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Insights from ESPON HOUSE4ALL

Addressing affordable and quality housing challenges in rural areas

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Good practice webinar Rural housing, 20/02/2025

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Access to affordable and quality housing for all people

- **Lifetime:** September 2023 – September 2025
- **Budget:** 676 915.00 EUR
- **Lead contractor:** Vienna University of Technology
- **Joint partners:** Housing Europe (BE), InAtlas (ES), Metropolitan Research Institute (HU), MCRIT (ES), Politecnico di Milano (IT), Aalto University (FI), Spatial Foresight (LU)
- **Project managers:** Sandra di Biaggio, Caroline Clause

More info: <https://www.espon.eu/projects/access-affordable-and-quality-housing-all-people-house4all>

Disclaimer

The project is currently ongoing and the results and visualisations are preliminary.

These maps should be interpreted as a work in progress. Readers should consider that the results are highly influenced by the number of listings scraped in each LAU2 as well as the size of LAU2 units. Additionally, in some countries, such as Hungary, Lithuania, Slovenia, and Greece, the data collection is still incomplete. An update is expected in April, with final results expected by summer 2025.

How many square meters can I afford to buy?

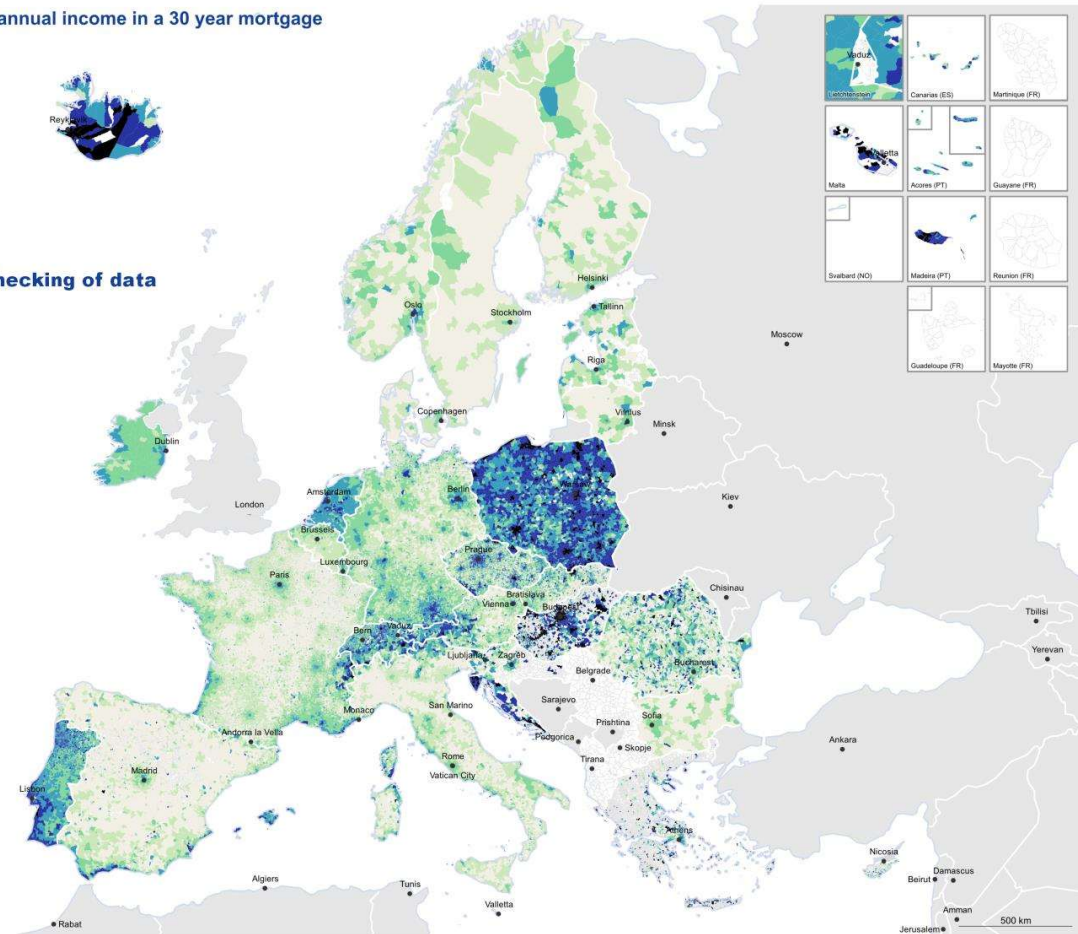
- Affordable square meters spending 40% of 10 years income
- Low levels of buying affordability
 - Cities, peri-urban
 - Eastern Europe
 - Alpine and coastal/island regions
- Countries with high rental shares tend to have comparatively lower purchasing affordability
- Low income in rural areas remains a challenge for local buyers.

Affordable m² spending 1/3 of annual income in a 30 year mortgage

DISCLAIMER

Draft map
Ongoing validation and checking of data

Legend



How Many Square Meters Can I Afford To Rent?

- Square meters that can be rented with 40% of monthly income
- Low levels of rental affordability
 - Eastern Europe
 - Big cities
 - Coastal regions
- Higher levels of rental affordability
 - Rural areas
 - Central Europe
 - Scandinavia

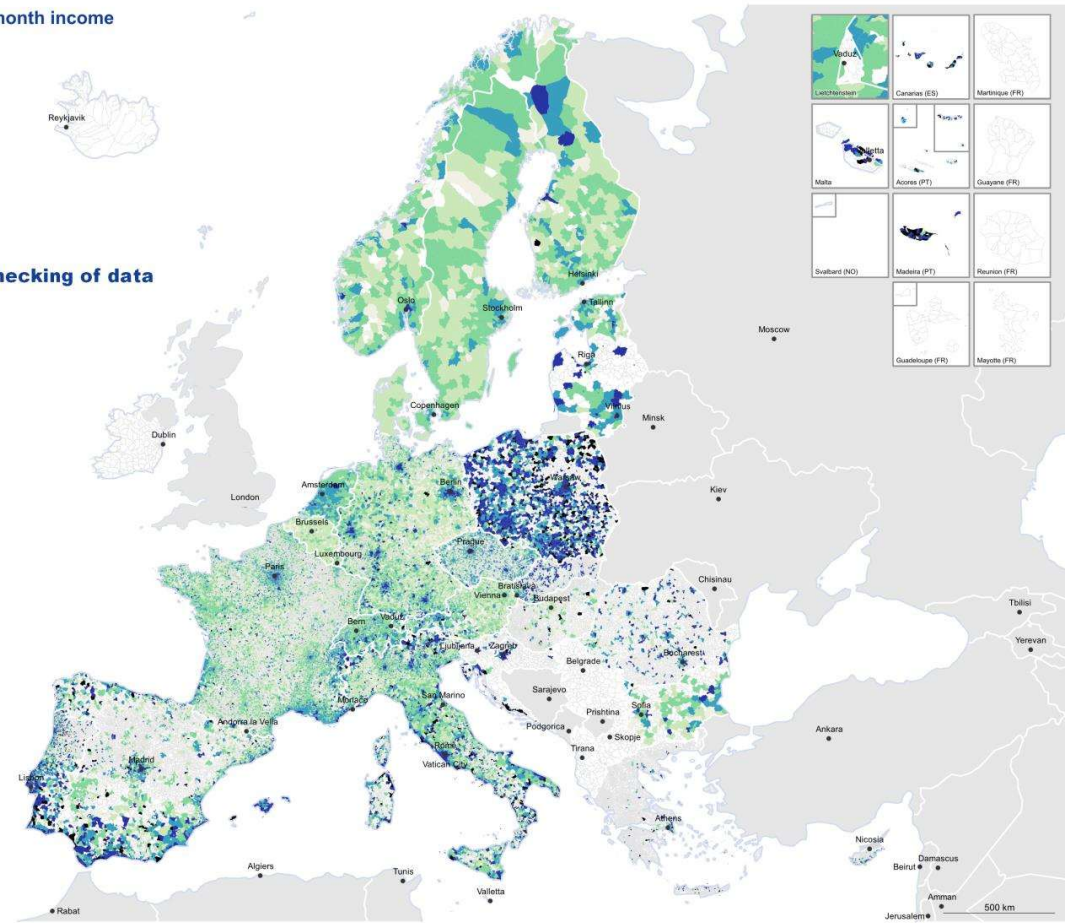
Affordable m² with 1/3 of one month income

DISCLAIMER

Draft map
Ongoing validation and checking of data

Legend

- Unaffordable
- 30 to 50 m²
- 50 to 70 m²
- 70 to 100 m²
- 100 to 150 m²
- More than 150 m²
- No data



How active is the market for sales and rentals?

Average listing time of housing advertisements (sale)

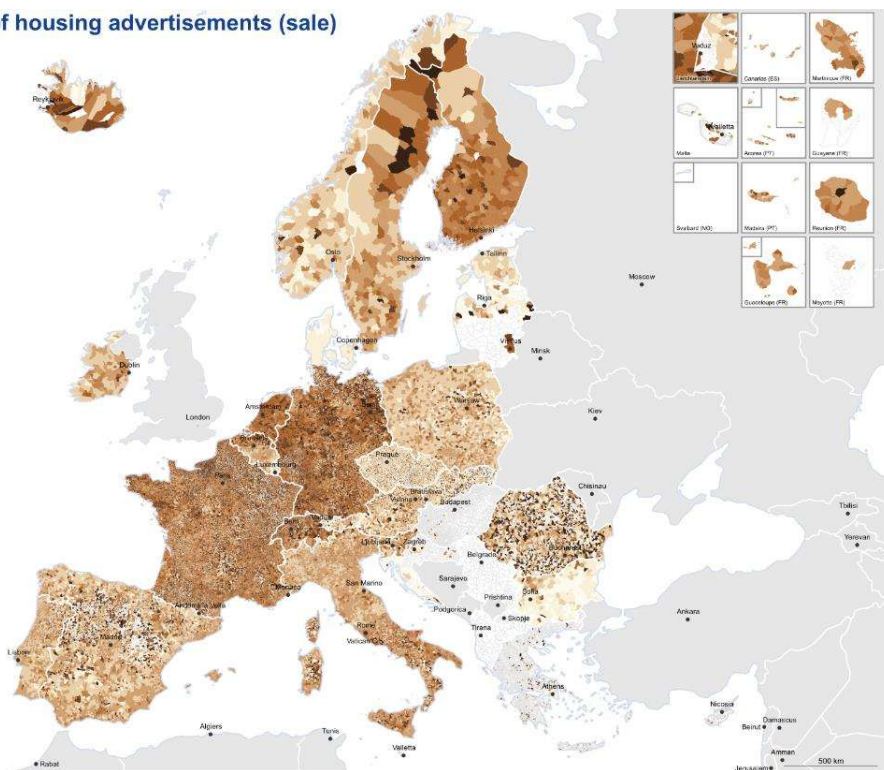
DISCLAIMER

Draft map
Ongoing validation and checking of data

Legend

- 1 week
- 2 weeks
- 3 weeks
- 4 weeks
- 5 to 7 weeks
- 7 to 11 weeks
- 11 to 16 weeks
- 16 to 37 weeks
- No data

Average number of weeks sales advertisements within a LAU remain online.
Data collected 03/2024-11/2024
Update expected 04/2025



Average listing time of housing advertisements (rent)

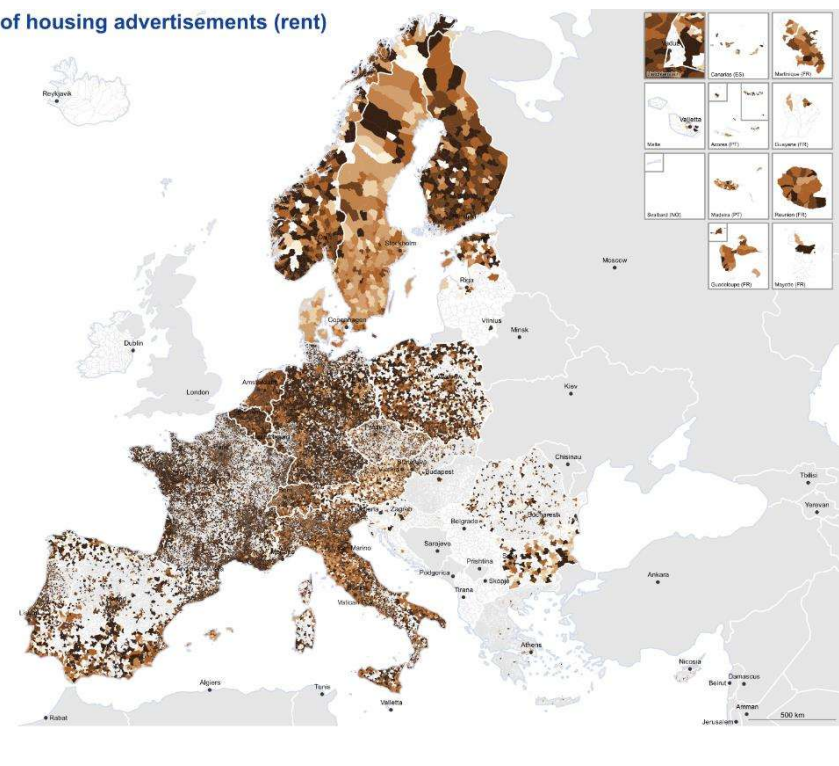
DISCLAIMER

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Other relevant focus areas: Secondary Housing in Coastal Areas

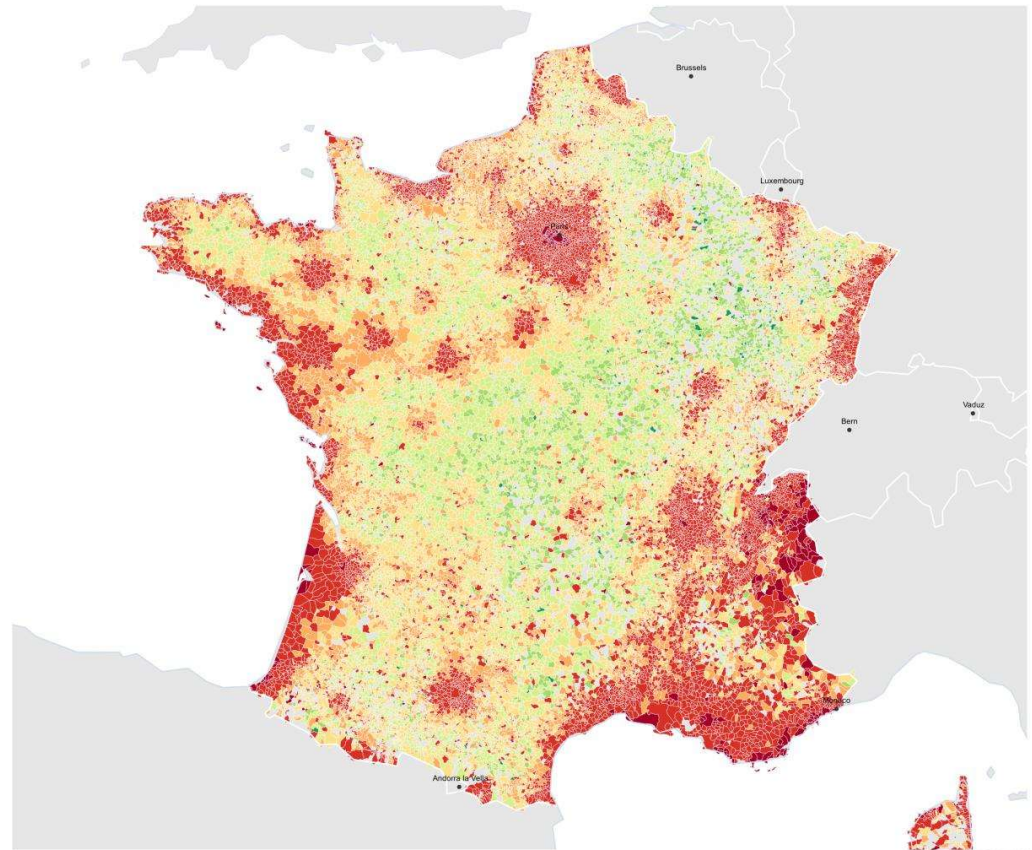
Sale mean price
France

Draft

Legend

€/m²

- Less than 250
- Between 250 and 500
- Between 500 and 1.000
- Between 1.000 and 1.500
- Between 1.500 and 2.000
- Between 2.000 and 2.500
- Between 2.500 and 5.000
- More than 5.000



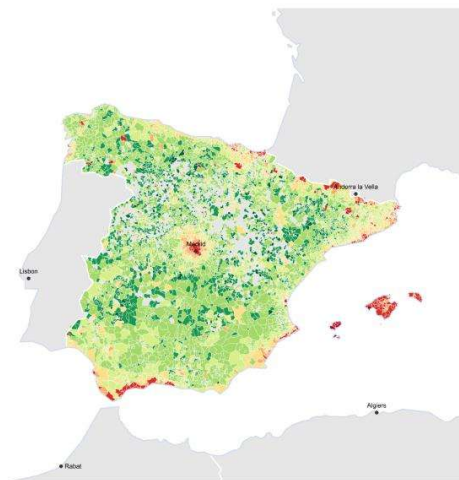
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Territorial level: NUTS 3 (2016)
Source: ESPON HOUSE FOR ALL, 2024
Origin of data: ESPON HOUSE FOR ALL, 2024
© EuroGeographics for administrative boundaries
21/21/2025

Other focus areas: Shrinking regions in Europe

Sale mean price
Spain

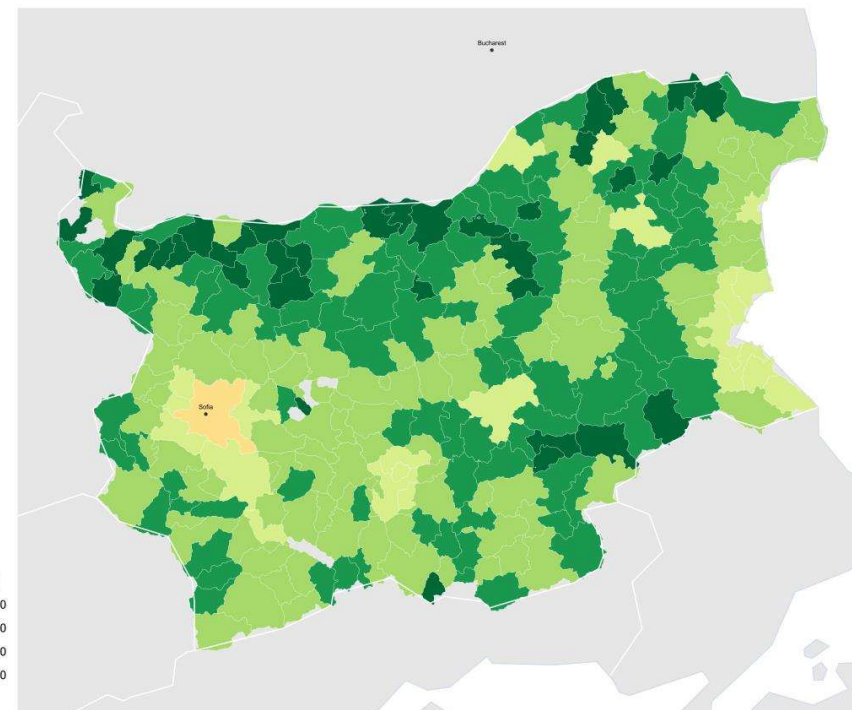


Legend

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 - Between 2.500 and 5.000
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Sale mean price
Bulgaria



Legend

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