

EIZ Seminar

Dear Sir/Madam,

You are hereby cordially invited to attend the EIZ-Seminar on **Wednesday, April 9, 2025**, at **1:00 p.m.**, at **The Institute of Economics, Zagreb**, when **Dubravko Mihaljek**, PhD, will present the following paper

Long-term real estate market trends in the European Union

Abstract

Over the past two decades, average residential real estate prices in the European Union have risen by 85% in nominal terms and 18% in real terms. While significant, this increase is not surprising given the growth of household income and assets, demographic trends, financing terms, and the emphasis on homeownership in many settings. Monetary policy has also contributed to the demand, although not so much by way of the credit channel as by creating incentives for property investments. The role of supply in the long-term growth of real estate prices is less clear. The overall housing stock is high and increasing, albeit slowly, by historical standards. The main reasons for the slow pace of housing construction underlined in literature – regulatory barriers and weak productivity growth in the construction sector – are most likely at work in Europe as well, but their origins are complex, and addressing them results in trade-offs in densely populated areas with scarce building land.

About the speaker

Dubravko Mihaljek is an international macroeconomist with experience in economic policy analysis, economic research, and research department management. Since 2024, he has been an independent researcher, member of the Croatian National Bank Audit Committee, co-editor of the *Public Sector Economics* journal, and scientific conference organizer. He worked closely with the governors of major central banks at the Bank for International Settlements (1999–2024) and participated in working on economic reforms in Europe and Asia at the International Monetary Fund (1990–1999). He began his career in 1982 at The Institute of Economics, Zagreb. He studied economics at the universities of Pittsburgh (PhD, 1990), Minnesota (MA, 1986), and Zagreb (BSc in Economics, 1981).