

WHERE TO LIVE? – CHANGING GEOGRAPHY OF HOUSING MARKET IN THE PERIOD OF CRISIS

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Abstract: After the beginning of crisis (2008), the housing markets were “frozen” in Hungary. The number of transactions less than halved, the mobility of the people were declining in parallel the increasing unemployment rates and limitations in wages and subsidies. In that period, the new house buildings were decreasing, undergone the level of the Great Depression (1929-1933).

The regeneration process seems very slow and not exempt from stagnation and falling down periods. There are several causes of that: the uncertain increase in world economy, the special problems of the EU and more intensely the euro-zone, however, the national policies were determined hardly the trends, as well. The high level of overall indebtedness of the country, the central government, the local governments and households marked the milestones of different policies, in general. The special phenomena of these processes was the high share of liability not in national currency, mostly in CHF and EUR, which proved to be highly stable comparing HUF, the national currency.

The above mentioned tendencies involve a partially changed spatial structure in the whole housing market, including building and buying, we researched. However, the effects of crisis were clear in the whole country (decreasing number of newly built houses, reducing prices), the level of decrease and the regeneration paths were highly different region by region. In our presentation we try to depict the new phenomena, new inequalities, new geography of housing market in a New Member Country in the period of global economic crisis.