

The Real Estate and Land Market of Russia: Factors of the Sustainable Development

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Key words: Land management; Real estate development; real estate market; economic cycles; sustainable development

SUMMARY

There is no definite answer in the macroeconomic theory to a question that the real estate market develops cyclically, and long cycles in its development coincide with the economic cycles. There is an opinion that the decline in the real estate market precedes the recession of economy in general, and consequently the rise also comes earlier. It is indisputable fact that it becomes possible to estimate the character and tendencies in the national and world economy according to the condition of the real estate market. If the situation in the real estate market gets worse, we observe the decline in economy and, vice versa, if the growth of real estate market takes place, as a rule, the rise in economy follows.

Real estate and land market development is affected by various macroeconomic and microeconomic factors among which it is possible to mention such as construction volume, provision of resources in the construction branch, prime cost of construction production and gross value of construction objects, availability of the land plots for construction and conditions of access to them and many other things.

The peculiarity of the Russian economy lies in a certain connection between the prices for petroleum and the prices in the real estate market, and also between the income level of the economic subjects. Anti-crisis management allowed to secure the recovery growth of the real estate market of Russia after the crises of 1998 and 2008, and can provide the further sustainable development of all segments of the real estate market for overcoming the crisis of 2015.