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HOUSEHOLD WEALTH IN PORTUGAL: REVISED SERIES[1]

Fátima Cardoso
Luísa Farinha
Rita Lameira

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Please address correspondence to
Economics and Research Department
Banco de Portugal, Av. Almirante Reis no. 71, 1150-012 Lisboa, Portugal;
email: estudos@bportugal.pt

(1) See the Appendix also in excel format on *http://www.bportugal.pt/publish/OP/2008-1.xls*

BANCO DE PORTUGAL

Economics and Research Department
Av. Almirante Reis, 71-6th floor
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Household wealth in Portugal: revised series

Fátima Cardoso*
Luísa Farinha*
Rita Lameira**

1. Introduction

Household wealth can play an important role in modelling households' consumption/savings decisions. Permanent income and life-cycle theories of consumer, for instance, predict a relationship between wealth and the life-time pattern of consumption. The growing importance of shares in households' portfolios and more recently the large and continuous rise in house prices in many developed economies justify the recent upsurge in estimating wealth effects on consumption. In Portugal, until recently there was virtually no literature relating wealth and consumption, a fact largely due to the lack of appropriate data. The paper by Cardoso and Cunha (2005) contributed to fill this gap by providing aggregate homogeneous series on the main components of household wealth covering a relatively long period. Using these data Castro (2007) estimated the effects of financial and housing wealth on consumption in Portugal. The recognition that progress in this field largely depends on data availability is the main motivation for this paper, which presents an update and a revision of the household wealth series first published in Cardoso and Cunha (2005). The components of household wealth covered are financial (both assets and liabilities) and housing wealth (which is presumed to be the main component of households' non-financial wealth). The concepts, scope and methodology of the series presented in this paper are, in the essence, the same as before. However, in the "shares and other equity" and "housing" components revisions were more substantial as they incorporate new sources of information and some methodological changes. In particular, in the case of housing wealth the availability of more recent results from the Portuguese household wealth survey, which were used to obtain a benchmark for this component of wealth, justified a change in the methodological procedure.

* Banco de Portugal, Economics and Research Department.
** Banco de Portugal, Statistics Department.

The paper is organised as follows. Section 2 presents some methodological notes that explain the main revisions of the series. In section 3 the recent behaviour of Portuguese household wealth is analysed on the basis of a set of indicators and compared with other countries for which corresponding figures are available. Section 4 presents the concluding remarks.

2. Methodological notes

The concepts, scope and methodology of the series presented in this paper are described in Cardoso and Cunha (2005). As mentioned in that paper, the components of households' financial wealth in aggregate terms come directly from the National Financial Accounts. They are therefore consistent with the European System of National and Regional Accounts (ESA 95).

In the case of securities, original aggregate data are difficult to find and households' holdings of these assets have to be estimated or imputed. These figures are, in particular, highly dependent on the methodology used in the estimation of the market value of unlisted shares and other equity. In the context of National Financial Accounts, a new methodology for the estimation of these securities was adopted in 2005. This is based on own funds of unlisted companies taken from balance sheet data. Additionally, in 2006, the availability of a more comprehensive data source on non-financial companies implied another substantial revision in the value of equities held by households.

In the case of holdings of real assets, original aggregate data are even more difficult to obtain or simply do not exist. In this case, survey data can be very useful in estimating aggregates. In particular, these data can be used to obtain a point estimate for a specific year. In early 2008, with the release of the results of the latest wave of the survey on households' wealth (known as *IPEF – Inquérito ao Património e Endividamento das Famílias*) it has become feasible to have a point estimate of household wealth in housing for the most recent year[1].

[1] The *IPEF* was carried out by Statistics Portugal and Banco de Portugal in 1994, 2000 and 2006/07.

Financial wealth

The financial series presented in this paper are consistent with National Financial Accounts published by Banco de Portugal[2]. For some categories of assets and liabilities, namely deposits and loans, the information included in the Financial Accounts is obtained from counterpart sectors, mainly the banks, and therefore the figures are quite accurate and stable. As for households' wealth in securities, the estimation process is more complex and the figures are more subject to changes. The series of "shares and other equity" issued by the corporate sector and "securities other than shares" were recently revised, due to the adoption of different methodological procedures. These revisions were reflected in households' holdings of securities, which are estimated in a residual way, that is as the difference between the total amount of securities issued and the portfolios of the other institutional sectors for which holdings may be obtained directly.

The revision in the value of "shares and other equity" issued by the corporate sector resulted from a change in the methodology of estimation of this item in National Financial Accounts, in line with international principles that recommend the use of market values. This change is explained in full detail in Almeida et al. (2007). Following this methodology, the market value of quoted shares was taken directly from a security-by-security database run by Banco de Portugal (*SIET – Sistema Integrado de Estatísticas de Títulos*). This includes quotations for all companies listed on the Portuguese stock exchange. In the case of unquoted shares and other equity, in the absence of market values, an estimate of companies' own funds was used as a proxy. This estimate was based on the ratios between own funds and statutory capital observed in the sample of non-financial corporations available in the Central Balance Sheet Office of Banco de Portugal (*CB – Central de Balanços*), and the ratios were extrapolated to the entire population for a given reference year. The complete series was estimated using data from *CB* for the companies answering the annual surveys. For the other companies, the evolution of own funds was based on the figures

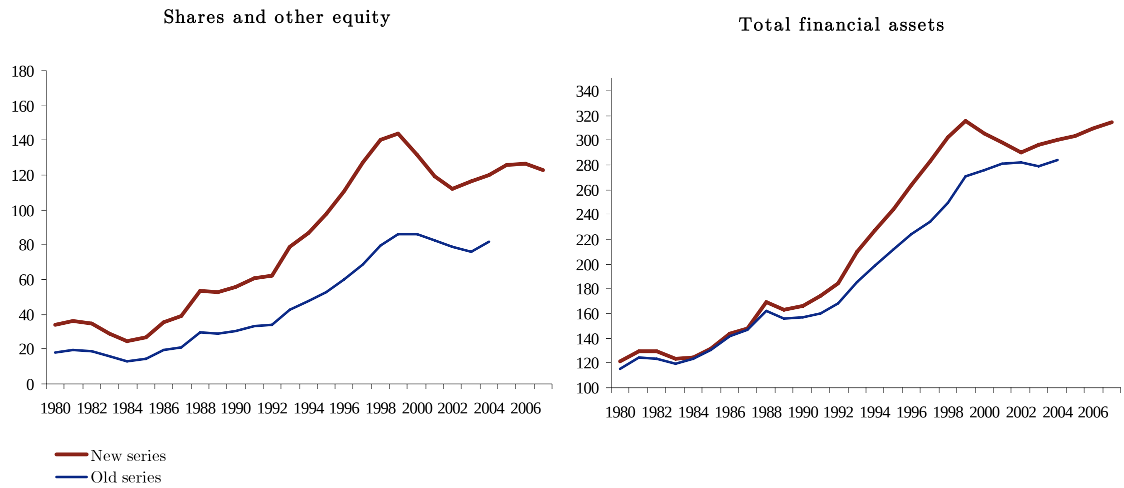
[2] The National Financial Accounts published by Banco de Portugal include revised data since 1997. Therefore, the figures now disseminated for the years 1980 to 1996 were estimated using the change rate implicit in the series published in Cardoso and Cunha (2005). Note also that the residual items "Other accounts receivable/payable" included in both the assets and liabilities of Financial Accounts compiled by Banco de Portugal, with the exception of "Trade credits and advances received", were not considered in this paper, in line with what was done in the previous paper.

computed for the companies in the invariant sample of *CB* and taking into account nominal GDP growth. Note that this database has recently benefited from the new simplified reporting system for corporate information (*IES – Informação Empresarial Simplificada*), which includes end of 2006 data for almost the entire population of corporations. These adjustments implied an upward revision of more than 50 per cent in the wealth of households in shares and other equity for 2004.

In the case of "securities other than shares", there was a downward revision (of around 30 per cent for 2004) in households' holdings of this type of instrument. This was a consequence of an upward revision of the amount of Portuguese debt securities (mainly issued by general government) estimated to be held by the non resident sector. Note that the amount allocated to households is estimated as a residual.

These methodological revisions implied significant changes in the level of household wealth measured as a percentage of disposable income, with an upward revision in the series of shares and other equity and a decrease in their portfolio of securities other than shares. As a consequence, there was a less pronounced upward revision in the series of households' financial assets (chart 1).

Chart 1
Household financial wealth
(as a percentage of disposable income)



Non financial wealth (housing)

Households' non-financial wealth is particularly difficult to estimate, given that source data are much scarcer than in the case of the financial components. In Cardoso and

Cunha (2005) this difficulty was overcome using a relatively standard procedure – the perpetual inventory method – which is, in general, used to obtain estimates of capital stock. The idea behind the procedure is to take advantage of estimated flows of investment in fixed capital, which are obtained with a higher frequency, and sum them cumulatively by postulating reasonable hypotheses for the expected service life of the assets and their respective depreciation rate. However, the results based on survey data on households' wealth which were presented in Coimbra et al. (2008) suggested that the estimates of the housing stock of Portuguese households obtained with the perpetual inventory method could significantly underestimate the market value of the housing stock owned by households. This evidence suggested that survey data could be very helpful for revising the estimates of housing wealth. In particular, it could be used to obtain a point estimate for a specific year that would work as a benchmark. This procedure has been followed in countries that collect data on household wealth through direct surveys, such as Italy[3]. In the case of Portuguese households, with the release of the data from the latest wave of the *IPEF* (the household wealth survey), the timing was particularly appropriate to implement this method[4]. The individual data (at household level) on the value of the main house and other residences were aggregated in order to obtain a point estimate for the household wealth in housing of the entire population in 2007[5]. This estimate is given by the following expression:

$$\sum_{i}^{N} housing_i * w_i$$

i.e., the weighted sum of the individual values reported by each household in the sample, $housing_i$, where the w_i are the respective sample weights[6]. Starting from this point estimate, the new series was retropolated on the basis of the rates of change implicit in the former series (updated for the most recent years), derived from the series in value and volume of gross fixed capital formation (GFCF) in housing[7].

[3] See D'Alessio and Faiella (2005) and Brandolini et al. (2004).

[4] The field work was done between the last quarter of 2006 and the first quarter of 2007.

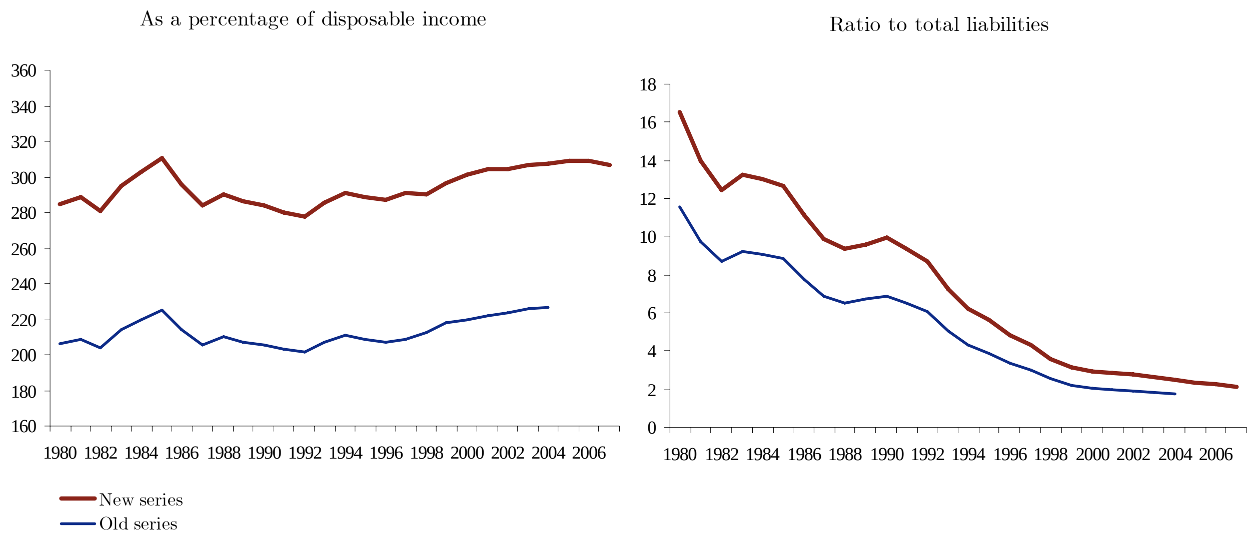
[5] Households reporting ownership but presenting no value for the property have been excluded from the observations. When only the acquisition value of property was available, it was used as a proxy for its current value.

[6] In a probability sample, each unit is associated with a weight that is equal to the inverse of the probability of that unit being selected to be part of the sample. In the IPEF, the initial weights, based on the sample design, were subsequently calibrated taking into account the structure of the population vis-à-vis the following variables: number of persons in the household, type of geographical agglomeration (rural or urban), age, gender, and level of education of the household members.

[7] Note that for 2000 the figure obtained with this method is consistent with the point estimate obtained directly from extrapolation of the results of the IPEF 2000.

The figures obtained using this methodology represent an upward revision (of around 48 per cent in 2004) in the series of household wealth in housing. Thus, comparing the relationship between non-financial wealth and household disposable income, on the basis of the new and the old series, a level change is observed. Regarding the ratio of household non-financial wealth to household debt, the new series suggests a globally more favourable situation than the old series (chart 2). However, a trend decline in this ratio can also be observed, albeit considerably less marked since 2000.

Chart 2
Household housing wealth



3. Portuguese household wealth: trends, recent developments and international comparisons

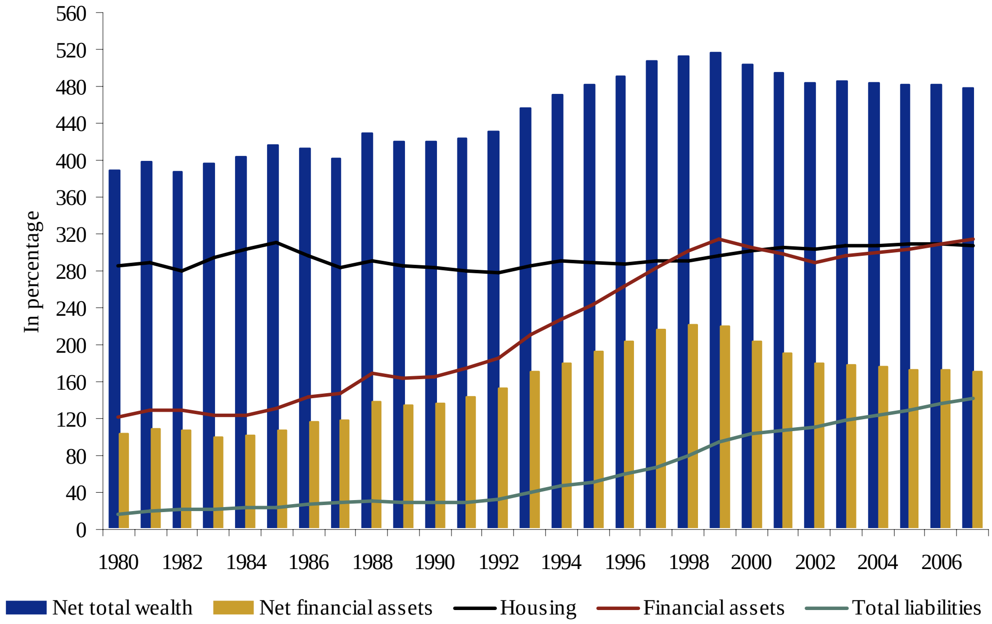
Trends and recent developments

The relatively long series on the various components of households' wealth that are available (see tables 1 to 3 in the appendix) can be very helpful in identifying the main trends throughout almost three decades. During this period the evolution of wealth was very much in line with the major institutional changes that impacted the behaviour of economic agents in Portugal[8]. Some of these changes date back to the mid-1980s.

[8] See Ribeiro (2007).

Domestically, the 1980s were characterised by the reopening of the banking sector to private initiative and by the gradual liberalisation of a highly regulated financial sector. Until 1992, when capital movements became completely liberalised, both financial assets and liabilities in percentage of disposable income evolved at a moderate pace. This was slightly more rapid in the case of financial assets so the net financial position of the sector increased gradually (chart 3).

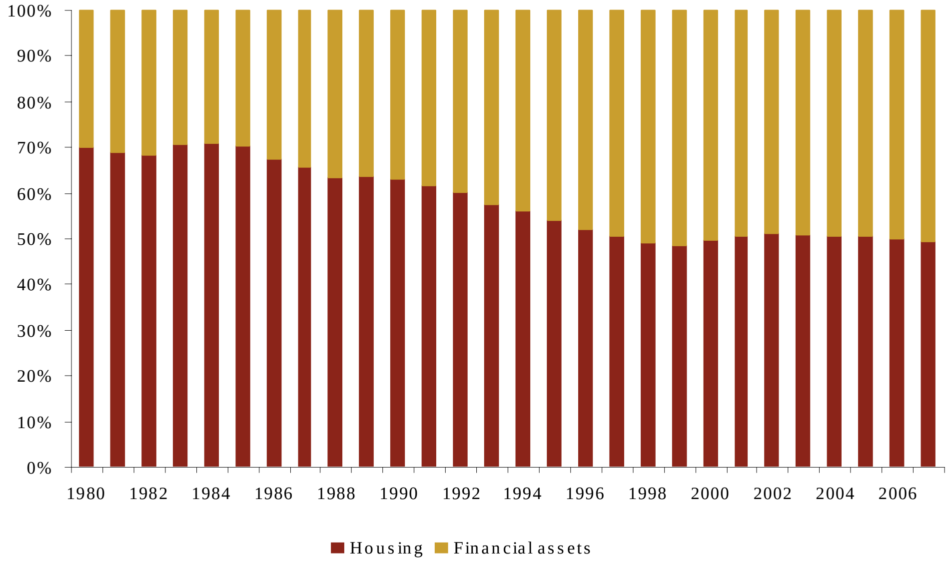
Chart 3
Household wealth
(as a percentage of disposable income)



After 1992, in the context of the convergence process leading to monetary union, both indebtedness and financial assets in percentage of disposable income grew at a much higher pace than before. In that period, the marked decline in nominal and real interest rates was the main factor contributing to broader access to credit, taking in a much wider range of households than in the previous decade[9]. In fact, there is evidence that the significant increase in indebtedness witnessed in the second half of the 90s was mainly due to an enlarged number of households with access to credit[10]. Financial assets increased at a higher rate than liabilities until 1999 and consequently net financial assets also kept growing. In this period, the weight of financial assets in households' total wealth also increased (chart 4).

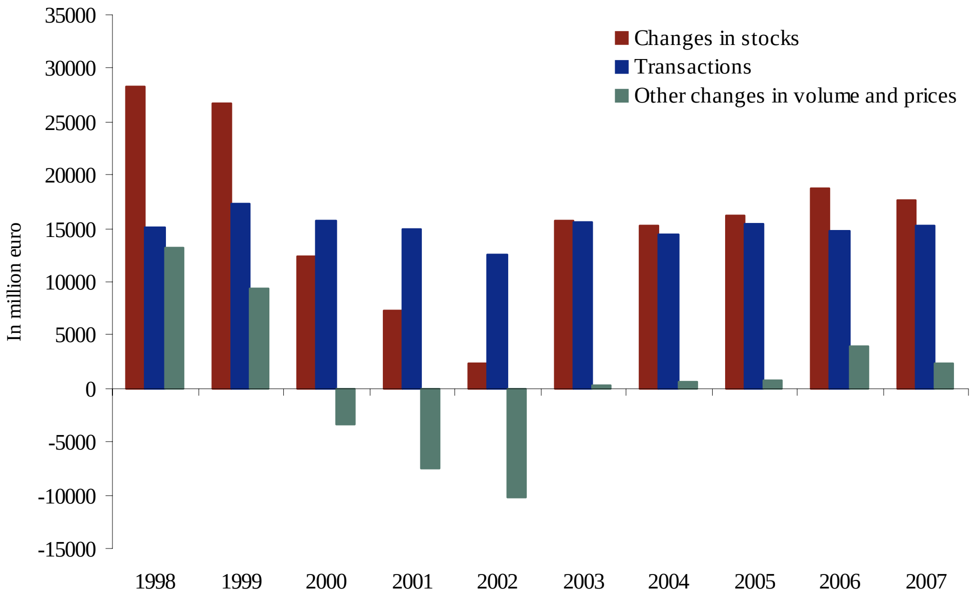
[9] Luz (1992) presents evidence that approximately 60 per cent of Portuguese households were subject to liquidity constraints, in the early 1990s.
[10] See Farinha (2003, 2004).

Chart 4
Composition of household wealth
(as a percentage of total assets)



The developments in the outstanding amounts of the wealth components, particularly financial assets, reflect not only transactions but also changes in the value of assets mainly due to price fluctuations. These changes in prices represented a significant part of the total increase in the value of assets in 1998 and 1999. In contrast, between 2000 and 2002 price changes contributed negatively to the variation in stocks of financial assets (chart 5).

Chart 5
Decomposition of changes in the stock of financial assets



After 1999, the increasing trend in the value of assets as a percentage of disposable income was interrupted mainly due to the negative contribution of changes in the price of financial assets and the deceleration in real estate prices. Additionally, indebtedness continued to grow at rates well above those of disposable income, in such a way that net total assets, as a percentage of disposable income, presented a decreasing path in the period 1999-2007 (chart 3). The value of total household liabilities at the end of 2007 accounted for 143 per cent of disposable income, with this ratio standing at 99 per cent in the case of housing loans[11]. Some factors on the credit supply side were also crucial to the continued high growth rate of housing loans. Conditions of access to credit have undergone some changes in recent years, for example by increasing loan maturities. This aimed at reducing the impact of rising interest rates on current debt service and sustaining demand for credit[12].

It should be noted that the changes in households' wealth both on the assets and the liabilities sides were partly driven by the adjustment process of Portuguese economic agents in response to several structural changes. First, the access to an enlarged market contributed to a rise in the level of income which was perceived as being permanent. Later, with financial and monetary integration, households reacted to the prevalence of lower and less volatile interest rates. This suggests that current levels of households' assets and debt holdings may have resulted from changes in their equilibrium levels.

Composition

The value of the housing stock as a percentage of the disposable income showed a slight increase (albeit not continuous) along the period under review, more significant in the second half of the 90s, reflecting mainly the considerable decrease in both nominal and real interest rates.

However, a declining trend in housing wealth, as a percentage of total assets, was observed from the beginning of the 80s to the end of the 90s (chart 4). Non-financial wealth, which was dominant at the beginning of the period, stabilized after 2000 at around 50 per cent of total assets. This evolution, especially from 1990 onwards,

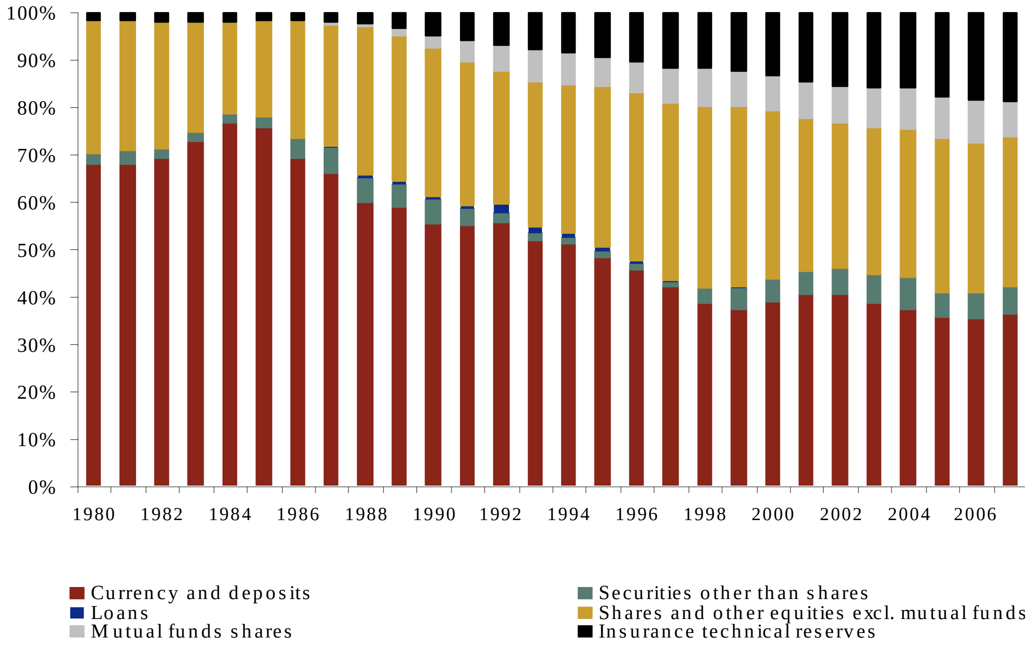
[11] Note that the ratio between total liabilities and disposable income (143 per cent in 2007) differs from the one usually mentioned in Banco de Portugal publications (129 per cent), which does not include trade credits.

[12] See Farinha (2008).

reflects both the growing access of households to non-bank financial products and the relatively contained rise in house prices observed in the more recent years.

Financial wealth as a percentage of disposable income showed an upward trend during the 1990s. As to its composition, the financial assets portfolio remained dominated by deposits although it became more diversified (Chart 6). One of the contributions to this diversification may well have been the liberalisation process started in the 1980s with the opening of the banking system to private initiative, followed by the emergence of new institutions and financial products, the liberalisation of interest rates, the abolition of credit limits and the freeing up of cross-border capital flows at the end of 1992. The privatization process initiated in 1989 contributed strongly to increasing the depth and liquidity of the capital market, which allowed investors, in particular households, to diversify their portfolios.

Chart 6
Composition of portfolio
(as a percentage of total assets)



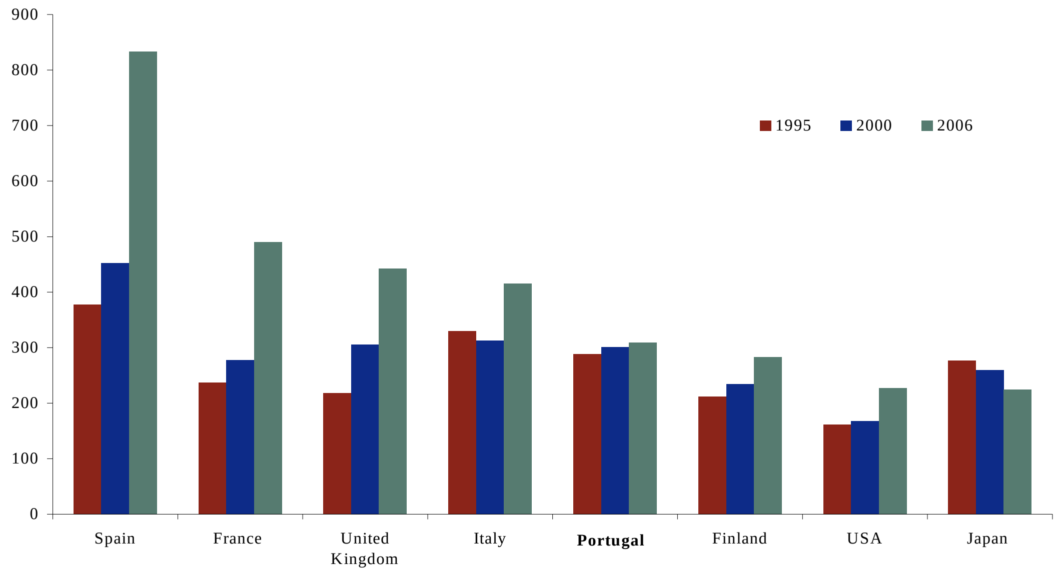
Investments in life insurance and pension funds have gained increasing importance since the beginning of the 1990s as they have been gradually more perceived as a necessary complement to public social security schemes. The evolution of life insurance partially reflects the fact that this type of insurance is required by credit institutions for house purchase loans.

International comparisons

From 1995 to 2000, there was an overall increase in households' wealth measured as a percentage of disposable income, for both housing and financial wealth. This was true for Portugal and for most of the other countries considered (see charts 7 and 8)[13]. This evolution was more pronounced in the case of financial assets (except for the United Kingdom), which implied a higher proportion of financial wealth in total assets.

From 2000 to 2006 the increase in housing wealth in Portugal in terms of disposable income was moderate, in contrast with the other European countries considered and the United States, where sharp rises in real estate prices were observed. Note that in the USA and Japan the non-financial component of households' wealth, as a percentage of disposable income, is less significant than in Portugal and the other European countries considered. In this period, the increase in financial wealth was more moderate than in the case of housing for most countries (Italy and the United Kingdom even showed decreases) and weaker than in the period 1995-2000.

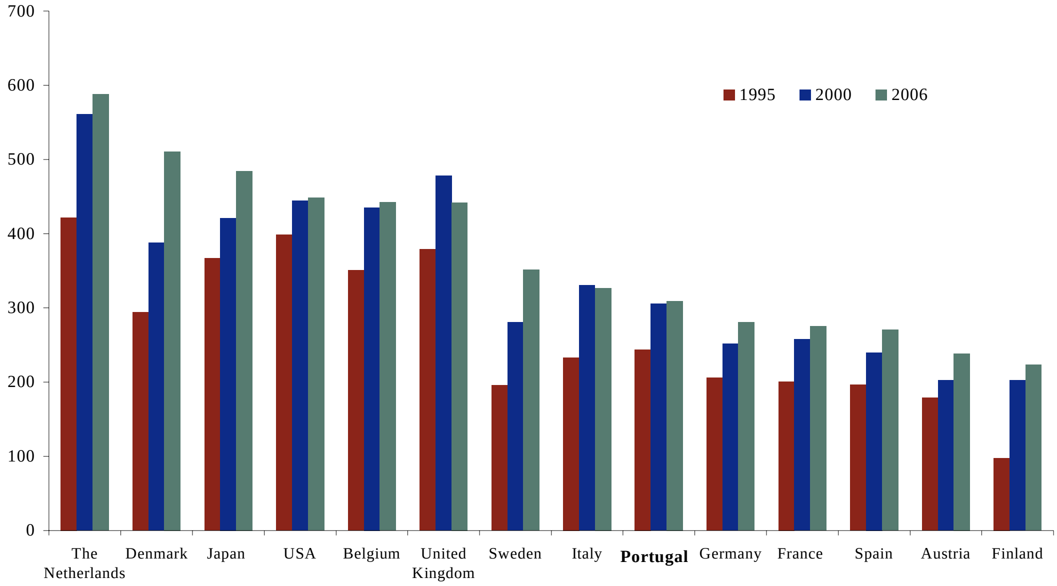
Chart 7
Housing wealth
(as a percentage of disposable income)



Sources: Eurostat, national central banks, statistical offices and Banco de Portugal.

[13] The comparisons here, as in Cardoso and Cunha (2005), are based on data from 1995 onwards, the period for which there are comparable figures for Financial Accounts, in the context of the regular reports to Eurostat. In the case of housing wealth, the data available covers the same period but only a narrower group of countries.

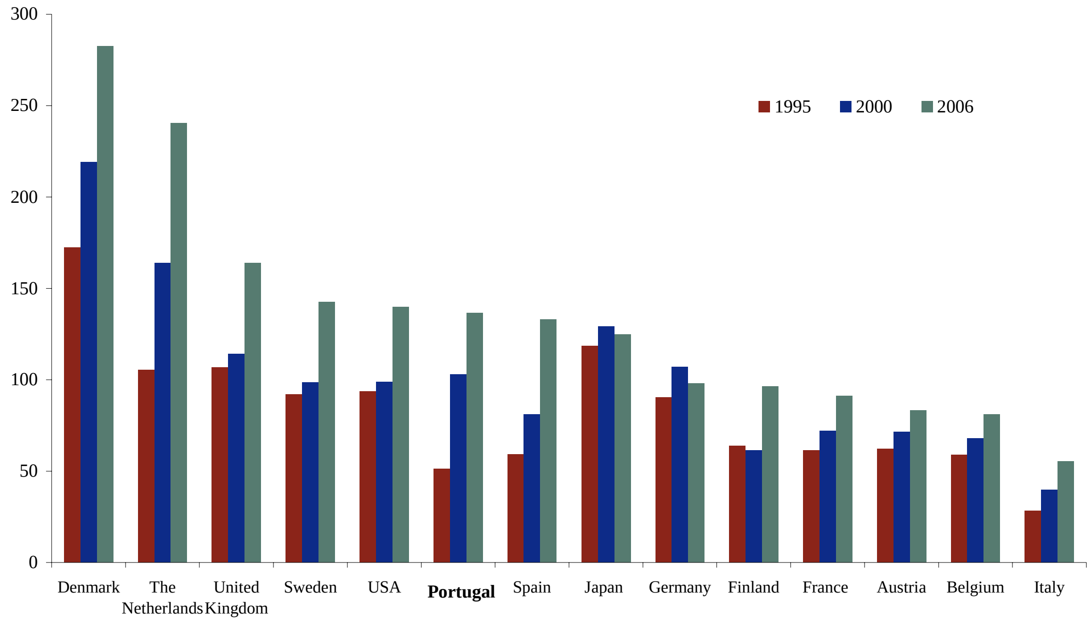
Chart 8
Total financial assets
(as a percentage of disposable income)



Sources: Eurostat, national central banks, statistical offices and Banco de Portugal.

Portugal showed the highest increase in the amount of liabilities as a percentage of disposable income, with an evolution from 51.2 per cent in 1995 to 136.7 per cent in 2006. Additionally, Portugal recorded the most significant share of liabilities in total assets in the group of the European countries for which housing estimates are available (22 per cent compared with an average of 14 per cent). In Portugal the increase of this share was stronger in the sub-period 1995-2000, when major structural changes occurred in the context of the convergence process. Nevertheless, in Portugal the indebtedness level in terms of disposable income is below the level observed in Denmark, the Netherlands, the United Kingdom, Sweden and the United States and is quite close to the level observed in Spain and Japan (chart 9).

Chart 9
Total liabilities
(as a percentage of disposable income)



Sources: Eurostat, national central banks, statistical offices and Banco de Portugal.

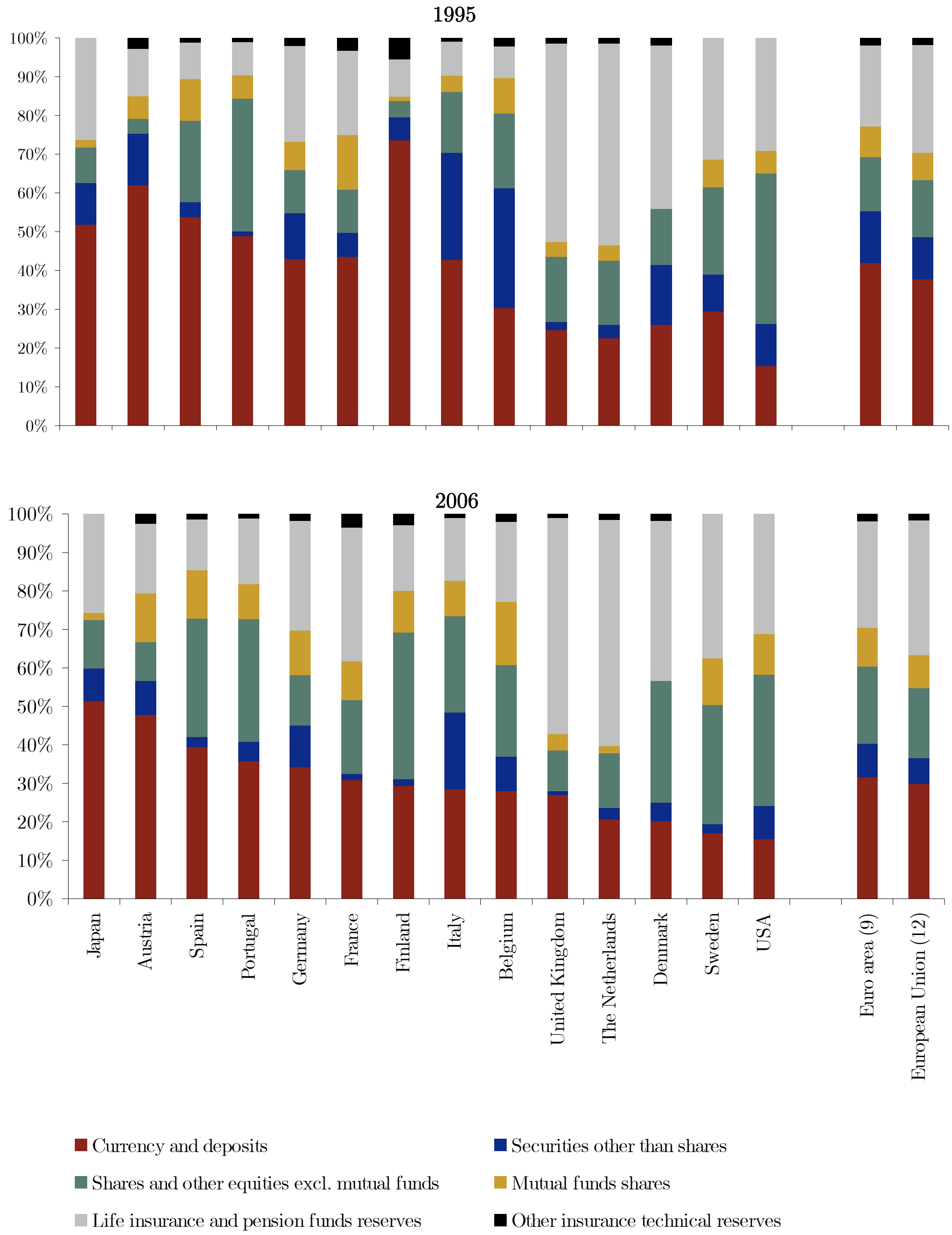
Comparing the composition of financial assets in 1995 and 2006 (chart 10), there was a decrease in the share of households' holdings of currency and deposits in most of the European countries considered, whereas the proportion of mutual funds shares and insurance technical reserves increased. The evolution over the last eleven years implied that the structure of Portuguese households' portfolio became closer to the average of European countries and, in particular, euro area countries. In the case of the United States and Japan, the changes in structure throughout this decade were less significant.

Considering the weight of each type of instrument in total financial assets at the end of 2006, Portugal is somewhat above the European average in the currency and deposits component (with 36 percent compared with 31 per cent in the euro area). Japan and Austria show the highest values and the United States and Sweden the lowest. In Portugal, shares and other equity have a weight of 32 per cent in total financial wealth, which is significantly above the European average (around 20 per cent) but lower than in Finland and the United States[14]. The proportion of mutual funds shares in Portugal stands close to the European average (approximately 10 per cent). In the segment of life insurance and pension funds reserves, the weight in Portugal (17 per cent) is clearly

[14] Note that, in Portugal, this item of Financial Accounts is largely dominated by unquoted shares and other equity.

below the average for the other countries under review. Nonetheless, in this segment there are significant differences between countries, with maximums in the Netherlands and the United Kingdom and minimums in Spain and Finland. In the component of securities other than shares, Portugal is also below the European average, with 5 per cent of total assets invested in this type of assets compared with 9 per cent in the euro area.

Chart 10
Composition of financial wealth
(as a percentage of total assets)



Source: Eurostat national central banks, statistical offices and Banco de Portugal

4. Concluding remarks

In this paper, the series of Portuguese housing wealth published in Cardoso and Cunha (2005) are revised and updated for the period 1980-2007. The current series reflect the recent revisions in National Financial Accounts that were partly due to a change in the methodology used in the estimation of the market value of unquoted shares and other equity. Additionally, there was also a methodological change in the estimation of the housing component of wealth, in order to take into account the results obtained in the last wave of the household wealth survey. These two changes implied upward revisions in the values of both the "housing" and "shares and other equity" components. In turn, a change in the allocation of debt securities' holdings among the various institutional sectors implied a downward revision in the series of "securities other than shares" held by households.

With the new series it is possible to analyse the evolution of the various components of households' wealth throughout almost three decades. Net wealth (total assets minus total liabilities) measured as a percentage of disposable income showed an increasing trend until 1999. This trend reflects above all the rise in the financial component of wealth, which was particularly steep between 1992 and 1999, i.e. during the convergence period that preceded participation in the euro area. Between 2000 and 2007, financial wealth as a percentage of disposable income stabilised and liabilities maintained an increasing pattern. These developments translated into a decreasing trend in net wealth as a percentage of disposable income.

In 2006, the level of financial assets in Portugal, measured as a percentage of disposable income, was close to the average for the euro area countries. However, the ratio between liabilities and disposable income was higher in Portugal. As a consequence, the ratio of net wealth was smaller. As to the composition of financial wealth, the actual structure is more similar to the average of euro area countries than it was in 1995, consistent with the liberalisation process of the Portuguese financial system. There was a decline in the weight of currency and deposits and an increase in the proportion of mutual fund shares and insurance technical reserves. Even so, the weight of this last component (particularly life insurance and pension funds reserves) is still significantly below the average of other countries under review.

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Appendix: Series

Table A1 - Estimates of household wealth

EUR million

	Financial assets: Currency and deposits	Financial assets: Securities other than shares	Financial assets: Loans	Financial assets: Shares and other equity	Financial assets: *of which*: mutual funds shares	Financial assets: Insurance technical reserves	Financial assets: *of which*: life insurance and pension funds	Financial assets: Total assets	Liabilities: Loans	Liabilities: *of which:* housing	Liabilities: Trade credits	Liabilities: Total liabilities	Net financial wealth	Non financial wealth: Housing	Total wealth	Net total wealth	Net financial wealth (excl. loans for house purchase)
1980	5354	186	0	2194	0	134	56	7869	732	465	387	1119	6750	18530	26400	25281	7215
1981	7284	284	0	2953	0	163	64	10684	1113	733	585	1698	8986	23717	34401	32703	9719
1982	9298	259	0	3615	0	245	77	13417	1528	1001	802	2330	11088	29039	42457	40127	12089
1983	11400	327	0	3636	0	295	90	15659	1859	1314	974	2833	12826	37558	53217	50384	14140
1984	14771	385	0	3763	0	344	106	19263	2366	1757	1240	3605	15658	46928	66191	62585	17415
1985	18453	601	0	4935	0	404	117	24392	2996	2359	1565	4561	19831	57809	82202	77641	22190
1986	21681	1309	0	7806	44	504	146	31301	3811	2980	1990	5801	25499	64630	95931	90130	28479
1987	25097	2018	85	9955	233	734	294	37888	4867	3744	2537	7403	30485	72928	110816	103413	34229
1988	29208	2487	268	15487	204	1150	612	48600	5865	4669	3039	8904	39696	83637	132237	123333	44365
1989	33300	2829	408	18207	894	1756	1101	56500	6785	5402	3500	10284	46216	98918	155418	145133	51618
1990	38075	3416	609	23176	1733	3252	2462	68527	7825	5812	3998	11823	56704	117368	185895	174073	62516
1991	46653	2790	787	29358	3912	4825	3933	84412	9717	6853	4845	14562	69851	136038	220450	205889	76704
1992	56000	1984	1734	33948	5480	6663	5570	100329	11590	7933	5755	17345	82984	150850	251178	233833	90917
1993	62581	1592	1606	45140	8015	9258	7950	120176	15205	9670	7416	22621	97555	163354	283530	260909	107225
1994	69485	1514	1305	51866	9224	11243	9793	135413	18913	12013	9042	27955	107457	173604	309017	281062	119470
1995	75535	1859	1755	62289	9569	14802	13180	156241	23691	15006	9092	32783	123458	184525	340766	307983	138464
1996	80895	2058	1382	73866	11185	18164	16388	176364	29461	18904	10322	39783	136582	192369	368734	328951	155486
1997	84417	1978	438	89989	15067	23063	20973	199885	36631	24087	10507	47138	152747	205210	405095	357957	176834
1998	88173	7204	344	106079	18121	26442	24143	228242	47500	32433	13243	60743	167499	219387	447629	386886	199932
1999	95520	11512	355	116114	18835	30923	28462	254423	61614	42192	15226	76840	177583	239101	493524	416684	219775
2000	104150	12149	55	114285	19860	35372	32557	266012	73790	50779	15830	89619	176393	262026	528038	438419	227172
2001	111223	13121	12	109811	21110	39616	36544	273784	82755	58483	16237	98992	174792	279836	553620	454628	233275
2002	112374	14953	7	106828	21362	42652	39441	276815	92493	67827	12799	105292	171523	290380	567195	461903	239350
2003	112133	18061	7	114495	24425	46058	42786	290756	101689	76649	13705	115393	175363	301387	592142	476749	252012
2004	114742	20367	6	122846	26534	48575	45215	306536	112192	84947	14566	126758	179778	314483	621019	494261	264725
2005	115904	15968	5	134073	28470	56827	53203	322778	123808	95628	14604	138412	184366	328968	651746	513334	279994
2006	121655	17985	5	139457	30728	62515	58619	341617	136328	104892	14605	150932	190684	341668	683285	532353	295576
2007	131379	20771	26	140734	27427	66890	62741	359799	148187	113917	15145	163332	196467	351000	710799	547467	310384

Table A2 - Composition of household wealth

Percentages

	Financial assets (as a percentage of total financial assets)												*per memory*
	Currency and deposits	Securities other than shares	Loans	Shares and other equity	*of which :* mutual funds shares	Insurance technical reserves	*of which :* life insurance and pension funds	Liabilities (% of total financial assets)	Liabilities (as % of total wealth)	Net financial wealth (as % of total net wealth)	Housing (as % of total wealth)	Housing net of loans (as % of total net wealth)	Loans for house purchase (as % of housing wealth)
1980	68,0	2,4	0,0	27,9	0,0	1,7	0,7	14,2	4,2	26,7	70,2	71,5	2,5
1981	68,2	2,7	0,0	27,6	0,0	1,5	0,6	15,9	4,9	27,5	68,9	70,3	3,1
1982	69,3	1,9	0,0	26,9	0,0	1,8	0,6	17,4	5,5	27,6	68,4	69,9	3,4
1983	72,8	2,1	0,0	23,2	0,0	1,9	0,6	18,1	5,3	25,5	70,6	71,9	3,5
1984	76,7	2,0	0,0	19,5	0,0	1,8	0,5	18,7	5,4	25,0	70,9	72,2	3,7
1985	75,6	2,5	0,0	20,2	0,0	1,7	0,5	18,7	5,5	25,5	70,3	71,4	4,1
1986	69,3	4,2	0,0	24,9	0,1	1,6	0,5	18,5	6,0	28,3	67,4	68,4	4,6
1987	66,2	5,3	0,2	26,3	0,6	1,9	0,8	19,5	6,7	29,5	65,8	66,9	5,1
1988	60,1	5,1	0,6	31,9	0,4	2,4	1,3	18,3	6,7	32,2	63,2	64,0	5,6
1989	58,9	5,0	0,7	32,2	1,6	3,1	1,9	18,2	6,6	31,8	63,6	64,4	5,5
1990	55,6	5,0	0,9	33,8	2,5	4,7	3,6	17,3	6,4	32,6	63,1	64,1	5,0
1991	55,3	3,3	0,9	34,8	4,6	5,7	4,7	17,3	6,6	33,9	61,7	62,7	5,0
1992	55,8	2,0	1,7	33,8	5,5	6,6	5,6	17,3	6,9	35,5	60,1	61,1	5,3
1993	52,1	1,3	1,3	37,6	6,7	7,7	6,6	18,8	8,0	37,4	57,6	58,9	5,9
1994	51,3	1,1	1,0	38,3	6,8	8,3	7,2	20,6	9,0	38,2	56,2	57,5	6,9
1995	48,3	1,2	1,1	39,9	6,1	9,5	8,4	21,0	9,6	40,1	54,2	55,0	8,1
1996	45,9	1,2	0,8	41,9	6,3	10,3	9,3	22,6	10,8	41,5	52,2	52,7	9,8
1997	42,2	1,0	0,2	45,0	7,5	11,5	10,5	23,6	11,6	42,7	50,7	50,6	11,7
1998	38,6	3,2	0,2	46,5	7,9	11,6	10,6	26,6	13,6	43,3	49,0	48,3	14,8
1999	37,5	4,5	0,1	45,6	7,4	12,2	11,2	30,2	15,6	42,6	48,4	47,3	17,6
2000	39,2	4,6	0,0	43,0	7,5	13,3	12,2	33,7	17,0	40,2	49,6	48,2	19,4
2001	40,6	4,8	0,0	40,1	7,7	14,5	13,3	36,2	17,9	38,4	50,5	48,7	20,9
2002	40,6	5,4	0,0	38,6	7,7	15,4	14,2	38,0	18,6	37,1	51,2	48,2	23,4
2003	38,6	6,2	0,0	39,4	8,4	15,8	14,7	39,7	19,5	36,8	50,9	47,1	25,4
2004	37,4	6,6	0,0	40,1	8,7	15,8	14,8	41,4	20,4	36,4	50,6	46,4	27,0
2005	35,9	4,9	0,0	41,5	8,8	17,6	16,5	42,9	21,2	35,9	50,5	45,5	29,1
2006	35,6	5,3	0,0	40,8	9,0	18,3	17,2	44,2	22,1	35,8	50,0	44,5	30,7
2007	36,5	5,8	0,0	39,1	7,6	18,6	17,4	45,4	23,0	35,9	49,4	43,3	32,5

Table A3 - Estimates of household wealth
As a percentage of disposable income

	Financial assets										Non financial wealth			Non-financial wealth
	Currency and deposits	Securities other than shares	Loans	Shares and other equity	*of which:* mutual funds shares	Insurance technical reserves	*of which:* life insurance and pension funds	Total assets	Total liabilities	Net financial assets	Housing	Total wealth	Net total wealth	Housing net of loans
1980	82,3	2,9	0,0	33,7	0,0	2,1	0,9	121,0	17,2	103,8	284,9	405,8	388,6	277,7
1981	88,5	3,5	0,0	35,9	0,0	2,0	0,8	129,8	20,6	109,2	288,2	418,1	397,5	279,3
1982	89,9	2,5	0,0	35,0	0,0	2,4	0,7	129,7	22,5	107,2	280,8	410,6	388,0	271,1
1983	89,6	2,6	0,0	28,6	0,0	2,3	0,7	123,1	22,3	100,8	295,3	418,4	396,1	284,9
1984	95,3	2,5	0,0	24,3	0,0	2,2	0,7	124,3	23,3	101,0	302,8	427,1	403,8	291,4
1985	99,2	3,2	0,0	26,5	0,0	2,2	0,6	131,1	24,5	106,6	310,7	441,8	417,3	298,0
1986	99,2	6,0	0,0	35,7	0,2	2,3	0,7	143,3	26,6	116,7	295,8	439,1	412,5	282,2
1987	97,6	7,9	0,3	38,7	0,9	2,9	1,1	147,4	28,8	118,6	283,7	431,1	402,3	269,1
1988	101,4	8,6	0,9	53,8	0,7	4,0	2,1	168,8	30,9	137,9	290,5	459,3	428,3	274,3
1989	96,3	8,2	1,2	52,7	2,6	5,1	3,2	163,5	29,8	133,7	286,2	449,6	419,9	270,5
1990	92,0	8,3	1,5	56,0	4,2	7,9	6,0	165,6	28,6	137,1	283,7	449,4	420,8	269,7
1991	96,0	5,7	1,6	60,4	8,0	9,9	8,1	173,7	30,0	143,7	279,9	453,6	423,6	265,8
1992	103,1	3,7	3,2	62,5	10,1	12,3	10,3	184,7	31,9	152,7	277,6	462,3	430,4	263,0
1993	109,4	2,8	2,8	78,9	14,0	16,2	13,9	210,1	39,6	170,6	285,7	495,8	456,2	268,7
1994	116,6	2,5	2,2	87,0	15,5	18,9	16,4	227,2	46,9	180,3	291,3	518,5	471,5	271,1
1995	118,0	2,9	2,7	97,3	15,0	23,1	20,6	244,1	51,2	192,9	288,3	532,5	481,3	264,9
1996	120,8	3,1	2,1	110,3	16,7	27,1	24,5	263,3	59,4	203,9	287,2	550,4	491,0	258,9
1997	119,6	2,8	0,6	127,5	21,3	32,7	29,7	283,2	66,8	216,4	290,7	573,9	507,1	256,6
1998	116,7	9,5	0,5	140,4	24,0	35,0	32,0	302,2	80,4	221,7	290,4	592,6	512,2	247,5
1999	118,3	14,3	0,4	143,8	23,3	38,3	35,3	315,1	95,2	219,9	296,1	611,2	516,1	243,9
2000	119,7	14,0	0,1	131,4	22,8	40,7	37,4	305,7	103,0	202,7	301,2	606,9	503,9	242,8
2001	121,1	14,3	0,0	119,6	23,0	43,1	39,8	298,1	107,8	190,3	304,7	602,8	495,0	241,0
2002	117,7	15,7	0,0	111,9	22,4	44,7	41,3	289,9	110,3	179,6	304,1	594,1	483,8	233,1
2003	114,0	18,4	0,0	116,4	24,8	46,8	43,5	295,6	117,3	178,3	306,5	602,1	484,8	228,5
2004	112,2	19,9	0,0	120,1	25,9	47,5	44,2	299,7	123,9	175,8	307,5	607,2	483,3	224,4
2005	108,8	15,0	0,0	125,8	26,7	53,3	49,9	302,9	129,9	173,0	308,7	611,7	481,8	219,0
2006	110,2	16,3	0,0	126,3	27,8	56,6	53,1	309,3	136,7	172,7	309,4	618,7	482,1	214,4
2007	114,7	18,1	0,0	122,9	24,0	58,4	54,8	314,2	142,6	171,6	306,5	620,8	478,1	207,1

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