

Review of: "On the Resilience of Urban Real Estate Development"

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Potential competing interests: I know the author as a colleague but I have not participated in the preparation of the article in any way.

The resilience of urban real estate development is a most actual and important topic for research and analysis both from an economic and a social viewpoint. The article offers interesting perspectives on this theme. I especially appreciate the way that the author sets up the framework of analysis and explains the basic concepts. The definition of the term resilience and the analysis of the difference between the terms resilience and sustainability clarify the basic setup. I would like to make a few critical comments that will hopefully help the design of future research.

The crisis highlighted in the article is the globally spread Covid-19 virus, which caused crises not only in healthcare systems, but also in the real estate market. The article contains interesting assessments of the realization of the predictions presented in the author's previous study. However, I want to emphasize that the crisis caused by the Covid-19 virus and the adaptation to it is a special kind of an event that cannot be generalized to crises affecting the real estate market in general. For example, the crises caused by natural disasters such as floods and storms and the processes of adapting to them are different from the Covid-19 crisis.

Economic fluctuations and crises, which can be global, national, or regional, differ in many respects from health and natural crises, although there are similarities. For example, Covid-19 was also an economic crisis, albeit a rather short-lived one. The driver of the crisis in the real estate market is a temporary, long-term, or permanent imbalance in the supply and demand of apartments and commercial premises. Adaptation to temporary crises is usually realized through market mechanisms, but benefits and costs are distributed unevenly and not necessarily fairly. Long-term or permanent structural changes in the economy, for example due to a strong contraction of business activity and employment in an area, are crises that are particularly challenging from the point of view of the real estate market. Typically, in crises that are structural in nature, the proportion of empty apartments and commercial premises increases and real estate values collapse. Some areas will recover from the crisis, others will not. More theoretical and empirical research is needed on this rapidly changing theme.