ABSTRACT

This research presents a new methodology to evaluate the development trends of the residential trade and industry up to 2050. In the first step, available data are analysed for the period 1970 – 2050 in order to establish overall tendencies in real estate markets within the European Union. In the second step an expert assessment based on the Analytic Hierarchy Process (AHP) methodology is integrated to reflect the estimation of various expert forecasts. The AHP methodology is based on different variables in the fields of demographic, social environmental as well as build-quality characteristics to imply a widespread perception of the portfolio mix of habitations in 2050. There will mainly be a focus on several European Union countries with potential future-shrinking populations, namely Bulgaria, Estonia, Germany, Hungary, Latvia, Lithuania, Poland, Romania and Slovakia. Furthermore, they will be compared with Spain whose population is expected to increase.