

NON-FINANCIAL ASSETS OF HOUSEHOLDS

Non-financial assets held by households reflect the assets owned by unincorporated household enterprises and dwellings owned by households, with the latter representing by far the bulk of non-financial assets held by households. They form an important part of overall wealth and can provide an important additional source of revenue; either through their sale or refinancing, or as income via rentals of residential property for example. Estimates of non-financial assets held by households also play an important role in economic analyses, such as studies of asset bubbles, and analyses of living standards.

Definition

Non-financial assets held by households include, in theory, both produced and non-produced non-financial assets, i.e. dwellings, other buildings and structures and land improvements; machinery and equipment including livestock; and intellectual property products, such as software and literary originals, and non-produced assets such as land and taxi-licenses. In practice dwellings form by far the most significant component.

Except for dwellings, only those assets owned by household unincorporated enterprises, and used in production, are included as non-financial assets. For example a car used by a household purely for household transport is not a non-financial asset whereas a car used by a self-employed taxi driver is.

Non-financial assets are valued at the market prices at the time of the balance sheet, and are recorded net of depreciation.

Comparability

Information on non-financial assets held by households typically relies on household based surveys. As a consequence, the quality of this information, except for that pertaining to dwellings and land, is generally of lower

quality than it is for similar information collected on incorporated businesses.

Moreover, in practice, countries use a variety of methods to differentiate between the value of dwellings and the land on which the dwellings sit, meaning that comparisons of these subcomponents across countries are challenging. Some countries include the value of land under dwellings within the figures for dwellings. This matters not only for international comparability but also because dwellings, as produced assets depreciate whereas land, as a non-produced asset, does not. A particular challenge arises from capturing quality change and quality differences in the housing stock and valuing it accordingly.

The caveats above, pertaining to the distinction between land and dwellings, mean that users should be particularly careful in using the figures in making international comparisons. The OECD is working with national statistics institutes so that future versions of these data reflect a greater degree of international comparability.

Data are assets net of depreciation for all countries except for the Slovak Republic and Poland (gross recording).

Overview

The non-financial assets of households in dwellings constitute a large share of household wealth. This indicator is of particular interest since the financial crisis because it may indicate risks of a speculative bubble.

In most OECD countries dwelling values per capita have grown steadily since 2010. In contrast, dwelling values per capita have fallen since 2010 in the Netherlands. The Netherlands' land values have also exhibited sizable declines in recent years (minus 10% in 2012 and minus 9.7% in 2013).

Only nine OECD countries currently provide data on land. For those countries reporting data the value of the land exceeds that of dwellings in 5 of them in 2013.

Sources

- OECD (2015), *National Accounts of OECD Countries*, OECD Publishing.

Further information

Analytical publications

- Babeau, A. and T. Sbrano (2003), "Household Wealth in the National Accounts of Europe, the United States and Japan", *OECD Statistics Working Papers*, No. 2003/02.
- OECD (2015), *Economic Policy Reforms*, OECD Publishing.

Statistical publications

- OECD (2015), *National Accounts at a Glance*, OECD Publishing.

Methodological publications

- OECD, et al. (eds.) (2010), *System of National Accounts 2008*, United Nations, Geneva.

Online databases

- OECD National Accounts Statistics.

Websites

- National accounts, www.oecd.org/std/na.

Non-financial assets of households

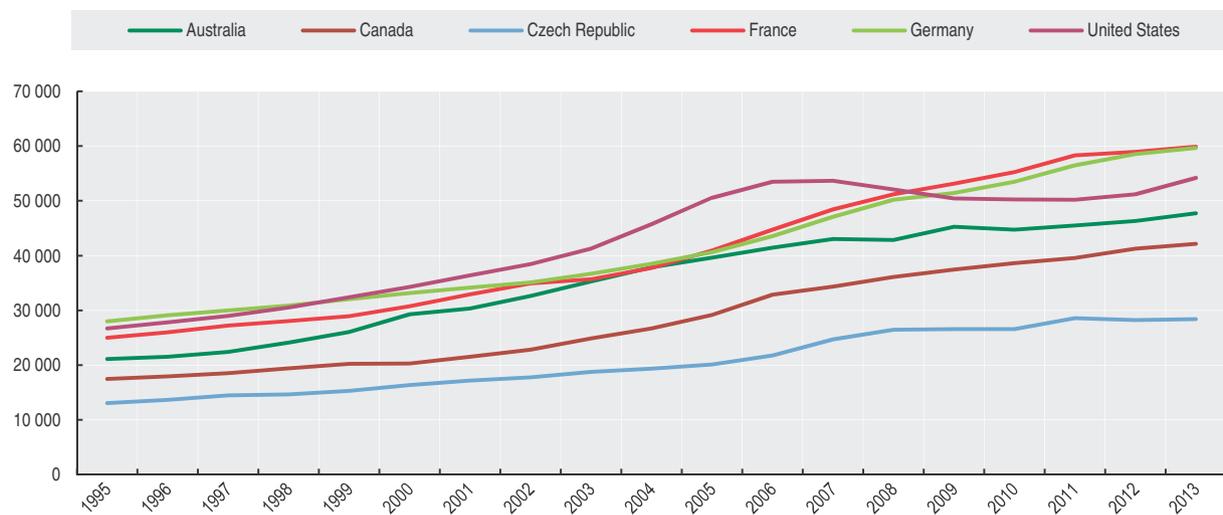
US dollars at current PPPs, per capita

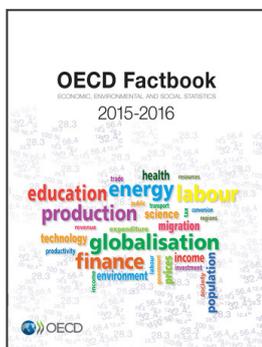
	Dwellings				Land				Other			
	2010	2011	2012	2013	2010	2011	2012	2013	2010	2011	2012	2013
Australia	44 748	45 479	46 291	47 711	92 678	86 630	89 250	98 839	16 627	16 661	16 971	17 278
Austria	48 602	50 804	52 312	53 533	..	..	..	..	..	..	..	..
Belgium	49 853	51 629	53 280	53 408	..	..	..	..	..	..	..	..
Canada	38 617	39 560	41 261	42 163	35 659	37 687	39 448	43 026	1 869	1 903	1 827	1 843
Chile	12 976	13 930	13 998	14 504	..	..	..	..	..	..	..	..
Czech Republic	26 575	28 554	28 226	28 410	7 549	8 044	8 139	8 267	5 568	6 440	6 579	6 626
Denmark	37 431	41 738	42 083	42 153	..	..	..	..	..	..	..	..
Estonia	23 446	24 609	24 213	..	..	..	..	..	..	..	..	..
Finland	42 709	45 142	47 617	48 108	21 335	22 256	22 850	23 239	..	..	..	..
France	55 254	58 282	58 939	59 891	63 576	66 525	62 926	60 568	7 194	7 408	7 202	7 033
Germany	53 494	56 475	58 551	59 648	..	..	..	..	..	..	..	..
Greece	44 516	44 514	44 676	..	..	..	..	..	..	..	..	..
Hungary	24 321	24 993	24 991	..	..	..	..	..	..	..	..	..
Iceland	..	..	..	..	..	..	..	..	..	..	..	..
Ireland	..	..	..	..	..	..	..	..	..	..	..	..
Israel	26 791	28 532	30 052	31 037	..	..	..	..	..	..	..	..
Italy	49 145	52 164	53 517	54 618	..	..	..	..	..	..	..	..
Japan	21 083	21 645	21 985	22 850	52 882	53 479	54 129	53 928	4 550	4 601	4 649	4 684
Korea	23 117	23 927	24 402	25 329	72 576	76 634	78 033	78 994	9 086	9 511	9 414	9 370
Luxembourg	46 548	48 939	49 958	49 768	..	..	..	..	..	..	..	..
Mexico	..	..	..	..	..	..	..	..	..	..	..	..
Netherlands	53 266	53 003	51 881	50 849	53 982	54 145	48 740	43 999	..	..	..	..
New Zealand	..	..	..	..	..	..	..	..	..	..	..	..
Norway	..	..	..	..	..	..	..	..	..	..	..	..
Poland	5 626	5 775	5 895	..	..	..	..	..	..	..	..	..
Portugal	..	..	..	..	..	..	..	..	..	..	..	..
Slovak Republic	31 836	32 296	32 767	33 865	..	..	..	..	..	..	..	..
Slovenia	28 367	29 519	30 440	..	..	..	..	..	..	..	..	..
Spain	..	..	..	..	..	..	..	..	..	..	..	..
Sweden	29 677	30 534	31 134	..	..	..	..	..	..	..	..	..
Switzerland	..	..	..	..	..	..	..	..	..	..	..	..
Turkey	..	..	..	..	..	..	..	..	..	..	..	..
United Kingdom	..	..	..	..	..	..	..	..	..	..	..	..
United States	50 256	50 218	51 190	54 214	33 460	33 785	39 144	46 095	..	..	..	..
EU 28	..	..	..	..	..	..	..	..	..	..	..	..
OECD	..	..	..	..	..	..	..	..	..	..	..	..
Brazil	..	..	..	..	..	..	..	..	..	..	..	..
China	..	..	..	..	..	..	..	..	..	..	..	..
India	..	..	..	..	..	..	..	..	..	..	..	..
Indonesia	..	..	..	..	..	..	..	..	..	..	..	..
Russian Federation	..	..	..	..	..	..	..	..	..	..	..	..
South Africa	..	..	..	..	..	..	..	..	..	..	..	..

1 2 <http://dx.doi.org/10.1787/888933336271>

Non-financial assets of households per capita: dwellings

US dollars at current PPPs

1 2 <http://dx.doi.org/10.1787/888933335085>



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