4.18 Deputy L.D. Carpenter of St. Helier Central of the Minister for Housing regarding assessments of homes currently advertised for sale. (OQ.117/2026)

Will the Minister advise what assessment, if any, has been undertaken regarding the number of homes currently advertised for sale, the length of time they take to sell and the reasons some remain unsold and explain how any such assessment has informed his priority of building more homes and improving affordability?

Deputy M.R. Ferey of St. Saviour (The Minister for Housing):

I thank the Deputy for the question. I have not commissioned any specific assessments of the numbers of homes currently advertised for sale, the length of time they take to sell or the reasons individual properties remain unsold. The housing market is dynamic and influenced by a wide range of factors, including property type, location, condition, asking price and wider economic conditions. It is, therefore, difficult to draw broad conclusions from the circumstances of individual properties or to identify a single reason why a particular home may remain on the market for a period of time. In informing the development of housing policy priorities, I place greater reliance on broader measures of affordability, housing need and market performance, including the Jersey house prices index and other published housing market data. While market activity is an important consideration, housing need and affordability remain the principal drivers of housing policy. Changes in market conditions should be considered alongside wider evidence of housing need, affordability and long-term demand. My priority, therefore, remains supporting the delivery of the right homes in the right places and tenures, while ensuring improving affordability and access to housing for Islanders.

The Bailiff:

Any further questions on this matter? That concludes the period of questions with notice