

Assessing spatial discontinuities in housing markets of EU cross-border regions

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Abstract:

Country borders present both challenges and opportunities across multiple domains, including labour markets, trade and cross-country integrations. Yet the impact of borders on housing prices and affordability remains underexplored, particularly within the context of the EU single market. Our contribution explores the housing market across EU internal borders, where local and regional socioeconomic dynamics transcend international boundaries. We analyse the discontinuities generated by the presence of a border in the housing markets of cross-border regions, shedding light on the great diversity of situations across the EU. By analysing (rental and sale) housing prices and affordability at the Local Administrative Unit (LAU) level within a 25 km buffer zone on both sides of each EU internal border, this study provides new elements to better understand the specificities and complexities of housing markets in EU's border areas.