In the Basque Country, women under 35 years of age find it more difficult than men to achieve residential independence by themselves.

The economic effort to access housing by buying or renting property is greater among women than among men.

The Basque Youth Observatory has recently published a report titled *The Cost of Residential Independence in the Basque Country 2014* (available in Spanish). This report calculates the theoretical cost young employees aged 18 to 34 have to face if they want to achieve residential independence by themselves by either buying or renting property.

Access to housing refers to the payment of the first instalment of a mortgage to buy a property and to the payment of the first rental fee.

In order to make these calculations we have compared the average salaries of men and women in the said age group with the average sales price of housing in the Basque Country, the average interest rates on mortgages and the average duration of these loans if they decide to buy a property, or the average rental price, if they decide to rent. This is a theoretical estimate as we are speaking of average values without considering the specificities of each case regarding salary, property sales or rental prices, terms of the mortgage if it exists...

Young women employees have to dedicate almost two thirds of their net monthly income (63.5%) to paying the first instalment of a mortgage to buy a property in the Basque Country by themselves, if they decide to buy, or even more, 66.2% of their salary, if they choose to rent.

Young men have to make a smaller financial effort than women, both in the case of buying (55.9% of their net salary) or renting (58.3% of their salary) property.

These differences between young men and women are due to the fact that, on average, women earn lower wages than men.

Salary inequality (the wage gap) between men and women means that it is more difficult for women to achieve residential independence by themselves.

The following links will take you to the full report and to the abstract (available in Spanish).