



ACADEMIC YEAR 2014 – 2015

TITLE OF DIPLOMA THESIS:

Changes of real estate in Thessaloniki during the last decade (2005-2014)

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ABSTRACT

The subject of this diploma thesis is the changes of real estate in Thessaloniki during the last decade (2005-2014). The purpose of the thesis is the study and the analysis of the real estate sector for the period before financial crisis (2005-2008) when it reached its pick, as well as for the following years (2009-2014) in order to determine the level that this sector was affected by the financial crisis. More specifically, the changes of supply and demand, fluctuations in property market values and the behavior of the potential buyers and sellers, are studied. Furthermore, problems beyond the economic crisis, which disturb the normal state of the sector, are considered. The methodology followed includes literature research, internet research, meetings and discussions with brokers. In addition, data were collected from newspaper classifieds concerning house sales and commercial premises which then were digitized in Microsoft Excel and divided into three areas of Thessaloniki (east, west and central). These data were used for the analysis, with the help of Microsoft Excel, of available houses for sale and commercial premises in respect to various factors such as the age of the property, the location, the storey, the price per square meter, the area and the type of commercial premises, contributing to useful conclusions.

KEYWORDS

Changes of real estate in Thessaloniki, financial crisis, classifieds concerning houses sales and commercial premises, discussions with brokers, analysis with Microsoft Excel