

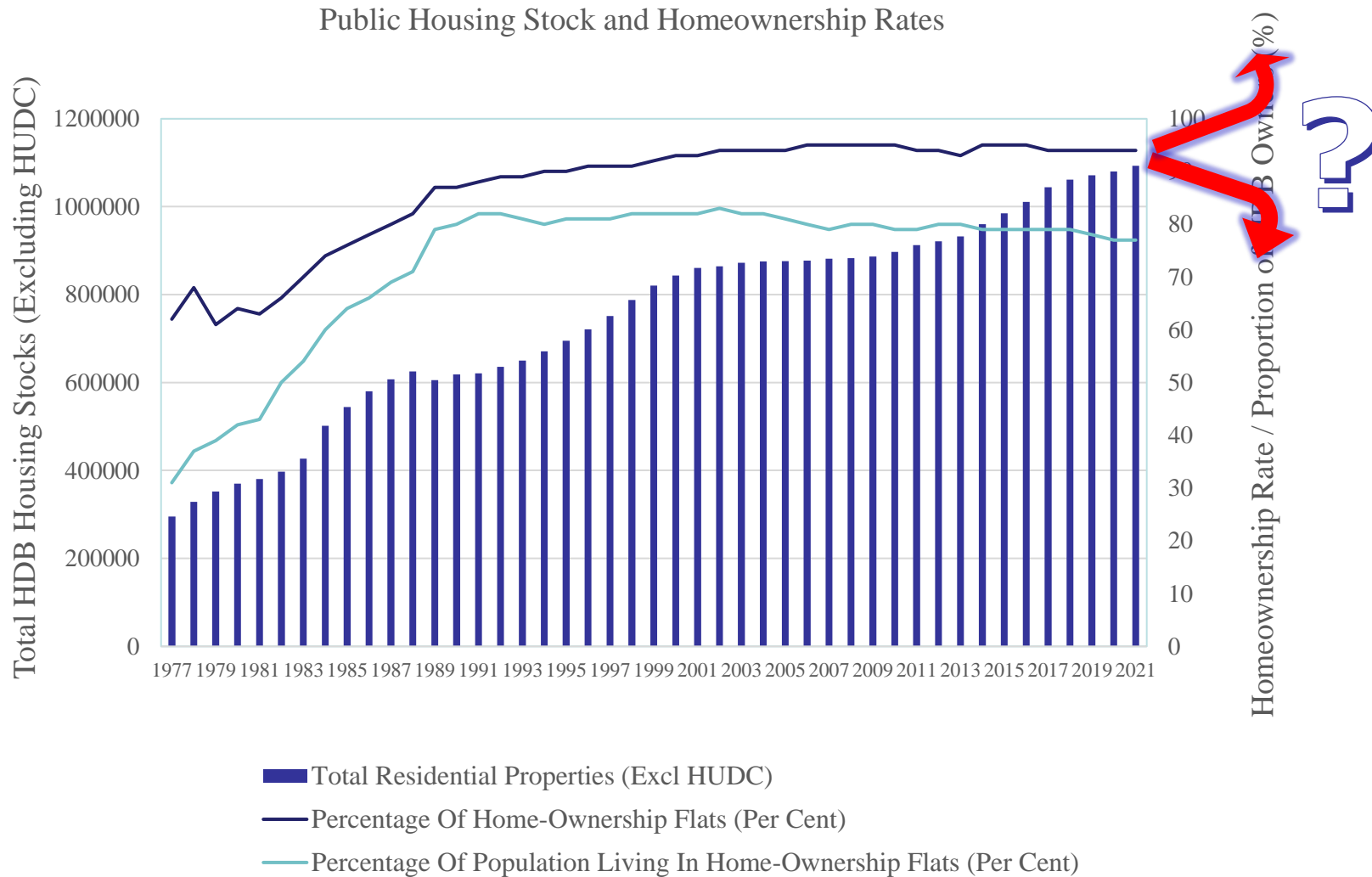
Institute of Policy Studies
35th Anniversary Conference: Revisitings

Revisiting Housing

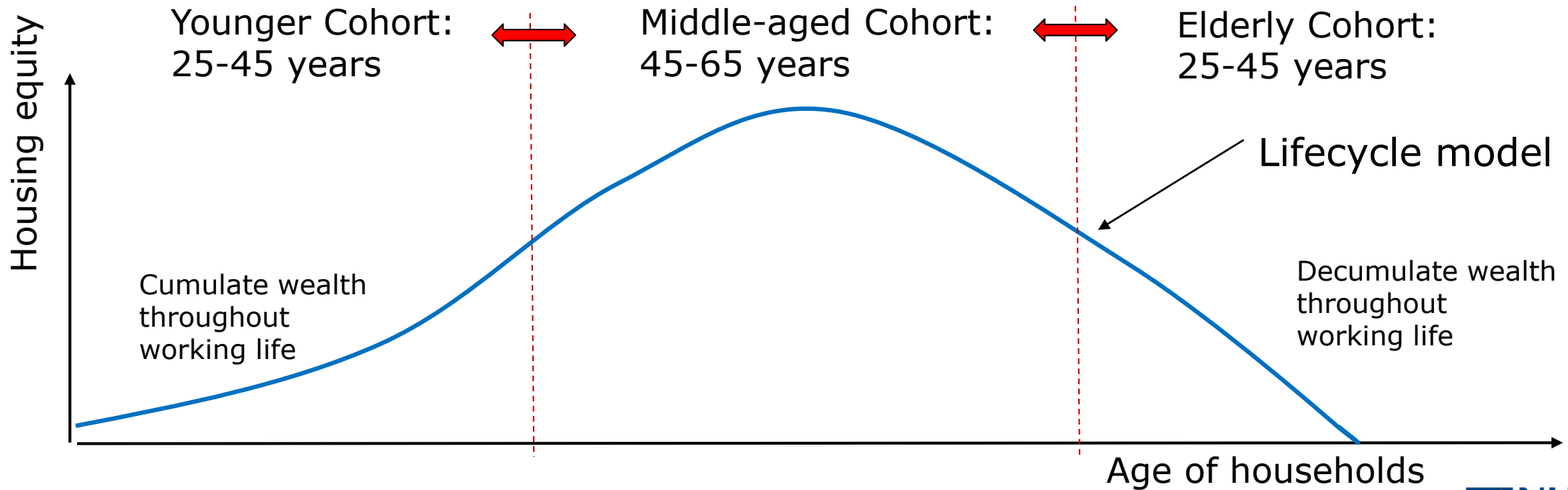
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12 June 2022



Housing dilemma: Is housing still not affordable?

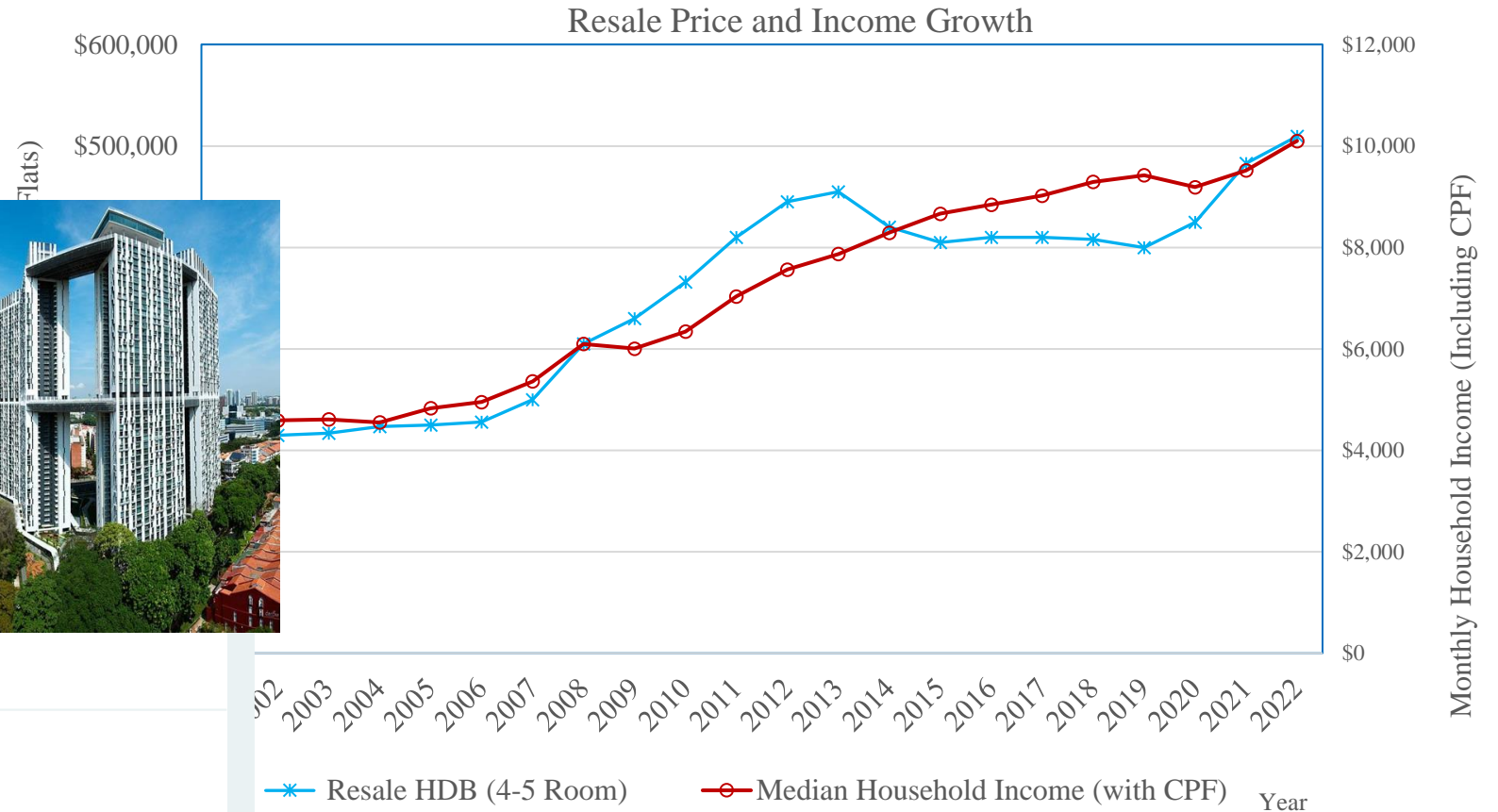
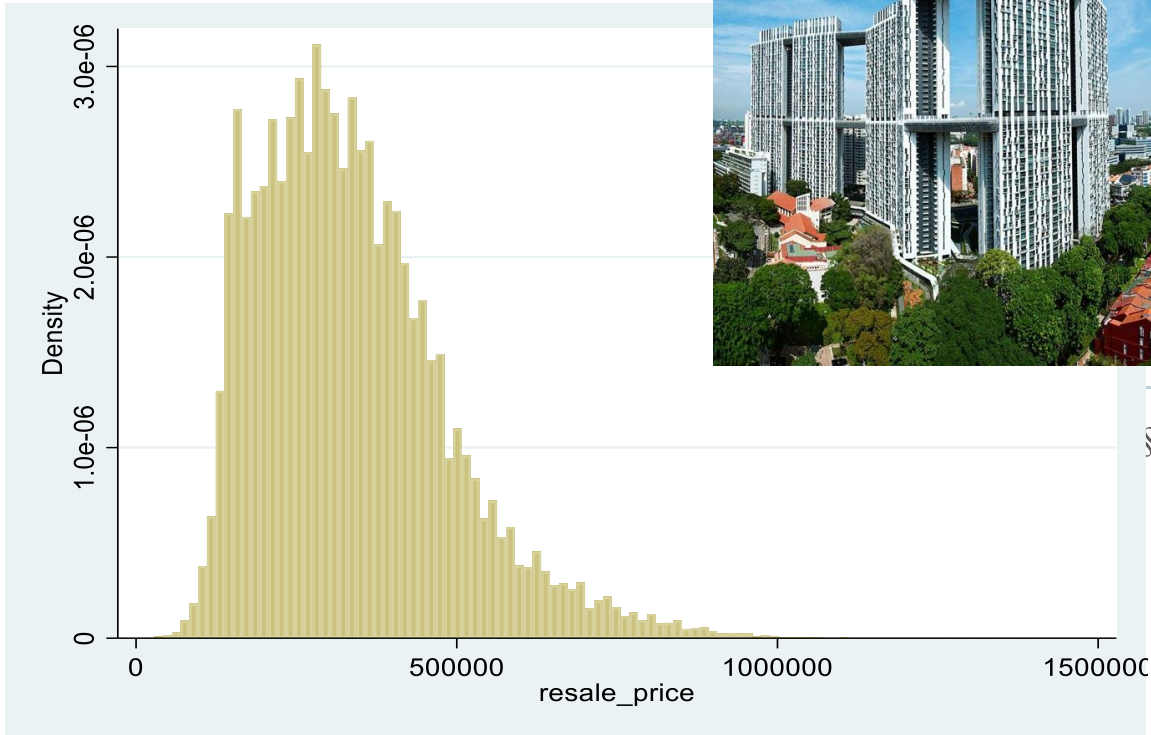


Three housing dilemma



Younger households' Dilemma: Will I be priced out of the market?

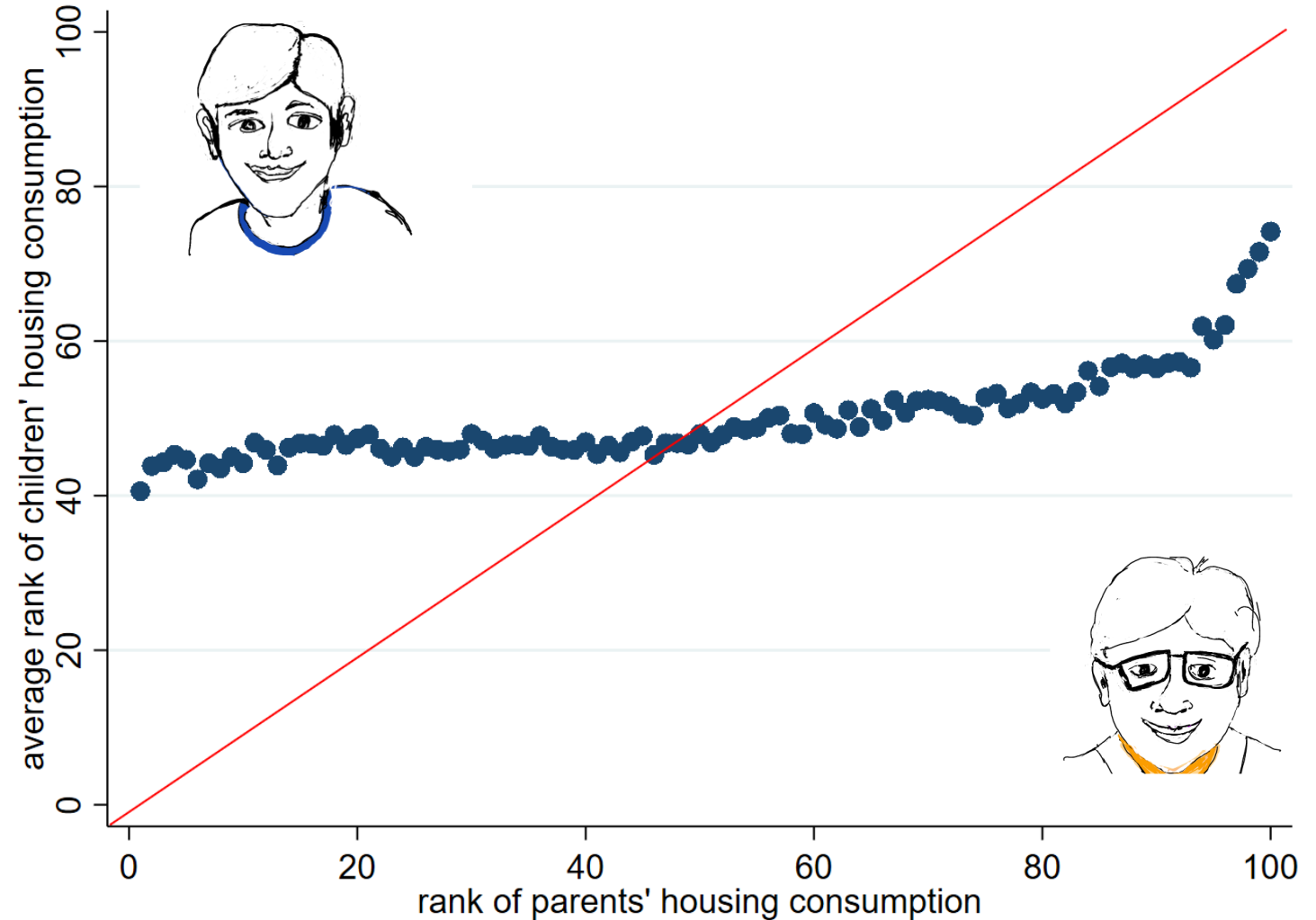
Not all HDB flats were sold for \$million!



Do my parents stay in bigger flats?

- Social mobility via housing

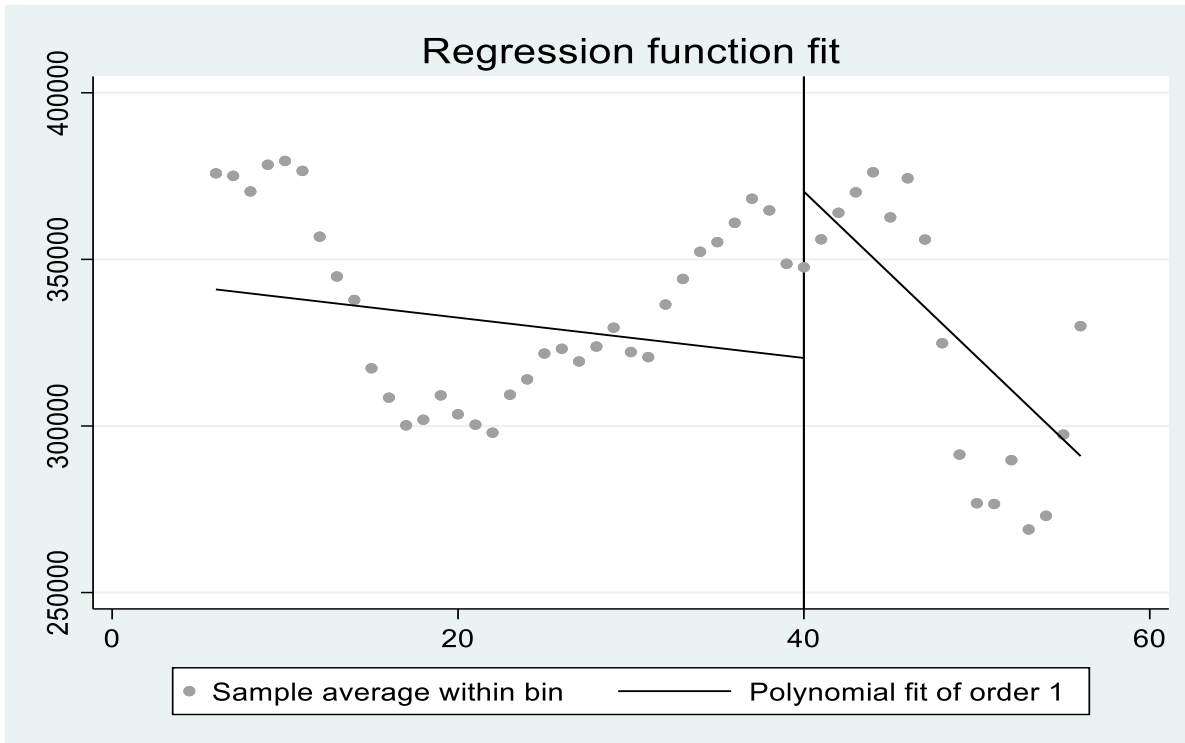
- Children of grass-root parents: strong upward mobility in housing wealth.
- Children in the middle-class families: worse off than their parents.
- Children of rich parents: the strongest persistence in housing mobility.



Middle-aged Households' Dilemma: Will my housing value depreciate?

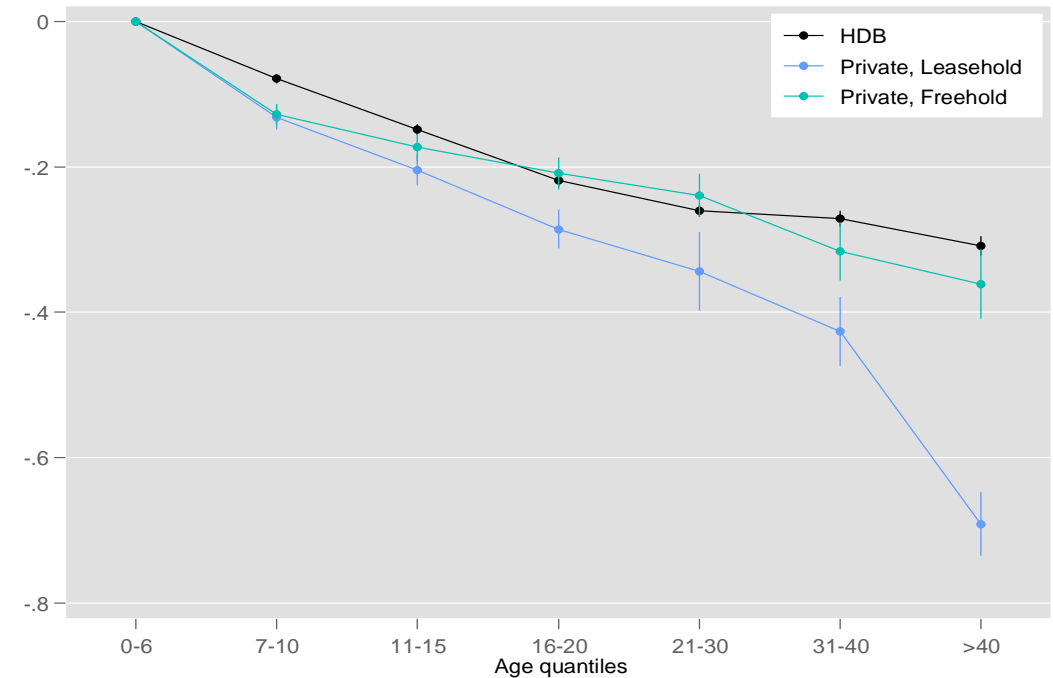
- Decaying balance lease

Resale price and building age relationships

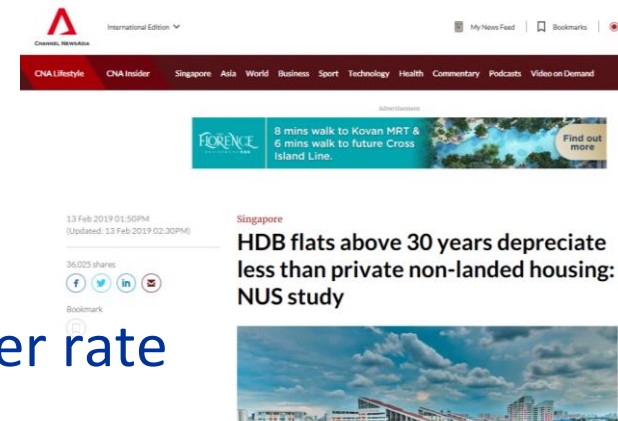


rdplot resale_price age, c(40) p(1)

- Depreciate at a slower rate



Price change and building age relationships

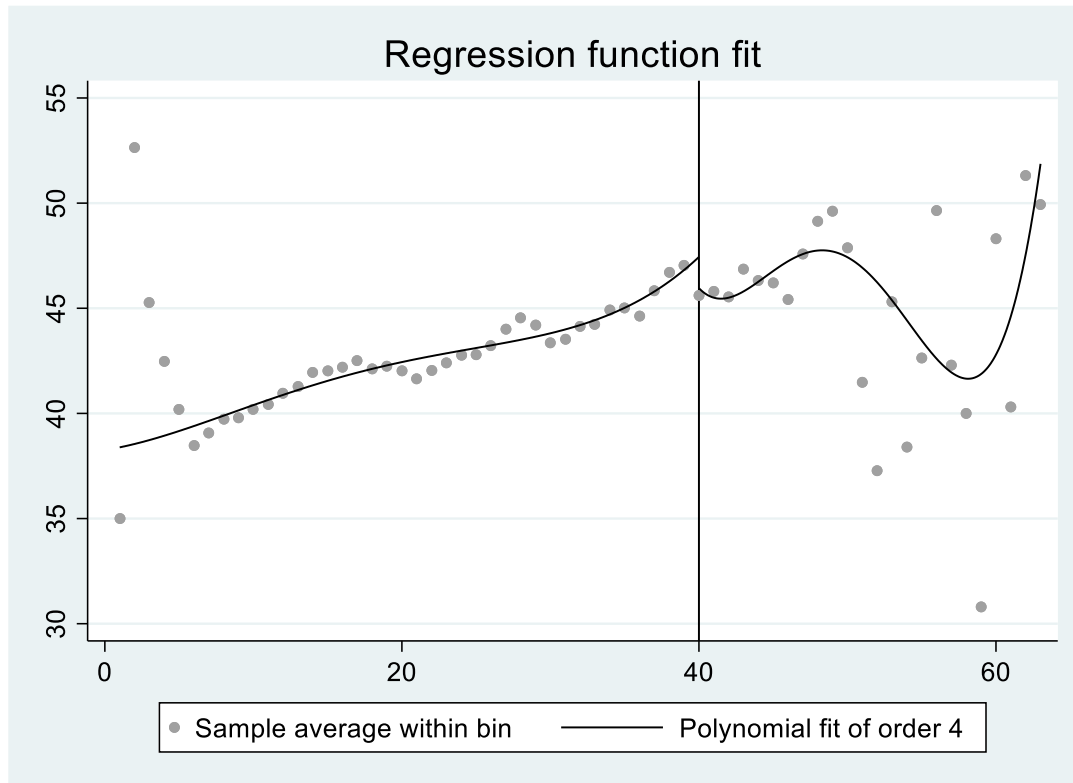


Elderly Households' Dilemma: Home for life and monetization choice?

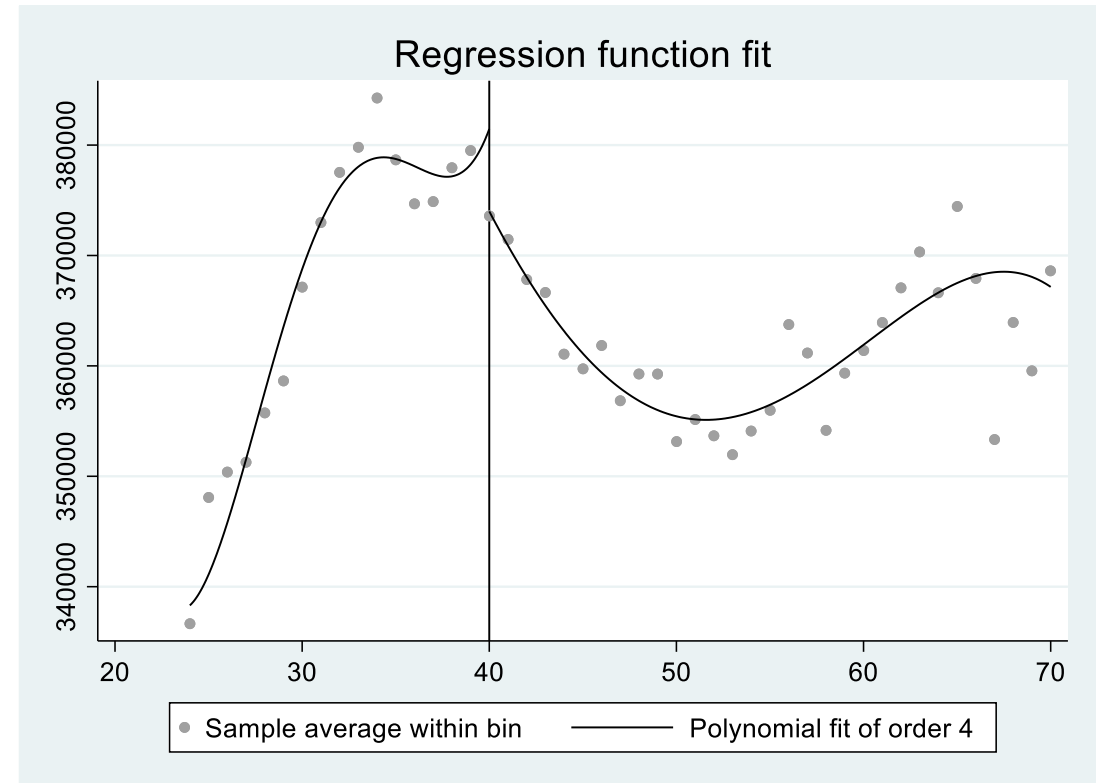
The asset-rich and cash-poor cohort

Retirement-saving puzzle

Downsizing or bequest choice



- Buyer age and building age relationships



- Resale price and buyer age relationships

THANK YOU