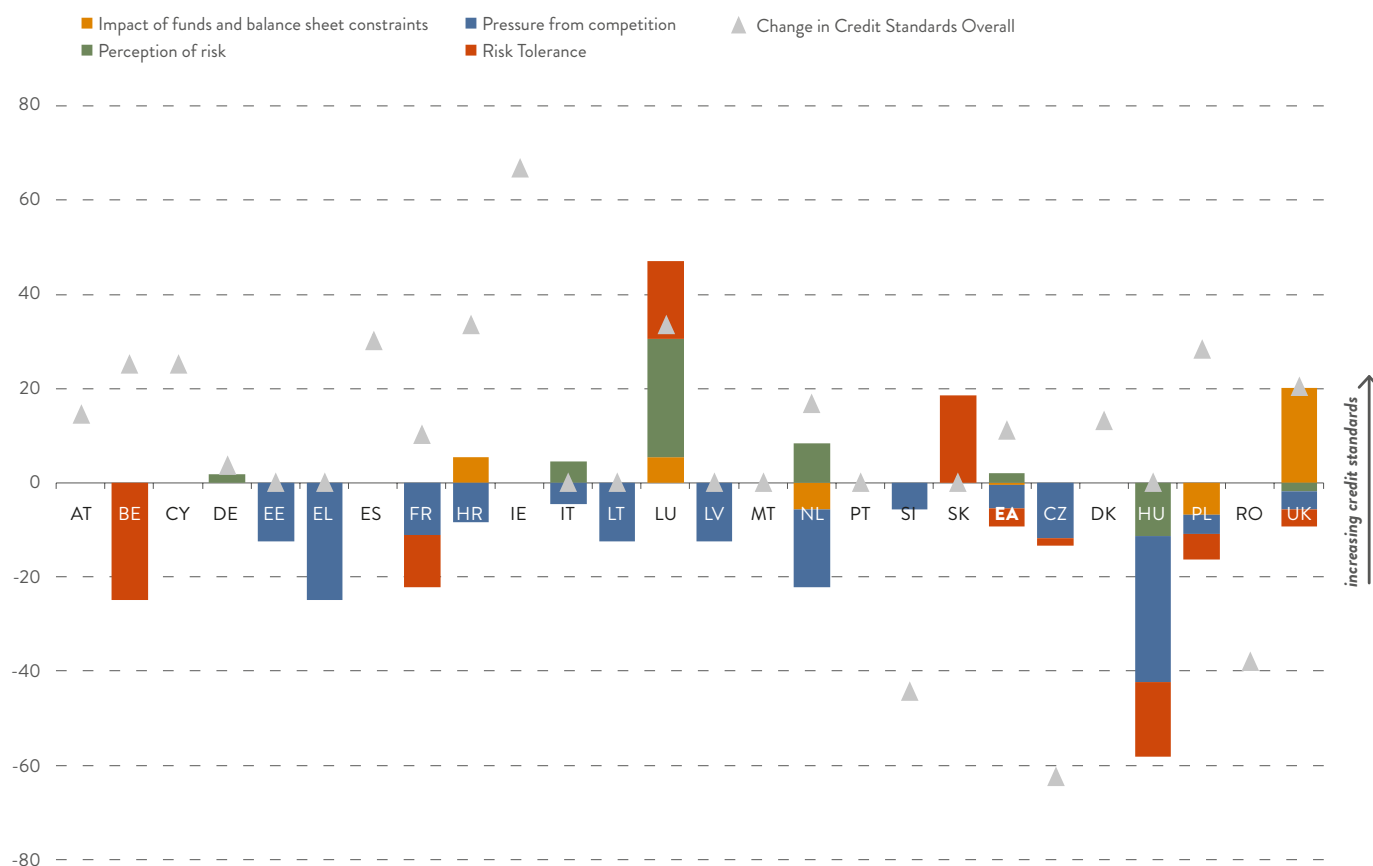
TABLE 6B | FACTORS THAT HAVE AFFECTED DEMAND IN 2024-Q1 (BACKWARD-LOOKING 3 MONTHS)
(AS A NETTED AND WEIGHTED PERCENTAGE OF ALL RESPONDENT BANKS)

I 2024	AT	BE	CY	DE	EE	EL	ES	FR	HR	IE	IT	LT	LU	LV	MT	NL	PT	SI	SK	EA	CZ	DK	HU	PL	RO	UK	
Change in Credit Standards Overall	14	25	25	4	0	0	30	10	33	67	0	0	33	0	0	17	0	-44	0	11	-63	13	0	28	-38	20	
FACTORS AFFECTING CREDIT STANDARDS:																											
Impact of funds and balance sheet constraints	0	0	0	0	0	0	0	0	6	0	0	0	6	0	0	-6	0	0	0	0	0	0	0	0	-7	n/a	20
Perception of risk	0	0	0	2	0	0	0	0	0	0	5	0	25	0	0	8	0	0	0	2	0	0	-11	0	n/a	-2	
Pressure from competition	0	0	0	0	-13	-25	0	-11	-8	0	-5	-13	0	-13	0	-17	0	-6	0	-5	-12	0	-31	-4	n/a	-4	
Risk Tolerance	0	-25	0	0	0	0	0	-11	0	0	0	0	17	0	0	0	0	0	19	-4	-2	0	-16	-5	n/a	-4	

NOTES:

- For **UK** there are different factors and following assumptions were made: tight wholesale funding conditions > impact of funds and balance sheet constraints; market share objectives > pressure from competition; changing appetite for risk > Risk Tolerance
- For **DK** following assumption: Credit standards - competition > Pressure from competition; credit standards - perception of risk > perception of risk; credit standards appetite for risk > Risk Tolerance
- For **CZ** there are different factors and following assumptions were made: cost of funds and balance sheet constraints > impact of funds and balance sheet constraints; pressure from other banks and non-banks > pressure from competition.
- For **HU** the factors have suffered a change in the sign (positive net change indicator = contributed to tightening); also there are different factors so the following assumptions were made: changes in bank's current or expected capital position + changes in bank's current or expected liquidity > impact of funds and balance sheet constraints; competition from other banks and non-banks > pressure from competition.
- For **PL** there are different factors and following assumptions were made: current or expected costs related to your bank's capital position > impact of funds and balance sheet constraints;
- For **RO** there are different factors and following assumptions were made: current or expected costs related to your bank's capital position > impact of funds and balance sheet; competition from other banks and non-banks > pressure from competition.

CHART 4 | CREDIT STANDARDS OVERVIEW AND FACTORS



CREDIT DEMAND:

TABLE 7A | DEMAND HISTORIC EVOLUTION (BACKWARD-LOOKING 3 MONTHS)
(AS A NETTED AND WEIGHTED PERCENTAGE OF ALL RESPONDENT BANKS)

	II 2021	III 2021	IV 2021	I 2022	II 2022	III 2022	IV 2022	I 2023	II 2023	III 2023	IV 2023	I 2024
AT	14	14	0	0	14	-71	-86	-43	14	29	-43	29
BE	50	-50	25	0	-50	-75	-100	-75	-75	0	-50	0
CY	25	0	100	-50	-75	-75	-50	-100	-25	-75	0	-75
DE	11	18	11	32	-4	-71	-93	-75	-32	46	-7	46
EE	25	25	0	-75	50	-50	-100	-25	0	-25	-50	-25
GR	50	25	75	25	-25	-50	-25	-50	75	0	-50	0
ES	44	33	33	22	10	-30	-20	-90	-60	-20	-20	-20
FR	33	8	0	0	-25	-17	-90	-80	-70	-33	-60	-33
HR	n/a	n/a	n/a	n/a	n/a	n/a	n/a	-33	33	-33	-17	-33
IE	20	-20	-40	-20	20	40	50	67	0	-33	-33	-33
IT	22	9	18	-18	-9	-18	-45	-45	-64	-45	-36	-45
LT	25	50	75	-25	0	0	-50	-75	-50	0	-100	0
LU	-17	-17	-17	-50	-83	-83	-100	-100	-100	17	0	17
LV	75	25	0	0	-25	-50	-75	25	-50	0	-75	0
MT	2	-37	-20	34	0	0	0	3	21	0	0	0
NL	50	-17	-33	33	17	-33	-67	-83	-17	-17	0	-17
PT	40	60	60	20	20	-40	-80	-80	-60	-20	-20	-20
SI	75	50	20	10	40	-60	-60	-70	-30	11	-22	11
SK	46	32	21	22	36	-74	-100	-100	-93	0	-32	0
EA	29	11	8	10	-10	-42	-74	-72	-47	-3	-26	-3
CZ	96	-11	-18	-81	-83	-81	-69	-32	37	76	64	61
DK*	-6	8	-23	0	21	20	49	41	23	-11	-11	21
HU	100	63	47	60	20	-92	-92	-76	-15	63	79	22
PL	-59	-15	47	87	87	93	32	-74	-77	-40	-58	68
RO	75	-53	-34	43	-49	-56	-54	-72	-23	35	30	n/a
UK**	-81	35	35	-6	-30	37	75	31	-53	55	32	36

* Data taken is "demand for loans - existing customer" as DK does not provide an aggregate figure for demand (we left aside the "demand for loans - new customers")

** Data taken is "change from secured lending for house purchase from households"



CREDIT DEMAND

Banks reported a small decline in net demand for housing loans in the first quarter of 2024 (net percentage of -3%). The net decrease was much smaller than in the preceding quarter (-26%) but fell short of banks' expectations of a net increase (5%). Among the four largest Euro area economies, German banks reported a strong net increase in loan demand, after the substantial net decline reported in previous quarters, while strong net decreases were reported elsewhere.

Housing market prospects were the main factor exerting downward pressure on demand for loans for house purchase. The level of interest rates and consumer confidence also contributed, although their contribution was smaller than in previous quarters. The contribution of housing market prospects, meanwhile, was similar to that of the previous quarter. The use of alternative finance had only a small negative impact, while bank-specific "other factors" made a moderate positive contribution to loan demand. German banks reported the increase in

demand as the result of improved housing market prospects and lower interest rates. This is consistent with the improved affordability of housing in Germany, with residential real estate prices having dropped throughout 2023 and with new business lending rates on loans for house purchase in Germany declining faster between November 2023 and February 2024 than the Euro area average.

In the second quarter of 2024, banks expect a strong increase in housing loan demand (net percentage of banks of 23%), which would be the first net increase since the second quarter of 2022. The increase in housing loan demand is expected across banks in all the four largest Euro area economies.

CREDIT DEMAND IN NON-EURO AREA COUNTRIES

The reported demand for housing loans in non-Euro area countries was quite aligned. All analysed jurisdictions experienced an increase in housing loan demand (Czechia 61%, Denmark 21%, Hungary 22%, Poland 68%; United Kingdom 36%). Examining Q4 2023 data for Romania, demand decreased by 30%.

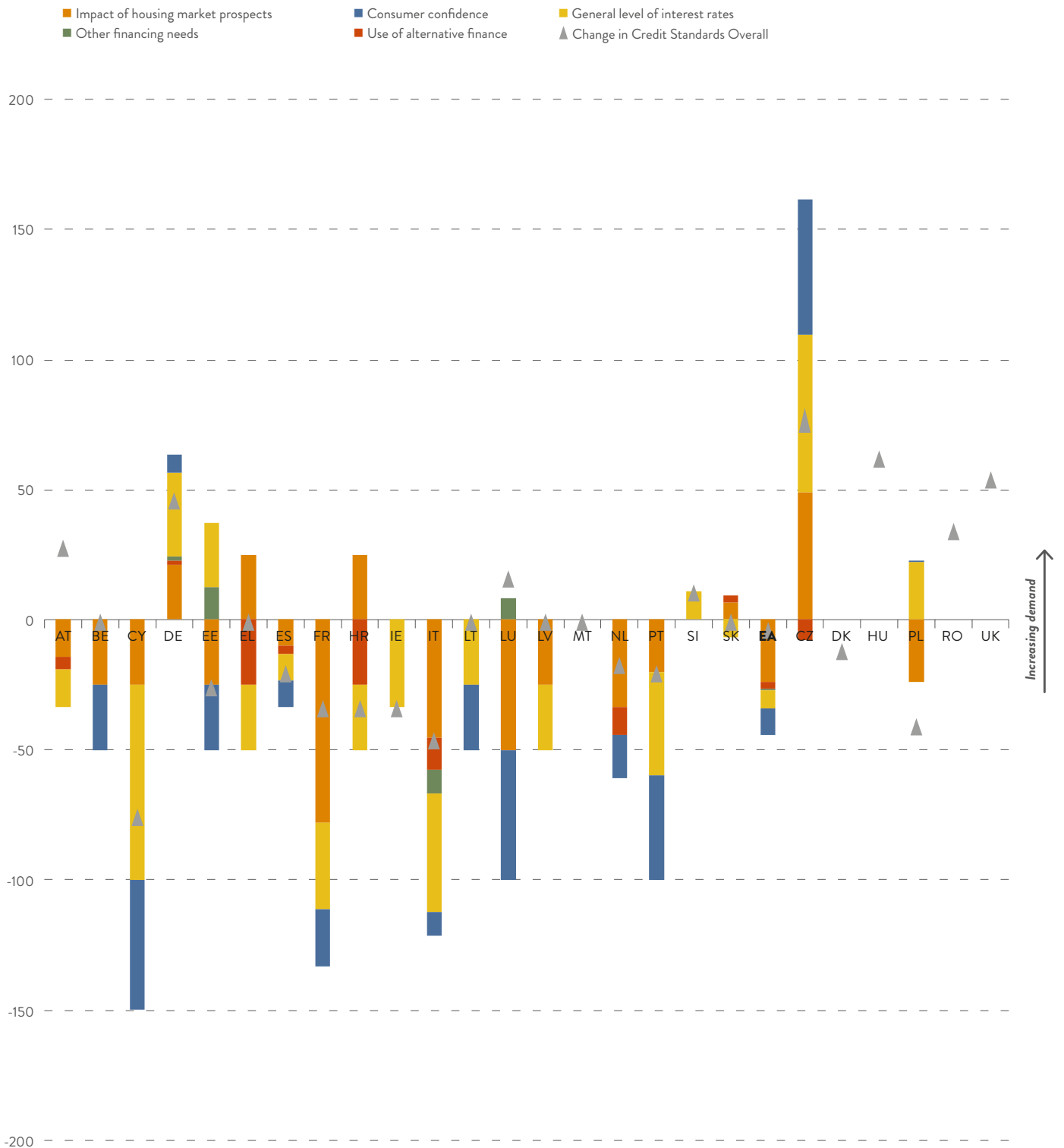
TABLE 7B | FACTORS THAT HAVE AFFECTED DEMAND IN 2024-Q1 (BACKWARD-LOOKING 3 MONTHS)
(AS A NETTED AND WEIGHTED PERCENTAGE OF ALL RESPONDENT BANKS)

I 2024	AT	BE	CY	DE	EE	EL	ES	FR	HR	IE	IT	LT	LU	LV	MT	NL	PT	SI	SK	EA	CZ	DK	HU	PL	RO	UK
Change in Demand Overall	29	0	-75	46	-25	0	-20	-33	-33	-33	-45	0	17	0	0	-17	-20	11	0	-3	76	-11	63	-40	35	55
FACTORS AFFECTING CREDIT DEMAND:																										
Impact of housing market prospects	-14	-25	-25	21	-25	25	-10	-78	25	0	-45	0	-50	-25	0	-33	-20	0	7	-24	49	—	—	-24	—	—
Other financing needs	0	0	0	2	13	0	0	0	0	0	-9	0	8	0	0	0	0	0	0	-1	—	—	—	—	—	—
Consumer confidence	0	-25	-50	7	-25	0	-10	-22	0	0	-9	-25	-50	0	0	-17	-40	0	0	-10	52	—	—	0	—	—
Use of alternative finance	-5	0	0	1	0	-25	-3	0	-25	0	-12	0	0	0	0	-11	0	0	2	-3	-8	—	—	—	—	—
General level of interest rates	-14	0	-75	32	25	-25	-10	-33	-25	-33	-45	-25	0	-25	0	0	-40	11	-7	-7	61	—	—	22	—	—

NOTES:

- **DK, HU, RO and UK** do not provide factors affecting the Demand, but a breakdown of the different types of lending.
- **For CZ** there are different factors and the following assumptions were made: non-housing related expenditure > other financial needs; household savings > internal financing out of savings/down payment; level of interest rates > general level of interest.
- **For PL** there are different factors and the following assumptions were made: changes in consumption expenditure > changes in consumer confidence; use of alternative financing sources > impact of other sources of finance; changes in terms on housing loans > impact from loans of other banks.

CHART 5 | DEMAND OVERVIEW AND FACTORS

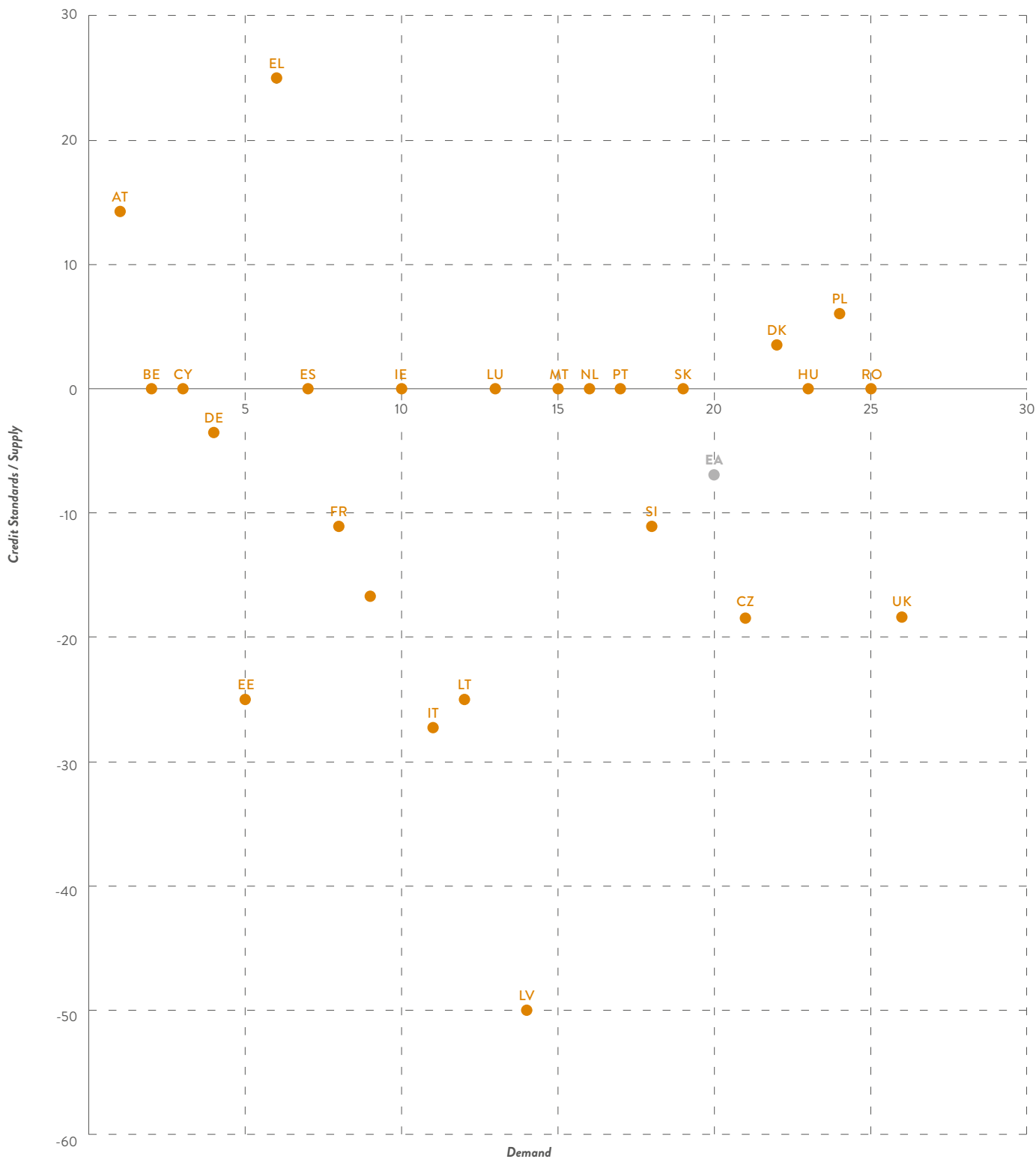


SCATTER PLOT ANALYSIS

In terms of credit standards, 11 out of the 24 countries considered in this report (excluding Romania where data was not yet available) reported a tightening of net credit standards in Q1 2024. This is comparable to the 10 countries out of 24 that reported no changes in credit standards. Notably, 9 jurisdictions

reported an increase in demand for housing loans, from which 5 countries were non-Euro area countries. In the Euro area only Austria, Germany, Luxembourg and Slovenia reported an increase in housing loan demand.

CHART 6 | DEMAND AND SUPPLY OVERVIEW



NOTES:
 ■ DK and UK do not provide factors affecting the Demand, but a breakdown of the different types of lending



Q1|2024

QUARTERLY REVIEW
OF EUROPEAN
MORTGAGE MARKETS



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