

Abstract

This thesis investigates the dynamics of commercial real estate markets in Central and Eastern European Countries (CEECs), with a particular focus on the period surrounding the COVID-19 pandemic. By employing a semi-structural model comprising equations for net take-up, rent, capital value, and credit supply, the study examines the overvaluation and undervaluation trends in office and industrial properties. The analysis is conducted using both cross-country and cross-property panel data, providing a comprehensive overview of market behaviors across different countries and property types. The findings reveal significant shifts in investment preferences and market valuations, particularly highlighting the consistent overvaluation of industrial properties and the undervaluation of office properties post-pandemic. These results underscore the lasting impact of the COVID-19 pandemic on the commercial real estate landscape in the CEECs, offering valuable insights for investors, policymakers, and stakeholders.