

Accepted Manuscript

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PII: S1051-1377(16)30025-0
DOI: [10.1016/j.jhe.2017.04.001](https://doi.org/10.1016/j.jhe.2017.04.001)
Reference: YJHEC 1541

To appear in: *Journal of Housing Economics*

Received date: 16 February 2016
Revised date: 1 February 2017
Accepted date: 3 April 2017

Please cite this article as: Bing Zhu, Michael Betzinger, Steffen Sebastian, Housing Market Stability, Mortgage Market Structure, and Monetary Policy: Evidence from the Euro Area, *Journal of Housing Economics* (2017), doi: [10.1016/j.jhe.2017.04.001](https://doi.org/10.1016/j.jhe.2017.04.001)

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ABSTRACT

This paper investigates how monetary policy stance and mortgage market structure affect non-fundamental house price movements in eleven Euro area countries. Based on a three-stage approach, our empirical evidence suggests that a one-time monetary-easing shock can significantly trigger house price booms in Euro area countries with liberal mortgage markets. Such shocks can explain over 20% of the forecasting error variance of non-fundamental house price runups in Ireland and Spain. We find that, in countries with more regulated mortgage markets, monetary policy stance does not significantly affect non-fundamental house prices. Policymakers may wish to focus on limiting mortgage equity withdrawals and on monitoring loan-to-value ratios and tax policies in order to minimize the side effects of accommodative monetary policies on housing market stability for Euro area countries. We posit that this is especially true for peripheral countries, which are more likely to be subjected to overly loose monetary policy stances.

Keywords: House prices, Taylor rate, non-fundamental house price, mortgage market structure.

JEL classification: E4, R3.

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Acknowledgments: The authors thank the editor, the anonymous referee, Jose A. Carrasco-Gallego, John Clapp, Pedro Gete, Gabriel Lee, Rolf Tschernig, Daniel Weber, and the participants in the Lunch Seminar at the University of Regensburg, ReCapnet Real Estate Symposium, European Real Estate Society Annual Meeting and the American Real Estate and Urban Economics National Meeting for useful suggestions on previous versions of the paper. The authors alone are responsible for any errors.

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