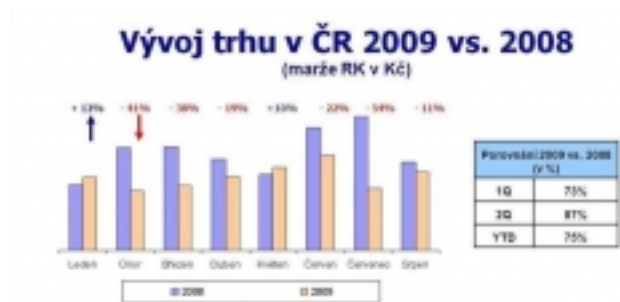


Properties worth CZK 158 billion sold in the Czech Republic last year

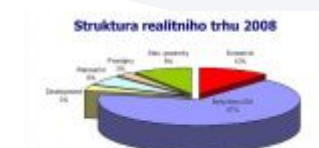


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“Right after our entry to the Czech real estate market, we found out that there is no objective research here and the market is mostly guided by rumours and estimates,” David Krajný, head of RE/MAX in the Czech Republic, said at yesterday’s presentation of the mentioned survey. Coincidentally, at a discussion meeting of Stavební fórum focusing on the issue of real estate trading in the Czech Republic, which had taken place a day earlier, the participants concluded the same thing. For the first time, RE/MAX and MindBridge filled a significant gap in the information base of the sector which had lasted for almost twenty years.

The survey was based on data from the statistical office, land registers, the Commercial Register, real estate agencies and a poll taken among the population,” Krajný described the project. According to him, the methodology was highly complicated because in the Czech Republic there is so far no nationwide database or register of real estate transactions. As Krajný indicated, due to the great difficulties in obtaining the relevant data and information, many renowned marketing agencies did not even participate in the tender for this contract.

Crisis outlook



The structure of the domestic real estate market, which last year amounted to CZK 158 billion, is largely dominated by residential transactions, with a share of 67% in the trading. Plus the 6% share of recreational buildings. A surprisingly small portion (12%) was taken by commercial properties (administration buildings, retail facilities etc.) and an even smaller portion by property development projects (3%). “However, the price movements of property development operations receive a huge media coverage and therefore become a barometer for the whole market,” Krajný concluded.

On the other hand, the survey did not bring anything surprising in the territorial distribution of real estate transactions. In terms of content, the highest share is easily given to Central Bohemia (22%), followed by Prague (14%) and South Moravia (11%). This ranking is closed by Vysočina, Karlovy Vary and Liberec regions.

We should also mention the results of an opinion poll that involved about 1,000 respondents. 11% of the respondents bought or sold a real estate in the last three years and according to the comments by the study authors, the frequency of real estate transactions in the population does not depend on incomes as

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