

The impact of demographic changes on the real estate market

Abstract

This diploma thesis monitors changes in the demographic behavior of the population of the Slovak Republic and their impact on the real estate market. The aim is to analyze consumer behavior on the demand side for residential real estate. Within the population development of the Slovak Republic between 1990 and 2060. The purpose of the analysis is to construct the function of the demand for residential real estate in the Slovak Republic. Which expresses the impact of demographic changes on demand for housing. The model reflects changes in demographic behavior of the population into quantitative and structural changes in residential property demand. We expect that despite the uncertainty of the uncertainty, the forecast for residential property demand is high inertia. This stems from the stable age structure of the population. We assume that the period of the next sixty years will be characterized by a change in the trend of population growth and the continuous aging of the population. What negatively affects the demand-side real estate market

Keywords: demographic change, real estate market, Slovakia