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TITLE OF DIPLOMA THESIS:

LAND AND PROPERTY MARKET IN KILKIS FROM 2006 TO 2012

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ABSTRACT

This master thesis is entitled “Land and property market in Kilkis from 2006 to 2012”. Specifically, it aims to investigate the real estate market in Kilkis and compare it with some general economic factors (economic crisis, reduction of building activity, restrictions at mortgages e.t.c) by analyzing elements related to hire purchases and sales. For this purpose, elements from classified advertisements at a local newspaper and from a real estate agency are submitted into a statistical data processing. Particularly, this master thesis is composed of five chapters. The first chapter “Property Values”, contains a general report of legal and economic definition of real estate and its categories as well as meanings of values related to real estate. The second chapter entitled “The real estate market”, includes the meaning of real estate market, its particularities and its categories based on several factors. Additionally, it examines the evolution of real estate market in Greece by analyzing factors which have contributed to its current configuration (housing prices investments and jobs in construction industry and real estate) and its characteristics (mortgage rates, percentage of ownership occupancy). Finally, the causes of current situation in real estate market and its future prospects are estimated. The third chapter entitled “Case study: The city of Kilkis” includes an overview of the city and its history. Additionally, it presents city’s population growth, its current land uses and also its urban fabric and residential development. The fourth chapter “Proseccing of local property market” includes the data proseccing of local real estate market in Kilkis. It presents data from transactions which have been made through the real estate agency “Ktimatomesitiki” for the years 2007-2012 and from classified advertisements at the local newspaper “Eidisis”. The fifth chapter entitled “Analysis of local property market” includes the analysis of local market through aggregated charts and its correlation to Greek land and property market. The sixth chapter includes the conclusions which come from the analysis of real estate market in Kilkis.

KEYWORDS

real estate market, Kilkis, property values, commercial property, residential property