





2018년 9월 27일 키워드 스피킹 방송 / 주제: 서울 아파트 값

<광고>

	<p>『비즈니스 편』</p> <p>총 347 개의 고급 표현</p> <p>전략, 재무, 마케팅, 법무 등 비즈니스의 전 영역을 망라</p>		<p>『시사이슈 편』</p> <p>『키워드 스피킹』 팟캐스트에서 다룬 표현들을 소개</p> <p>총 43개의 주제에 관한 유용한 문장들</p>
---	---	--	---

전체	영어만
	

Summary

Sky-high prices of apartments in Seoul have become an issue that goes beyond the realm of economics. Creating feelings of frustration and relative deprivation, the issue is now influencing Koreans' mental health. Debates about Seoul's housing bubble go way back. But they have never been as heated as they are now. The price of some apartments in the Gangnam area have almost doubled over past four years, adding billions of won in value.

Experts are split over whether or not there's a bubble. Some say it's a bubble because the price has reached a level where the income of actual residents cannot afford the mortgage payments. Others say that the income of high-income earners has also risen recently and Seoul experiences a lack of supply of apartments, especially newer and modern ones.

Almost all ages are affected by the price hike. Young people in their 20s and 30s are frustrated by the thought that no matter how hard they work, they will never own their own apartment in Seoul during their lifetime. Those in their 40s and 50s who believed that there was a bubble feel left behind because they failed to act and lost a chance to earn hundreds of millions of won. Those in their 60s and older who bought an apartment decades ago and hold it now are nervous as they can't pay the heavy taxes that have been recently increased by the government.

The government has released a string of countermeasures in recent weeks and promised they will curb the sky-high price, no matter what. But there are many skeptics who point out fundamental problems. Compared to the number of Koreans who'd love to live in Seoul, the center of almost everything in Korea, the supply of new housing is seriously lacking. If the government's move results in a drop or at least a levelling off of the prices, it may manage to have a positive impact on Koreans' mental health, at least temporarily.

해석

1. Sky-high prices of apartments in Seoul 고공 행진하는 서울 아파트 값
2. an issue that goes beyond the realm of economics 경제(학)의 영역을 넘어서는 문제

3. Creating feelings of frustration and relative deprivation 좌절감과 상대적 박탈감을 양산해 내며
4. Debates about Seoul's housing bubble go way back 서울 아파트 값은 거품 논쟁은 오래 전부터 있었다, 오래 전으로 거슬러 올라간다
5. adding billions of won in value 가치가 십 억 이상 오르다
6. Experts are split over ~ 전문가들은 ~을 두고 의견이 엇갈린다
7. the price has reached a level where the income of actual residents cannot afford the mortgage payments 실제 거주자들이 소득으로 대출을 받아 살 수 없는 수준에까지 이르렀다
8. Seoul experiences a lack of supply of apartments, especially newer and modern ones 서울은 아파트, 특히 모던한 새 아파트의 공급 부족을 겪는다
9. are frustrated by the thought that no matter how hard they work, they will never own their own apartment in Seoul during their lifetime 아무리 열심히 일해도 평생 서울에 아파트를 소유할 수 없을 것이라는 생각에 좌절한다
10. Those in their 40s and 50s who believed that there was a bubble feel left behind 가격에 거품이 있다고 믿었던 40대와 50대는 자기만 뒤처졌다고 느낀다
11. has released a string of countermeasures 일련의 대책을 내놓았다
12. curb the sky-high price, no matter what 무슨 일이 있어도 천정부지로 오르는 아파트 값을 잡겠다
13. But there are many skeptics who point out fundamental problems 근본적인 문제를 지적하는 회의적인 사람들도 많다
14. the supply of new housing is seriously lacking 새로운 주거시설의 공급이 심각하게 부족하다
15. results in a drop or at least a levelling off of the prices 가격의 하락 또는 적어도 가격의 안정을 가져오다

### Keywords / Key Sentences

1. 실제 아파트를 필요로 하는 사람들의 소득으로 감당할 수 없는 수준까지 올랐다. 현재 서울 집값은 거품이다. The prices of most apartments in Seoul have risen to a level where potential buyers who want housing cannot afford it. There's definitely a bubble. / Record-breaking house prices have priced out interested homebuyers. This is a sign that the bubble is about to burst. / Experts say that there is a bubble because mortgage payments are much higher than what most people can afford to pay.
2. 서울에 아파트, 특히 새 아파트의 공급이 부족하기 때문에 가격이 오르는 것이지 거품이 아니다. The prices of apartments in Seoul have risen sharply due to lack of supply, especially the lack of new apartments. / Demand has outweighed supply for new apartments in Seoul, which has caused a dramatic increase in real estate. / Residential real estate has peaked since there are a limited number of new apartments available.
3. 정부 정책은 과세 강화, 대출 억제, 공급 확대로 정리할 수 있다. The government has three countermeasures: more taxation, more restriction on loans and more supply. / The government plans to build more affordable housing, increase taxes and place regulations on housing loans. / The government plans a three-pronged strategy to fix the issue. First, they want to raise taxes; second, they want to put limits on mortgages; finally increase the supply of apartments.
4. 젊은 세대는 평생 벌어도 서울에서 내 집을 지낼 수 없을 거라는 좌절감을 느낀다. People in their 20s and 30s are frustrated by the thought that they will never own a house in Seoul no matter how hard they

work for their whole life. / There is a sense of despair amongst people in their 20's and 30's. They think that due to the high costs of housing, they will never have a chance to ever own a home. / Younger people fear that they may never have a chance to buy a house. This has caused a lot of anger and hopelessness.

5. 40-50대 중에는 몇 년 전에 빚을 내서 집을 샀더라면 지금 많은 수익을 올렸을 것이라고 후회하는 사람들이 많다. People in their 40s and 50s are upset by the chance they missed. They're regretting they should have bought an apartment in Seoul even by taking out a huge loan. Then they would be several hundred million won richer now. / Many older Koreans could have been a lot wealthier if they had taken the risk to invest in the real estate market years ago. / Middle age renters are feeling sorry for themselves for not acting upon the opportunity to buy an apartment. The fear of taking out a mortgage prevented them from increasing their net worth in the end.
6. 벌 수 있었지만 벌지 못한 돈 때문에 가정의 평화까지 깨뜨리지는 말자. Don't let money that could have been made in the past hurt your relations with your family. / Money left on the table in the past should not affect your relationships with your family in the future. / Financial mistakes made in the past should be water under the bridge.