

Résumé

Our aim is to analyze Budapest's commercial real estate market, with a great focus on the short-term and long-term effects regarding office buildings' future. First of all, we summarize the global trends and the unique attributes of the domestic market. We show well-known options' main alternatives, as we also mention the usage of these alternatives in the big picture. The topic of this paper has become much more relevant in the last period due to the impact that COVID-19 caused on the real estate market for all the market participants, like real estate owners, renters, funds, investors, and employees as well.

Our conclusions are based on the literature regarding international experiences, as well as on interviews with Budapest-based stakeholders in the office market. We prepared a total of 12 semi-structured interviews with the most important stakeholders of the Budapest real estate market, the largest international and domestic real estate consulting companies, tenants, and the market's leading coworking offices. We present the Budapest office market processes in detail, illustrated with data, during which we combine macro- and micro-level environmental effects, including digitalization, generation trends, and the effects caused by the pandemic. The results indicated that the following pair changes will take place in the functional utilization of the Budapest offices, and in the distribution of interior space, which will be maintained in the long term and will have an impact on the market's further development. The research also covers regulatory issues that will be decisive in the future.

Keywords: real estate market, COVID-19, home office

JEL classification: D21, J81, L85, R33