

House price modelling

House price modelling has been a key activity of the Housing research programme since two decades. To construct these models, knowledge about the functioning of the housing market more general and to housing supply more specific is essential. In this way, the general topic of our housing program on housing market dynamics is beneficial to the theme of house price modelling. In recent years, the spatial effects of house price developments, the ripple effect and the way house prices in regulated markets could be modelled were studied. For the near future, PhD projects could explore the following research questions:

- How can house price models be used in countries with different market conditions?
- How can differences between long- and short term fluctuations and structural changes in the housing market be modelled?
- What effect do regional variations on the housing market have on house price developments and house price models and how could house price models be disaggregated?
- What is the relationship between the development of house prices and rent increases and are there any substitution effects?
- How is price-elasticity developing under different housing market conditions?
- What is the relation between the development of house prices and consumer trust and more particular trust on the housing market?
- What are the effects of the regionalization and spatial fragmentation of housing markets and on house price developments more specific?
- What is the development of house prices in shrinking areas and is there a difference between segments on the housing market?
- Will house prices in more peripheral areas pick up the house price developments in more affluent regions by the ripple effect or will there be more structural differences between house price developments in different growth regions?