



Rialtas na hÉireann  
Government of Ireland

# Attitudinal Survey of Mature Homeowners Preliminary Analysis

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# Introduction



- Goal: Explore the housing circumstances and attitudes of households composed of homeowners aged 55+ with a view to generating policy relevant findings.
- Focus: Attitudes of mature homeowners toward seeking housing better suited to their circumstances or to relocate from areas of high demand to lower demand.
- CSO total: 559,827 households.
- Sample: 1,213 respondents; face-to-face survey.
- Co-funded by the Irish Government Economic and Evaluation Service and the Department of Housing, Planning & Local Government.
- Research analysis undertaken by the Department of Housing, Planning & Local Government and the Department of Finance.



# Respondents

# Age Distribution



Age of respondent:

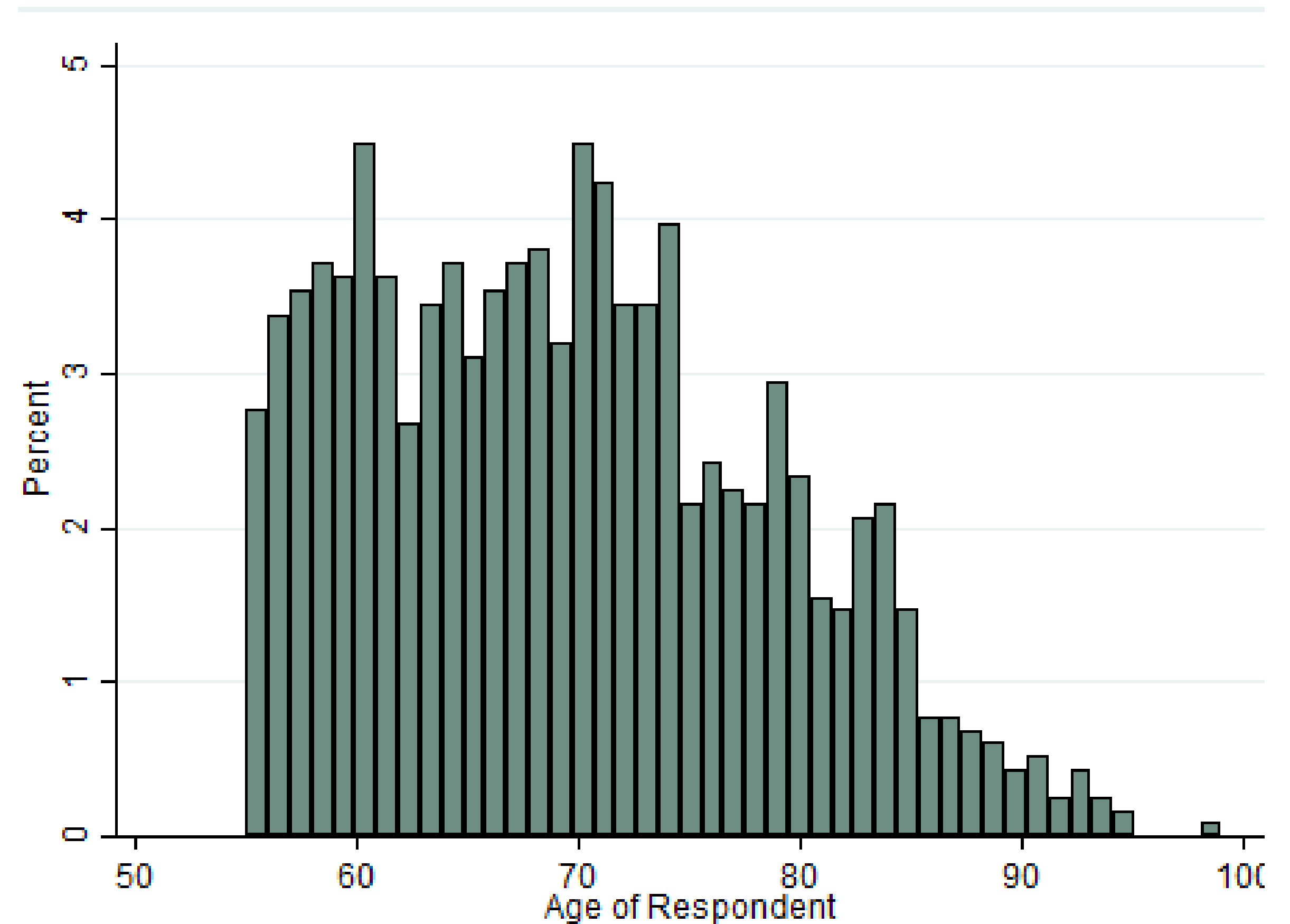
P10: 58

P25: 61

Median: 69

P75: 76

P90: 83



# Other Characteristics



## Gender:

Male 51.2%

## Marital Status:

Married 60.3%

Widowed 20.3%

Single 13.0%

Separated or Divorced 4.1%

Cohabiting 2.2%

Civil Partnership 0.1%

## Economic Status:

Retired / never worked 68.6%

1-5 years to retirement 11.0%

6+ years to retirement 14.3%

Don't know / other 6.2%



# Respondents' Homes

# Unit Type & Duration



## Unit Type

Terrace:	12.5%
Semi-detached:	21.9%
Detached:	63.3%
Apartment:	1.8%
Other:	0.5%

## Duration (years)

P10:	11
P25:	22
Median:	35
P75:	47
P90:	60

# Bedrooms – under-occupation?



## Bedrooms:

P10: 2

P25: 3

Median: 3

P75: 4

P90: 5

## Bedrooms in use:

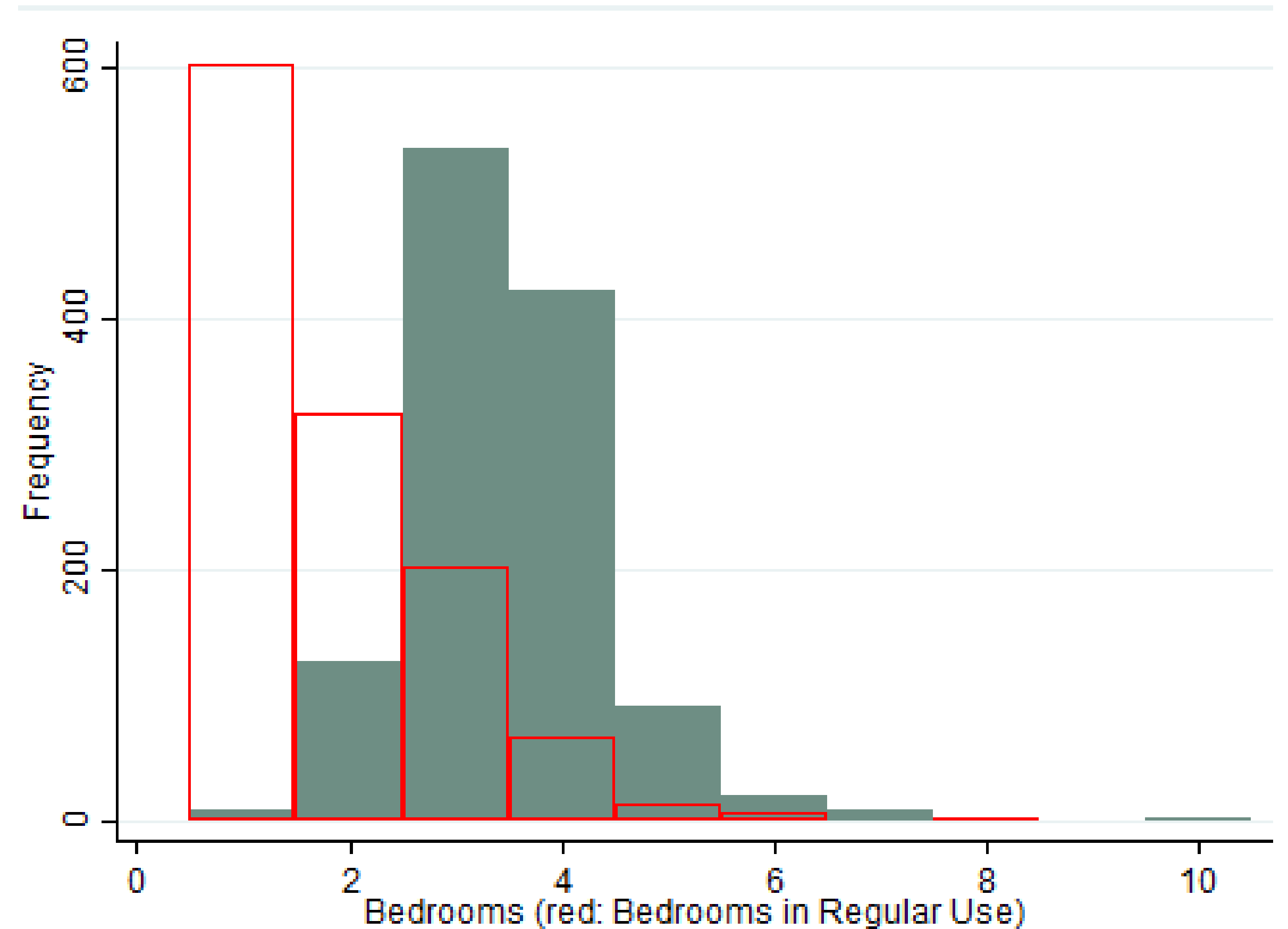
P10: 1

P25: 1

Median: 2

P75: 2

P90: 3





# Valuation

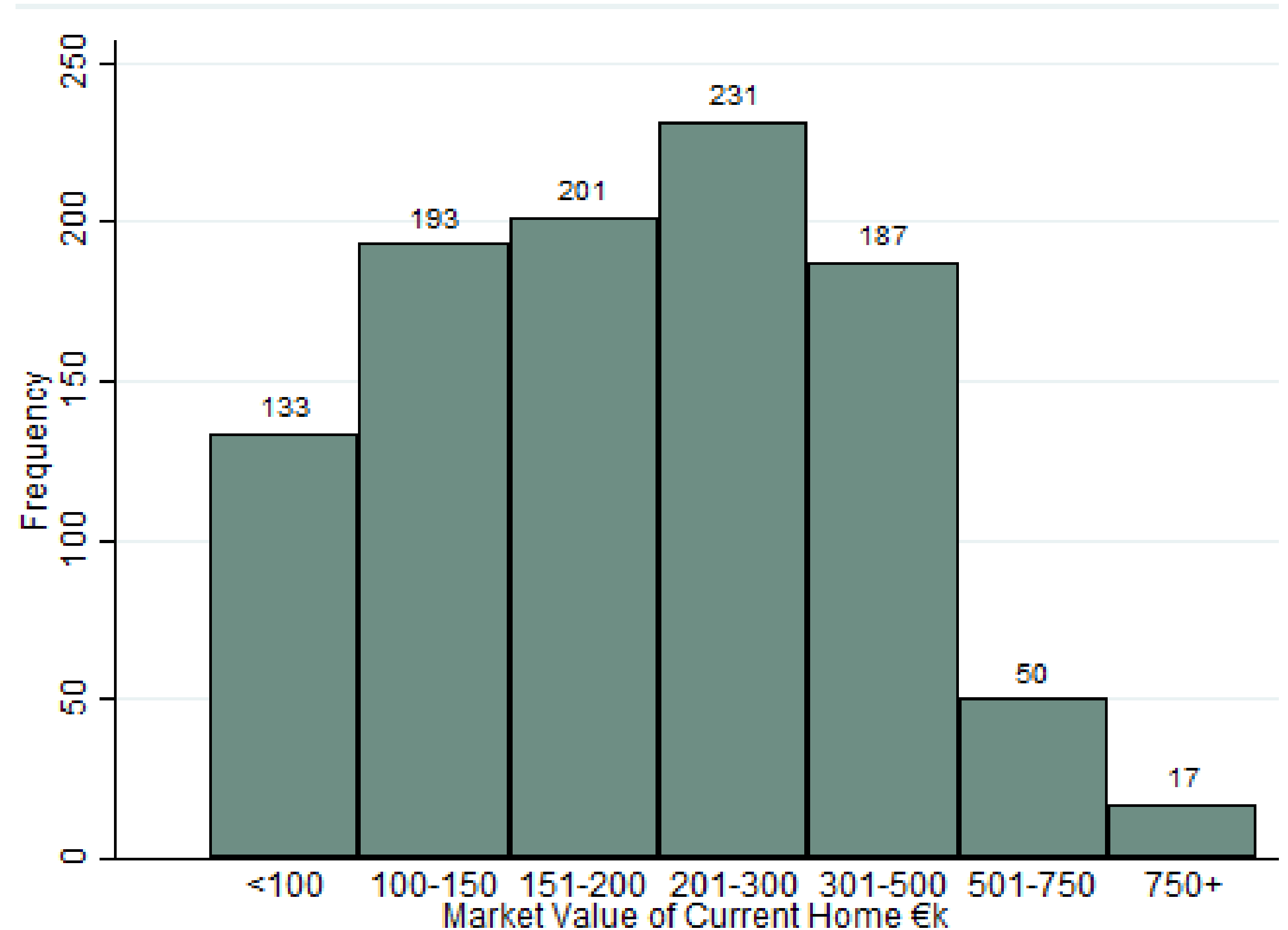


Self-valuation of current market value of home.

Median: €201-300k.

1,012 responses.

201 don't knows.





# Mobility

# Likelihood of Moving at Some Stage in the Future



Extremely likely:	2.0%
Very likely:	2.4%
Quite likely:	4.1%
Neither (un)likely:	6.3%
Quite unlikely:	5.8%
Very unlikely:	14.1%
Extremely unlikely:	65.3%

# Reason why unlikely to move



Of 1,040 respondents unlikely to move at some stage in the future, no.1 reason give:

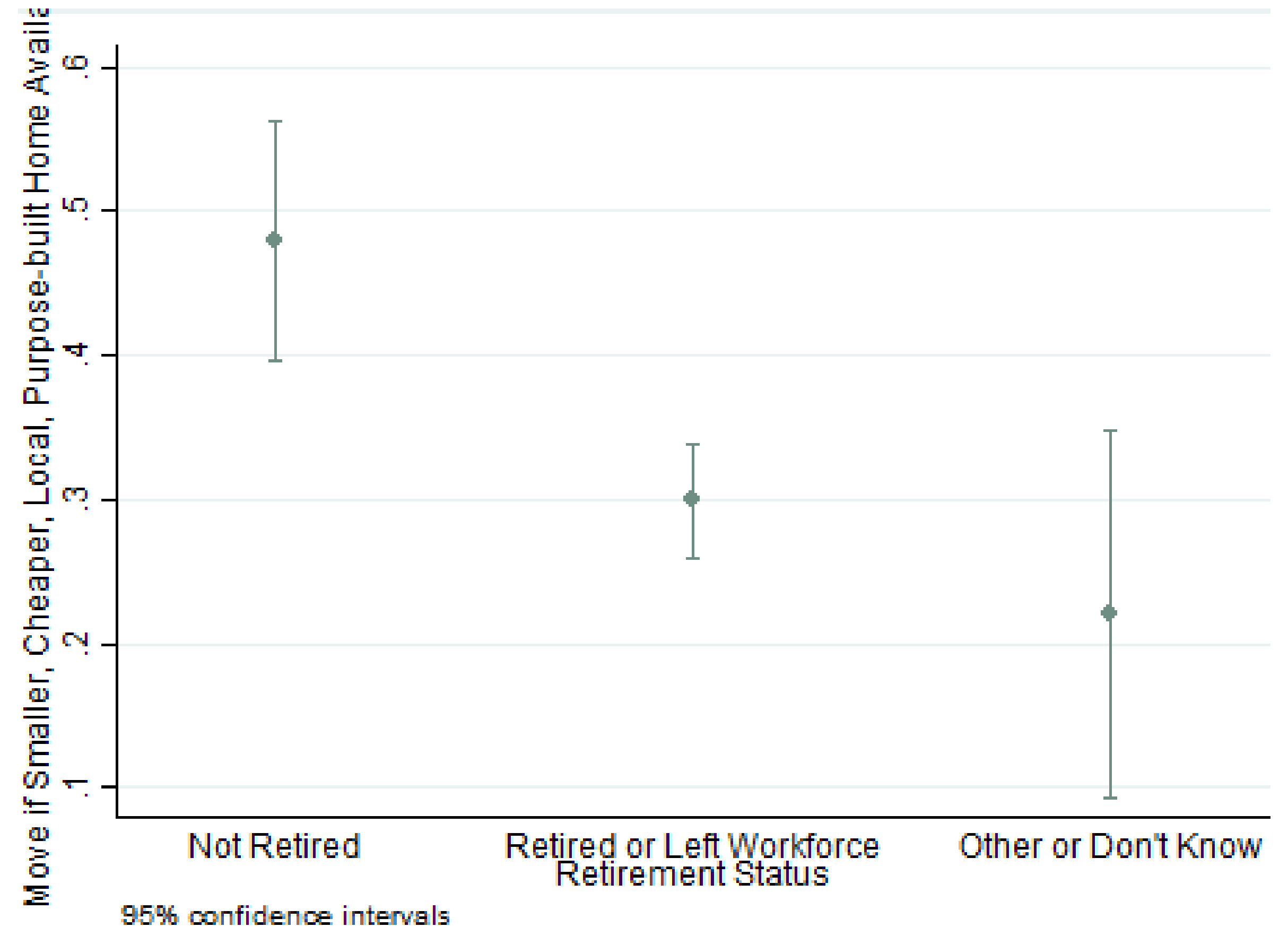
- 564 emotional attachment to home
- 156 local friendships / community ties
- 89 pass home to next generation
- 84 local amenities
- 39 accommodate guests
- 38 transaction costs & financial barriers

# Willingness to Move

Q: “If you could sell your home and purchase a smaller, purpose-built home for mature households in the same area for a lower price, would you do so?”

No: 74.4%  
Yes: 17.6%  
Don't know: 8.0%

Gender, # bedrooms not significantly different.



# Responsiveness to Hypothetical Measures



Hypothetical Measure	Proportion Most Likely to Move (6,7)	95% CI - Lower	95% CI - Upper
Greater Availability of Units	0.11	0.10	0.13
State Administered Scheme to Simplify	0.11	0.09	0.13
Financial Incentive or Subsidy	0.09	0.08	0.11
Financial Product	0.05	0.04	0.07
Government or Local Authority Charge	0.05	0.04	0.06

# Inter-generational Gifting



By child. Likelihood of financial support to help buy a home (95% Confidence Interval):

Child #1:	0.17 to 0.23
Child #2:	0.16 to 0.23
Child #3:	0.12 to 0.20
Child #4:	0.08 to 0.15

Most common: <€10,000. But variation, e.g. between 4.6% and 16.7% of gifts to first children are €100,000+

# Tentative Conclusions & Next Steps



- Relatively low proportion report a high likelihood of moving.  
(However, large population.)
- Factors inhibiting mobility, for many hshlds, non-economic.
- Sub-groups may be more willing to move, such as pre-retirees.
- Evidence from survey - measures most likely to encourage mobility:
  - I. Encourage or provide greater availability of suitable units;
  - II. Simplify process. State as honest broker; and/or,
  - III. Financial incentive.

## Next Steps:

- Further analysis.
- Research paper: Q1 2020.





# Thank You

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The views expressed in this paper are those of the author(s) and should not be regarded as an official position of the Department of Housing, Planning and Local Government, of the Department of Finance, or of the Irish Government Economic and Evaluation Service.

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