

The IER Seminar in Empirical Economics

We would like to invite you to the **Empirical Seminar** series organized by the Institute of Economic Research, Slovak Academy of Sciences, Šancová 56 that will be held in hybrid form (online and at the library of the Institute of Economic Research, Slovak Academy of Sciences). The seminar will take place on **May 19th, 2022 at 11:00**.

The speaker will be **Štefan Rychtárik** (National Bank of Slovakia, Slovakia).

The topic of the seminar is: ***Residential property prices in the environment of growing inflation and interest rates. The case of Slovakia***

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Abstract

Acceleration of residential property market has been observed recently in most of EU countries. In Slovakia, the latest figures point to a more than 22% annual price increase. This logically opens the question about the sustainability of the current trends. In our calculations, we focus on demand factors: impact of observed interest rates on mortgage loans, neutral interest rates and households' disposable income dynamics influenced by mortgage market saturation, debt service and demographic changes. We use the concepts of housing affordability and fundamental price estimation.

The seminar will be co-chaired by Mária Širaňová.