







































		Real price falls Associated housing investment chan					ent changes
	No. Cycles	Avg. Real	Avg. No. Quarters	Avg. Price Fall	Avg. Cycle Duration (years)	Avg. Cummulated Fall in Housing Investment/GDP	Avg. Real Investment fall per vear
Australia	6	-9.1%	9.2	-1.0%	2.2	-1.5%	-0.4%
Denmark	4	-24.2%	12.0	-2.0%	4.0	-3.0%	-0.9%
Finland	2	-40.3%	22.0	-1.8%	9.5	-3.5%	-0.4%
rance	2	-10.3%	13.5	-0.8%			
reland	3	-11.2%	12.3	-0.9%	4.0	-2.6%	-0.8%
taly	4	-35.5%	15.8	-2.3%	4.0	-0.6%	-0.2%
letherlands	3	-19.0%	12.0	-1.6%	5.0	-1.7%	-0.4%
lew Zealand	5	-12.8%	11.6	-1.1%	2.3	-0.6%	-0.3%
Spain	4	-18.7%	15.5	-1.2%	3.8	-0.7%	-0.2%
Sweden	3	-22.9%	16.0	-1.4%	5.0	-2.7%	-0.5%
Jnited Kingdom	3	-24.9%	16.3	-1.5%	4.8	-1.0%	-0.3%
Jnited States	3	-10.3%	16.3	-0.6%	4.0	-2.3%	-0.6%
Jnweighted average	3.5	-19.9%	14.4	-1.4%	4.4	-1.8%	-0.4%
Unweighted average Previous hou this time arc around 20	3.5 using adju uund, too)	-19.9% Istment N But the	14.4 were very ey lasted ces and 2	-1.4% y heterogei around 2,5 2 points of	4.4 nous (this 5 years of GDP redu	-1.8% s will probab n average ar uctions in inv	-0.4% oly the case nd required vestment











1 2	3 Financial Shock BBVA							
2nd phase	Further mark-to- market losses Credit losses: a second round of deleveraging							
Government plan to rescue the GSEs								
Confi resident	irms agencies are too big to fail. They hold or guarantee around 42% of all tial mortgages							
■Moreover, the government (current or future) needs Freddie and Fannie to stabilize the housing markets: they are currently securitizing 80% of all new mortgages since the crisis.								
Paulson's plan								
	Open Fed liquidity support							
	Increase Treasury credit lines							
	Inject public capital if necessary							
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1 2 3 Financial Shock	BVA
2ndFurther mark-to- market lossesCredit losses: a second round of deleveraging	
Open Fed liquidity support + Increase Treasury lines	
□ It will reassure bondholders and have a positive impact, but the problem of the age not liquidity (they have been issuing debt all along). Borrowing costs will fall, increasing and alleviating credit losses.	ncies is g NIM
Treasury will lend up to 300 bn.us\$ (according to some reports). Fed lending collate and at discount rate. Amounts seem large enough, if confirmed. Could cause disruption smaller.	eralized n if
Injecting public money if necessary	
Given the scale of losses and their leverage, it is likely to prove necessary	
Estimated amount is uncertain. To return leverage "on balance" to 15 (the average to commercial banks) one would need around 30bn.us\$. To put leverage back to 15 inclu guaranteed debt, one would need 260bn.us\$	for ding all
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