

BANK OF ITALY – TECNOBORSA – OSSERVATORIO DEL MERCATO IMMOBILIARE  
SURVEY OF REAL-ESTATE AGENTS ON THE ITALIAN HOUSING MARKET

April 2023

Name of respondent \_\_\_\_\_  
Tel \_\_\_\_\_ Fax \_\_\_\_\_ E-Mail \_\_\_\_\_

### 1. Introduction

This survey is conducted every three months by Gruppo CLAS S.p.A. on behalf of the Bank of Italy, Tecnoborsa (Chamber of Commerce organization for the development and regulation of the housing sector) and the Osservatorio del Mercato Immobiliare of the Italian Revenue Agency, in order to gather information on the residential housing market in Italy.

At the beginning of each section you will find instructions to help you answer the questions. The questionnaire is divided into four sections: (A) the trend in residential housing sales; (B) prices; (C) the short-term outlook; and (D) the rental market.

Most of the questions ask for an opinion and only a few require a numerical estimate.

**The questionnaire is addressed to real-estate agents and individual property consultants able to provide information regarding the activity of the office as a whole.**

The report containing the results of the previous edition of the survey can be downloaded from:

<https://www.bancaditalia.it/pubblicazioni/sondaggio-abitazioni/index.html?com.dotmarketing.htmlpage.language=1>

### 2. General instructions

- When asked to give a percentage change, please enter the sign (+ for an increase; - for a decrease) in the first box on the left.
- Your answers must refer to situations or changes in the quarter **January-March 2023** (unless otherwise indicated).
- When answering refer **only to housing units** and ignore any other units (garage, storage space, etc.).

## General information

Name of Real Estate Agency: \_\_\_\_\_

Legal Status:  SRL  SPA  SAS  SNC  Sole proprietor  Other (specify): \_\_\_\_\_

Is the office part of a group?  No  Yes,

name of the group: \_\_\_\_\_

**NOTE:** a group is a set of businesses directly or indirectly controlled through one or more chains of control, such as in franchising, by the same legal persons or the same entity

In the past 12 months, has your agency been active mainly in:

- Sale of properties on your own account  
 Sale of properties on account of third parties

**NOTE:** "Sales" means mandates to sell that your agency has concluded successfully, referring to the time when the seller accepts the buyer's offer or when a preliminary sales contract is signed. In the case of sales effected in more than one municipality, please refer in all your answers to the municipality in which most of your agency's business is conducted, defined as that in which the largest total number of sales are made.

Has your agency done rental business in the past 12 months?

No  Yes

How many agents work for the agency at present (including yourself)?

|\_\_\_\_\_|

Regarding the housing market only in the area in which you operate, how does the situation in **January-March 2023 compare with the previous quarter (October-December 2022)?**

Worse  Same  Better

### SECTION A – HOUSE SALES

This section asks for information on the trends in house sales completed by you or the agency. Most of the questions ask you to give information for the whole of the reference quarter, which in the present survey covers the period **January-March 2023**.

**A1.** Please name the city or town (municipality) in which you made most sales in **January-March 2023**:

POST CODE |\_\_\_\_\_|

MUNICIPALITY |\_\_\_\_\_|

	Reference quarter January-March 2023	Previous quarter October-December 2022
<b>A2.</b> Did you sell any homes?	Yes, only new builds (*) <input type="checkbox"/>	Yes, only new builds (*) <input type="checkbox"/>
	Yes, only existing homes <input type="checkbox"/>	Yes, only existing homes <input type="checkbox"/>
	Yes, new and existing homes <input type="checkbox"/>	Yes, new and existing homes <input type="checkbox"/>
	No <input type="checkbox"/>	No <input type="checkbox"/>
<i>(*)New builds includes both new constructions and homes that were gut-renovated.</i>		
	Compared with the previous quarter (October-December 2022)	Compared with the same quarter of last year (January-March 2022)
<b>A3.</b> Can you say whether the number of houses your agency sold in <b>October-December 2022</b> was ...	<input type="checkbox"/> lower (by more than 10%) <input type="checkbox"/> about the same (+/-10% or less) <input type="checkbox"/> higher (by more than 10%)	<input type="checkbox"/> lower (by more than 10%) <input type="checkbox"/> about the same (+/-10% or less) <input type="checkbox"/> higher (by more than 10%)
<b>A4.</b> The number of <b>potential purchasers</b> your office assisted in the reference quarter ( <b>January-March 2023</b> ) was:... <i>(number of potential purchasers who visited at least one property listed by your office)</i>	<input type="checkbox"/> Smaller <input type="checkbox"/> More or less the same <input type="checkbox"/> Larger	<input type="checkbox"/> Smaller <input type="checkbox"/> More or less the same <input type="checkbox"/> Larger

**If your office did not sell a property in the reference quarter January-March 2023, go to question A8.**

A5. How many homes did your office sell in the reference quarter (January-March 2023)?

New | \_ \_ \_ \_ |

Existing

| \_ \_ \_ \_ |

Considering the total number of homes sold by your agency in the reference quarter (January-March 2023),

A6a. how many (number or percentage) do you know were bought with a mortgage?

A6b. and for what proportion of the price?

| \_ \_ \_ \_ | number of homes bought with a mortgage

| \_ \_ \_ \_ | % of price covered by mortgage

| \_ \_ \_ \_ | % of homes bought with a mortgage

| \_ \_ \_ \_ | Don't know

| \_ \_ \_ \_ | Don't know

A7. Considering the total number of homes sold by you in the reference quarter January-March 2023, how many months passed on average between a house being registered with you and its sale (signature of preliminary contract)?

| \_ | | \_ \_ \_ | months

A10. Considering the number of homes on your books still unsold at the end of March 2023 compared with the end of December 2022, was that number...?

(Please count properties listed with you both before and during the reference quarter)

VAR15

- Much smaller
- Smaller
- The same
- Larger
- Much larger

A11. Considering the number of new listings still on your books in the reference quarter January-March 2023, compared with the previous quarter (October-December 2022), was that number ...?

(Please count only properties newly listed on your books during the reference quarter, including any that were sold in the period)

- Much smaller
- Smaller
- The same
- Larger
- Much larger

A12. Regarding lapses or non-renewals of agreements in the reference quarter (January-March 2023), please select the main reasons from the list on the right (no more than three)

- Seller thought the offers received were too low
- Owner decided to wait in expectation of a rise in prices
- No offers were made because buyers thought the price was too high
- Too long since the property was put on the market
- Buyer had difficulty getting a mortgage
- Seller encountered unexpected problems (seizure of property, separation, etc.)
- Other reasons (give details:)

## SECTION B – PRICES

This section covers information on selling prices in the reference quarter (January-March 2023).

If your office did not sell a property in the reference quarter January-March 2023, go to question C1.

B1.1. For the main type of property sold in the reference quarter (January-March 2023), compared with the end of the previous quarter (October-December 2022), was the average selling price (per m<sup>2</sup>):

- Much lower (more than -5%)
- Lower (between -1.1% and -5%)
- More or less stable (between -1% and +1%)
- Higher (between +1.1% and +5%)
- Much higher (more than +5%)

B1.2. Can you quantify the percentage change in selling prices (per m<sup>2</sup>) as compared to a year ago?

- More than -10%
- Between -5.1% and -10%
- Between -3.1% and -5%
- Between -1.1% and -3%
- Between -1% and +1%
- Between +1.1% and +3%
- Between +3.1% and +5%
- Between +5.1% and +10%
- More than 10%

B2. For the main type of property sold in the reference quarter January-March 2023, what was the highest and lowest selling price (per m<sup>2</sup>)?

Lowest (€) | \_ \_ \_ \_ \_ |

Highest (€) | \_ \_ \_ \_ \_ |

**B3.** For the **main type of property sold** in the reference quarter **January-March 2023**, compared with the seller's first asking price was the selling price:

**Lower by:**

- More than 30%
- Between 20% and 30%
- Between 10% and 20%
- Between 5% and 10%
- Less than 5%
- The same** (or higher)

### SECTION C – OUTLOOK

This section looks at the short-term and mid-term prospects of the housing market.

**C1.** Considering the type of property that you generally sell regardless of recent trends, how do you think prices in **April-June 2023 will differ from those in January-March 2023?**

- Much lower (more than -5%)
- Lower (between -1% and -5%)
- More or less stable (between -1% and +1%)
- Higher (between +1% and +5%)
- Much higher (more than +5%)

**C2.** Considering the type of property that you generally sell, can you quantify this change in selling prices (per m<sup>2</sup>)?

In the quarter April-June 2023 compared with the same period of the previous year	12 months from now
<input type="checkbox"/> More than -10%	<input type="checkbox"/> More than -10%
<input type="checkbox"/> Between -5.1% and -10%	<input type="checkbox"/> Between -5.1% and -10%
<input type="checkbox"/> Between -3.1% and -5%	<input type="checkbox"/> Between -3.1% and -5%
<input type="checkbox"/> Between -1.1% and -3%	<input type="checkbox"/> Between -1.1% and -3%
<input type="checkbox"/> Between -1% and +1%	<input type="checkbox"/> Between -1% and +1%
<input type="checkbox"/> Between +1.1% and +3%	<input type="checkbox"/> Between +1.1% and +3%
<input type="checkbox"/> Between +3.1% and +5%	<input type="checkbox"/> Between +3.1% and +5%
<input type="checkbox"/> Between +5.1% and +10%	<input type="checkbox"/> Between +5.1% and +10%
<input type="checkbox"/> More than 10%	<input type="checkbox"/> More than 10%

**C3.** In April-June 2023, how do you expect the number of new sale listings to compare with the reference quarter January-March 2023:

- Much smaller
- Smaller
- More or less the same
- Larger
- Much larger

**C4.** Considering the housing market only in your area, how will the performance compare with that in the quarter **January-March 2023?**

In the next quarter April-June 2023:	Over the next two years:
<input type="checkbox"/> Worse	<input type="checkbox"/> Worse
<input type="checkbox"/> Same	<input type="checkbox"/> Same
<input type="checkbox"/> Better	<input type="checkbox"/> Better

**C5.** How do you think the general situation in the housing market **throughout the country** will develop compared with the present quarter?

In the next quarter April-June 2023:	Over the next two years:
<input type="checkbox"/> Worse	<input type="checkbox"/> Worse
<input type="checkbox"/> Same	<input type="checkbox"/> Same
<input type="checkbox"/> Better	<input type="checkbox"/> Better

**C6.** How do you think the recent changes to the Superbonus\* 110%, and in particular the constraints placed on the transferability of credit, will influence the following variables of the national real estate market during 2023?

\* Various aspects of the Superbonus introduced in the 'Relaunch Decree' (Decree Law 34/2020, converted into Law 77/2020), including the deadlines, have been modified several times by a series of measures. Lastly, with Decree Law 11/2023, the Government established that starting 17 February 2023, neither a discount on the amount due nor the transfer of the tax credit will be possible for new projects.

	Decrease	Stable	Increase	Don't know
Housing supply <b>VAR74A</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Potential buyers <b>VAR74B</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Selling prices <b>VAR74C</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**C7.** At European level, there is an ongoing debate on the need for energy renovation of existing buildings (for example, a directive is under discussion according to which, in a few years, homes should attain at least energy class E before they can be sold or rented). **How do you think that these possible future legislative interventions could influence the following variables of the national real estate market starting from the current year?**

	Decrease	No impact	Increase	Don't know
Supply of low energy efficiency homes <b>VAR75A</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Sales prices of low energy efficiency homes <b>VAR75B</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Demand for housing for renovation <b>VAR75C</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Demand for housing for investment purposes <b>VAR75D</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Demand for energy efficient housing <b>VAR75E</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

### SECTION D – RENTAL MARKET

This section looks at trends in the rental market according to agents that deal in this market.

**D1.** In the present quarter **January-March 2023**, has your office let a property?  No  Yes

	Compared with the previous quarter (October-December 2022)	Compared with the same quarter last year (January-March 2022)
<b>D2.</b> In the quarter <b>January-March 2023</b> , the number of properties let by your office:	<input type="checkbox"/> Decreased (more than 10%) <input type="checkbox"/> Remained stable (between -10% and +10%) <input type="checkbox"/> Increased (more than 10%)	<input type="checkbox"/> Decreased (more than 10%) <input type="checkbox"/> Remained stable (between -10% and +10%) <input type="checkbox"/> Increased (more than 10%)

**D3.** Considering the number of **new rental listings** in the reference quarter **October-December 2022**, compared with the previous quarter (**October-December 2022**), the number was:

*(Please count only properties newly listed on your books during the reference quarter, including any that were rented in the period)*

- Much smaller
- Smaller
- The same
- Larger
- Much larger

**If your office did not let any properties in the reference quarter January-March 2023, go to question D9.**

**D4.** For the main type of property let by your office in the reference quarter **January-March 2023** **October-December 2022**, how does the average rental price compare with the previous quarter (**October-December 2022**):

- Much lower (more than -5%)
- Lower (between -1.1% and -5%)
- More or less stable (between -1% and +1%)
- Higher (between +1.1% and +5%)
- Much higher (more than +5%)

**D5.** For the main type of property let in the reference quarter, what was the **size of the largest and smallest property (in m<sup>2</sup>)**?

Smallest (m<sup>2</sup>) | \_\_\_\_\_ |

Largest (m<sup>2</sup>) | \_\_\_\_\_ |

**D6.** For the main type of property let in the reference quarter, what was the approximate **highest and lowest rent** recorded?

Lowest (€) | \_\_\_\_\_ |

Highest (€) | \_\_\_\_\_ |

**D7.** For the main type of property let by your office in the reference quarter **January-March 2023**, compared with the owner's first asking price was the rental price:

**Lower by:**

- More than 30%
- Between 20% and 30%
- Between 10% and 20%
- Between 5% and 10%
- Less than 5%
- The same** (or higher)

**D8.** For the main type of property let by your office, how do you think the average rental price in your area in **April-June 2023** will differ from that of **January-March 2023**?

- Much lower (more than -5%)
- Lower (between -1.1% and -5%)
- More or less stable (between -1% and +1%)
- Higher (between +1.1% and +5%)
- Much higher (more than +5%)

**If the office has let property in the quarter January-March 2023, go to question E1**

**D9.** For the main type of property let in the reference quarter **January-March 2023**, compared with the previous quarter (**October-December 2022**), in your opinion was the average rental price:

- Much lower (more than -5%)
- Lower (between -1.1% and -5%)
- More or less stable (between -1% and +1%)
- Higher (between +1.1% and +5%)
- Much higher (more than +5%)

**SECTION E – INFLATION EXPECTATIONS AND USE OF WEB PORTALS**

This section collects information on agents' expectations and their use of web portals.

<p><b>E1a. (half of the sample)</b> In February, consumer price inflation, measured by the 12-month change in the Harmonized Index of Consumer Prices, was 9.8 per cent in Italy and 8.5 in the euro area. What do you think it will be in Italy in the next twelve months?</p>	<p align="center"> _   _ _ , _ %</p>
<p><b>E1b. (half of the sample)</b> What do you think consumer price inflation, measured by the 12-month change in the Harmonized Index of Consumer Prices, will be in Italy in the next twelve months?</p>	<p align="center"> _   _ _ , _ %</p>

**E2. In your opinion, what will be the impact of inflation on the following national housing market variables over the next 12 months?**

Market variable	Very negative	Negative	No impact	Positive	Very positive
Sale listings	<input type="checkbox"/>				
Number of potential buyers	<input type="checkbox"/>				
Selling prices	<input type="checkbox"/>				