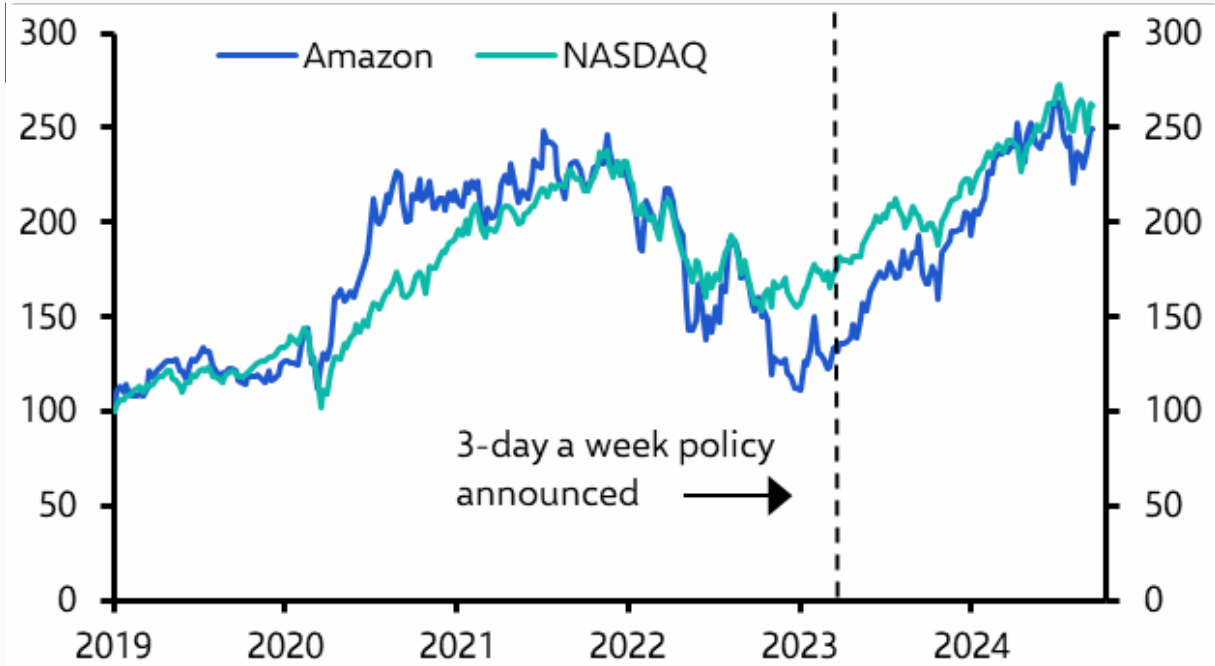




Covid five years on: How the pandemic continues to shape real estate

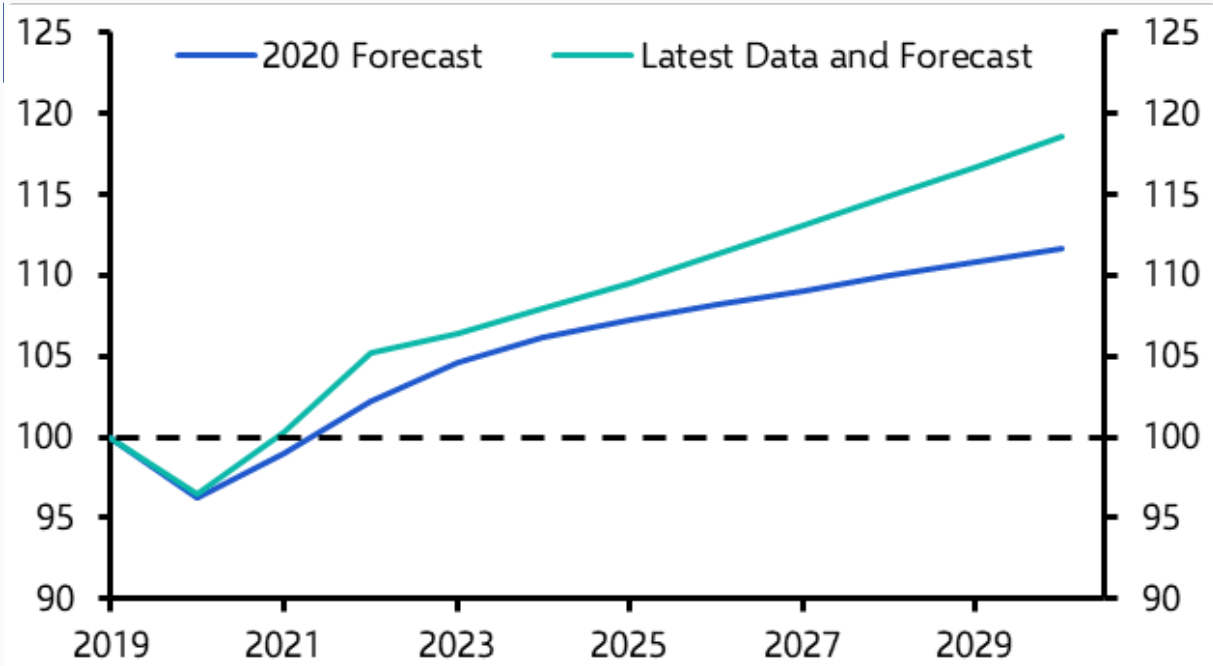
What will the office market look like by 2030?



UK COMMERCIAL PROPERTY UPDATE

Will remote work go into reverse?

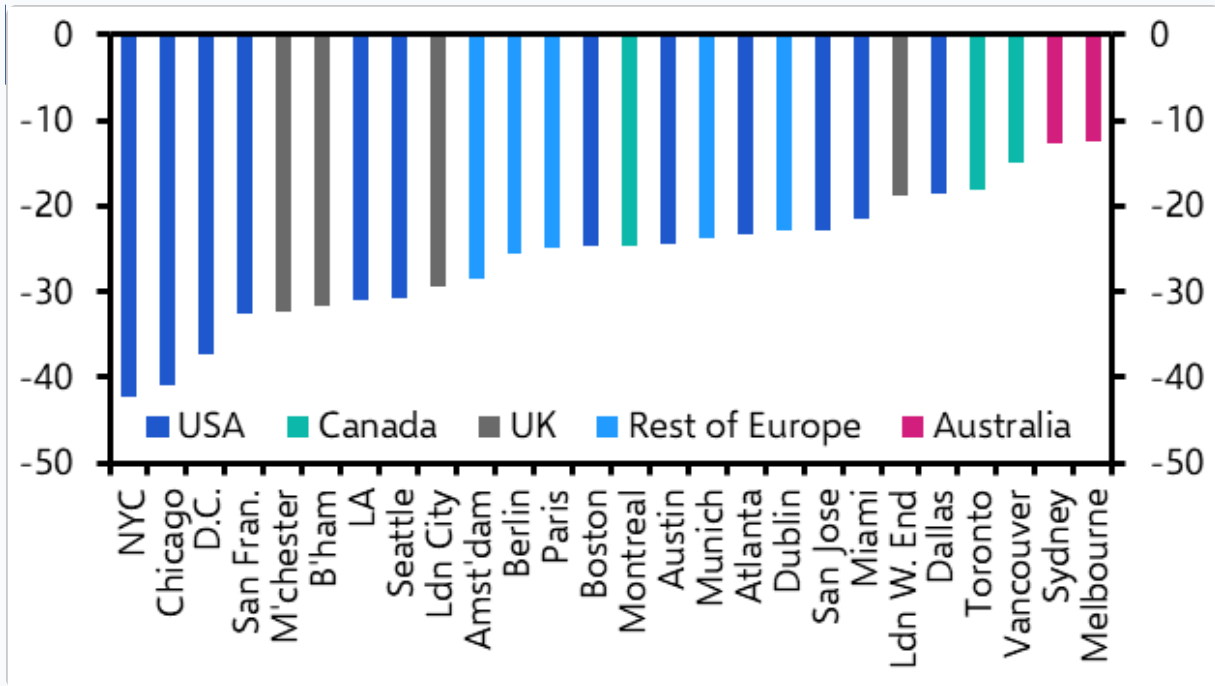
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US COMMERCIAL PROPERTY UPDATE

How much office space will be needed by 2030?

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US COMMERCIAL PROPERTY UPDATE

Share of remote work key to global office performance

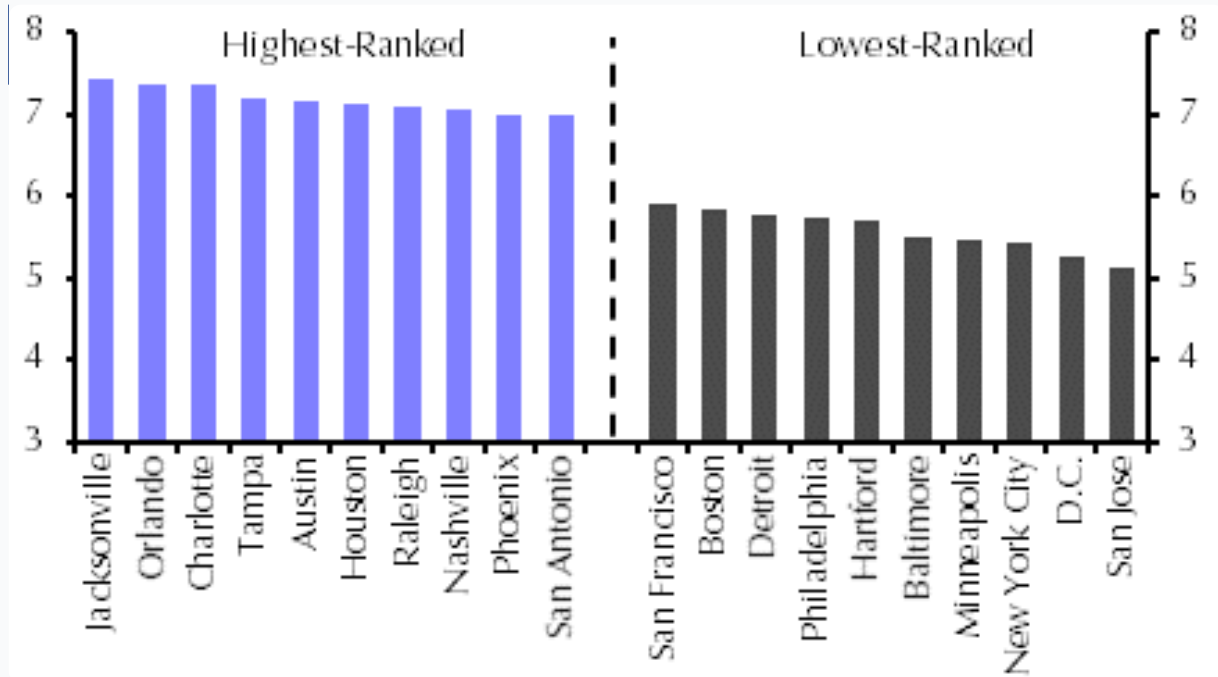
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US COMMERCIAL PROPERTY UPDATE

Flexible offices unlikely to capitalise on hybrid working

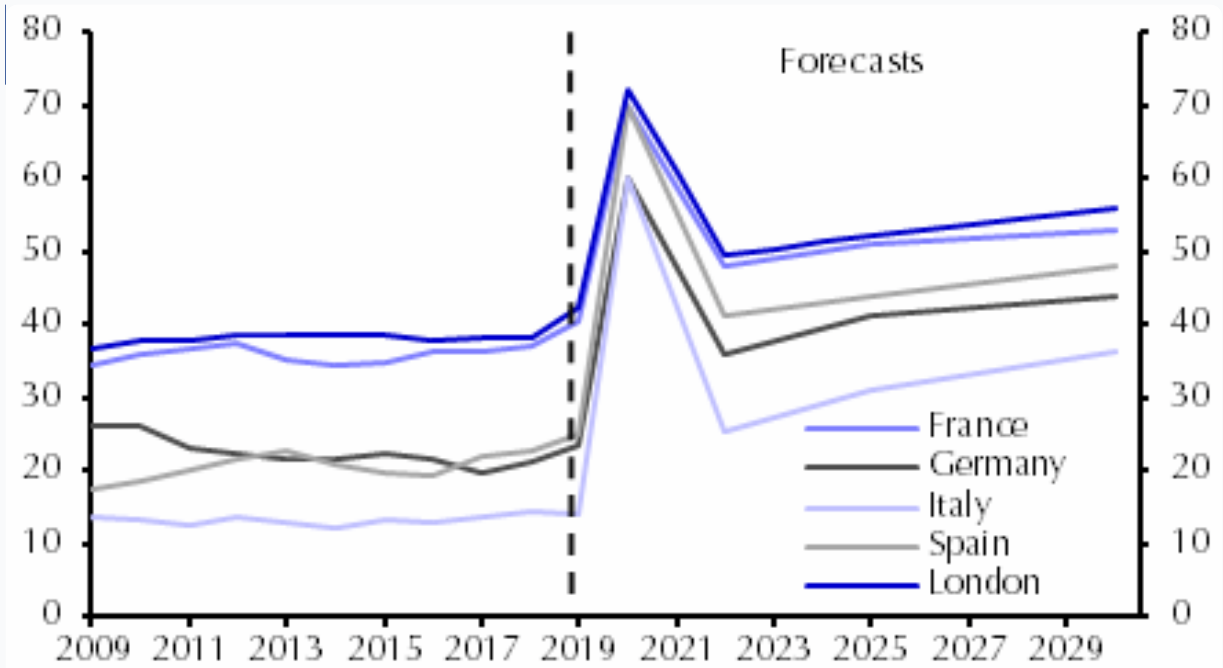
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US COMMERCIAL PROPERTY UPDATE

Will remote working migrants drive office demand?

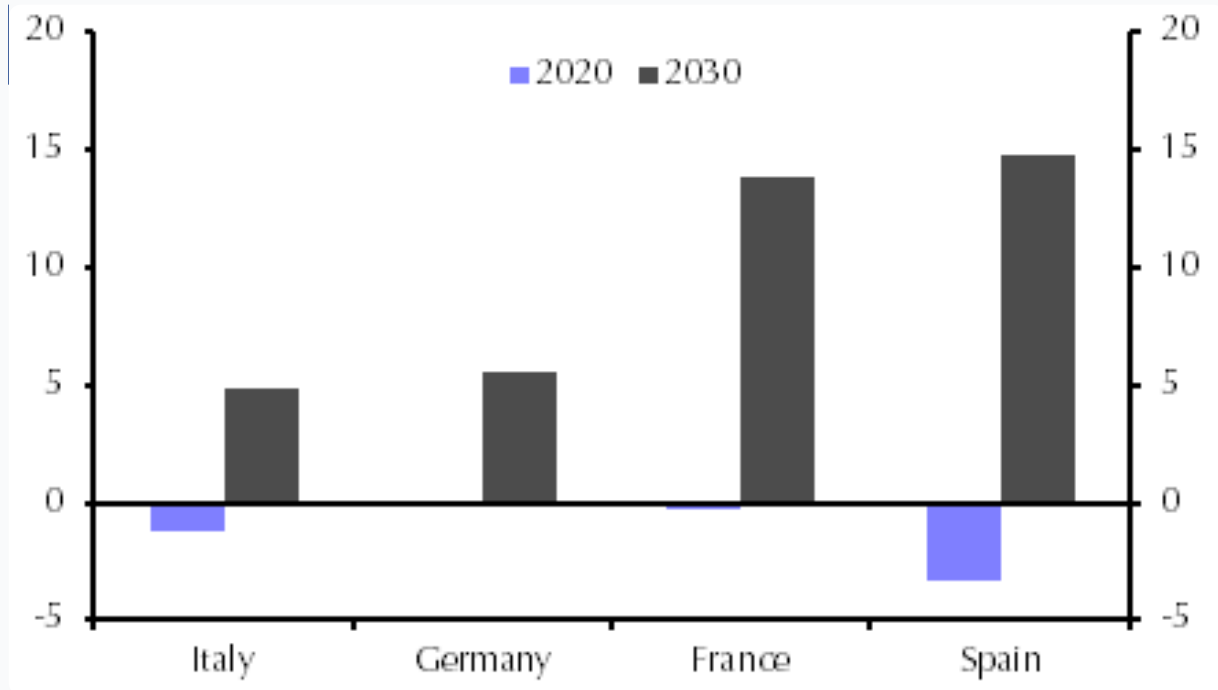
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UK COMMERCIAL PROPERTY UPDATE

Home working to cut office demand by up to 10%

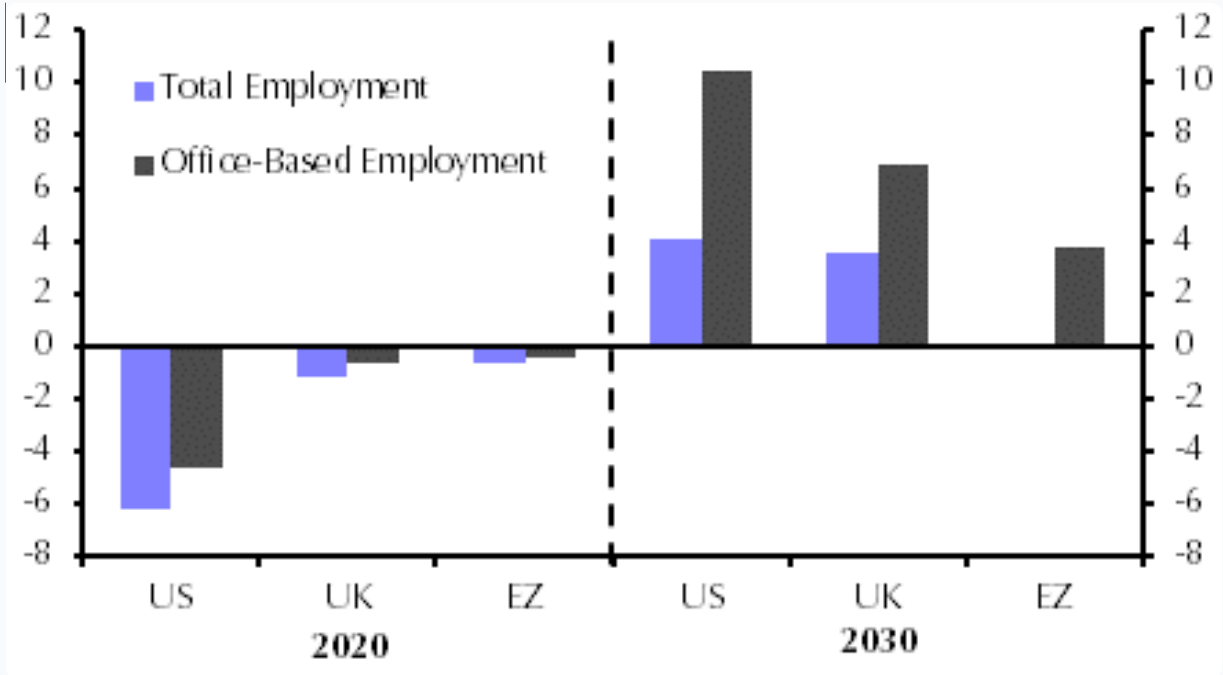
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EUROPE COMMERCIAL PROPERTY FOCUS

Remote working poses significant downside to rents

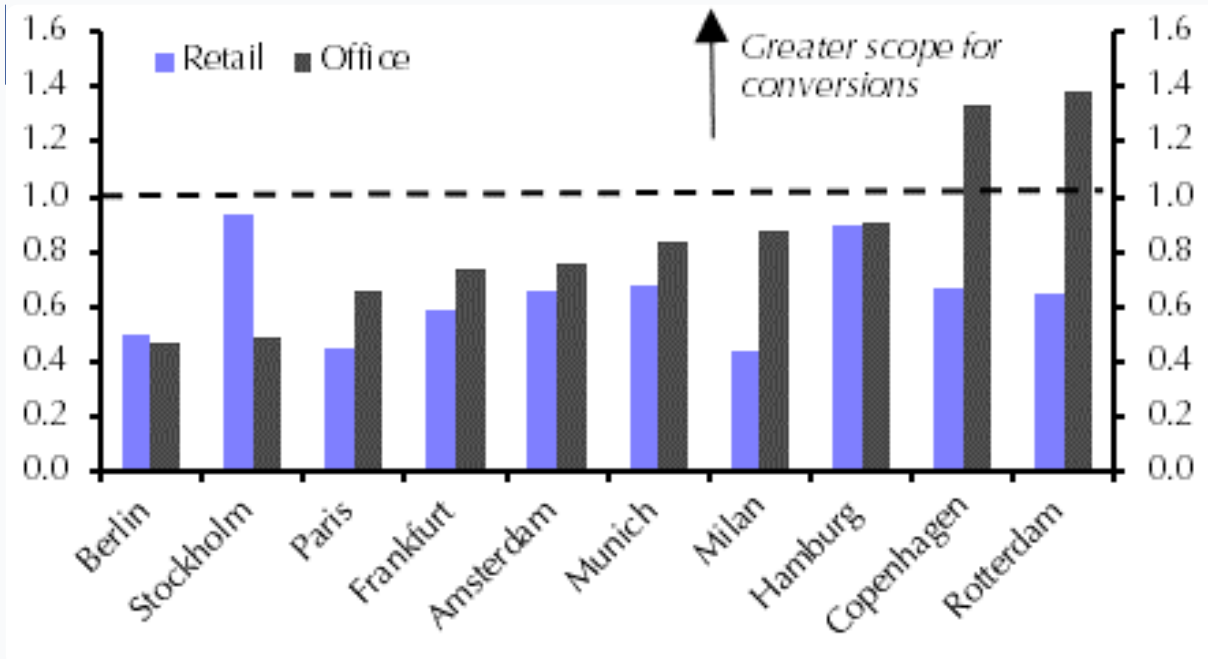
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US COMMERCIAL PROPERTY FOCUS

Remote working to hit office income by 20-25%

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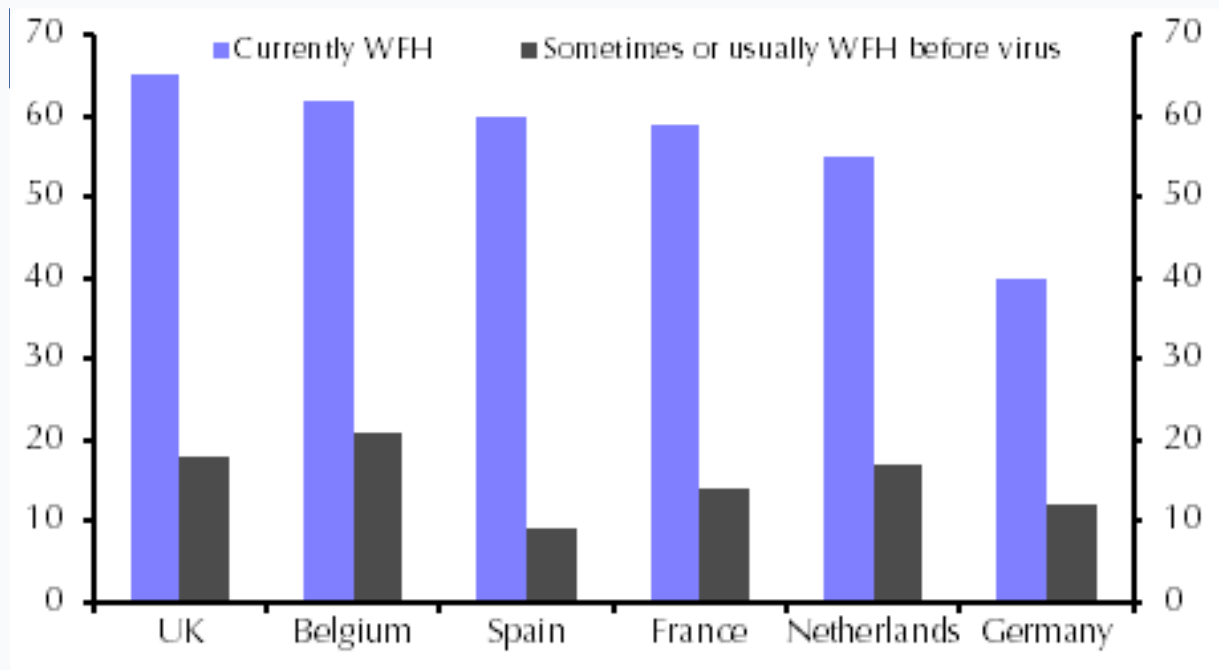


EUROPE COMMERCIAL PROPERTY UPDATE

Where is there scope for conversions to residential?

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New working patterns have impacted residential sectors

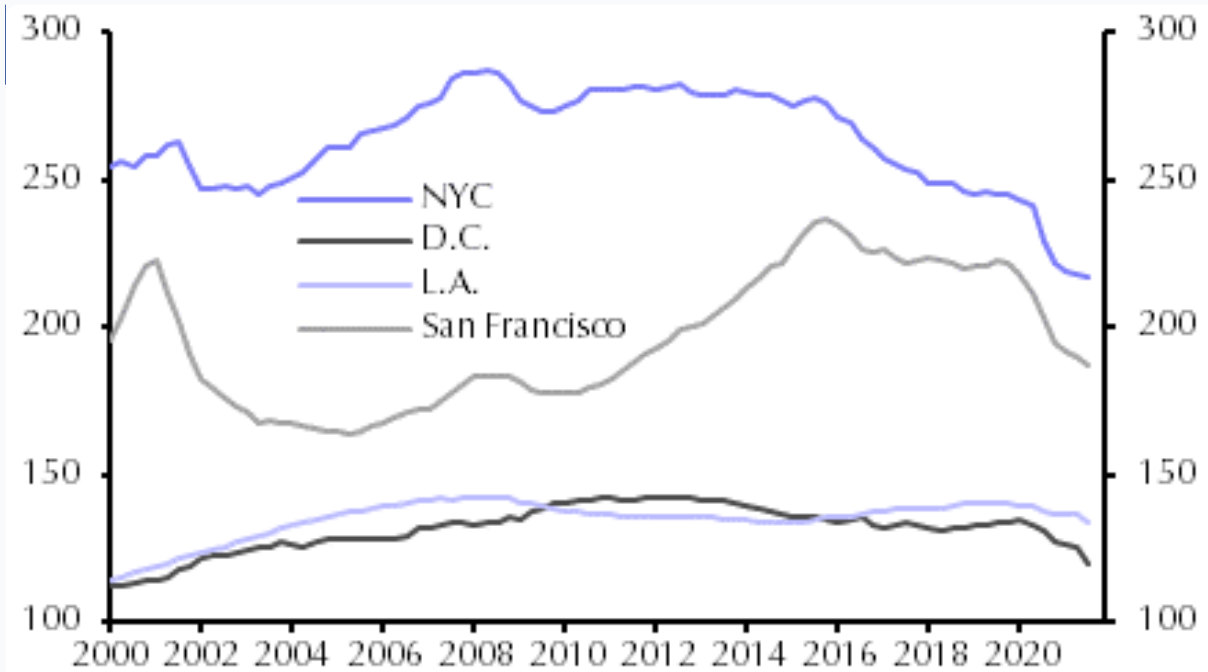


UK HOUSING MARKET FOCUS

The outlook for housing in a post-COVID world

Even after the immediate threat of COVID has receded, we expect as many as 50% of office-based employees will work from home at least once a week. But the move away from cities and toward the suburbs...

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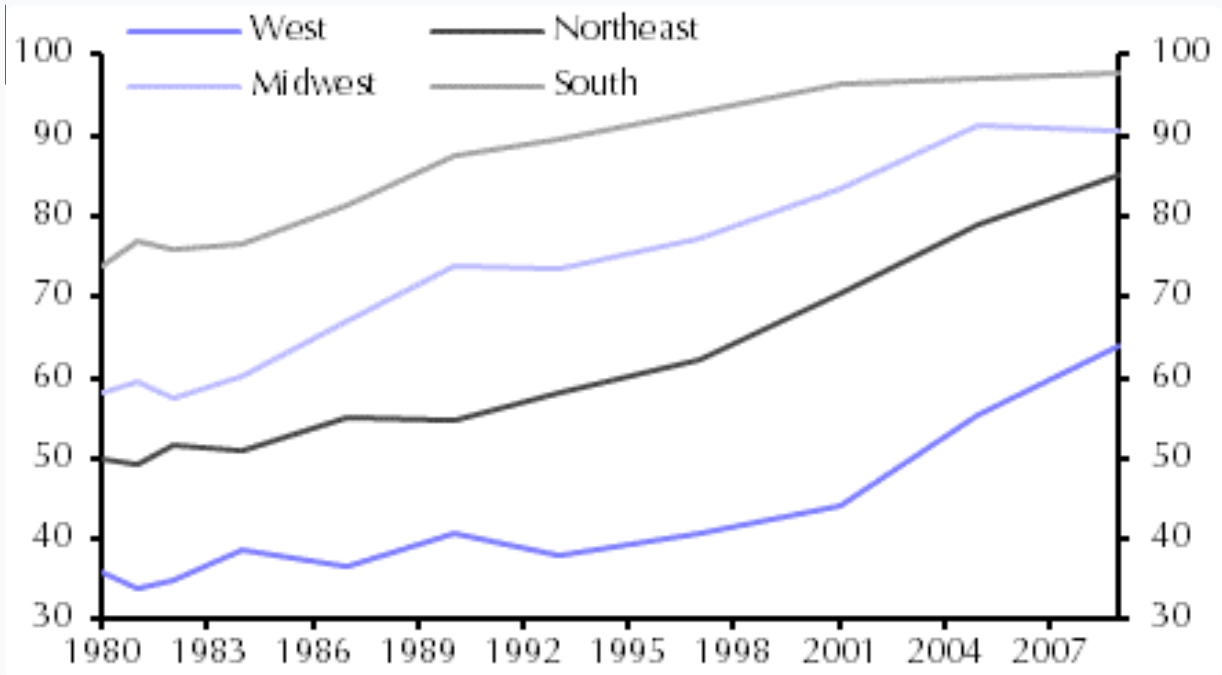


US HOUSING MARKET UPDATE

Will major coastal city rents continue to get cheaper?

The pandemic turbo-charged a move away from major coastal cities, and that drop in demand led to a sharp fall in their rents relative to the national average. But with those moves now made and cities...

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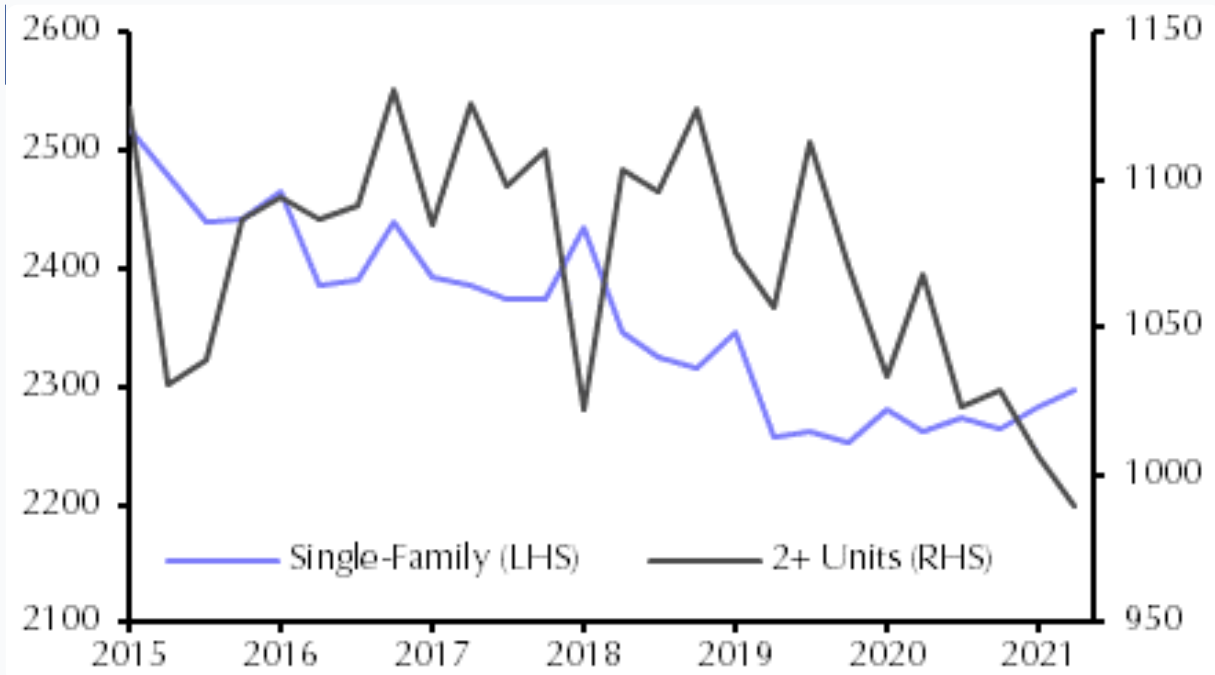


US COMMERCIAL PROPERTY FOCUS

Which apartment markets will benefit most from remote work?

We think that for the extra one million footloose American workers created by the pandemic, the cost of living has become far more important to their decision of where to live than in the past, while...

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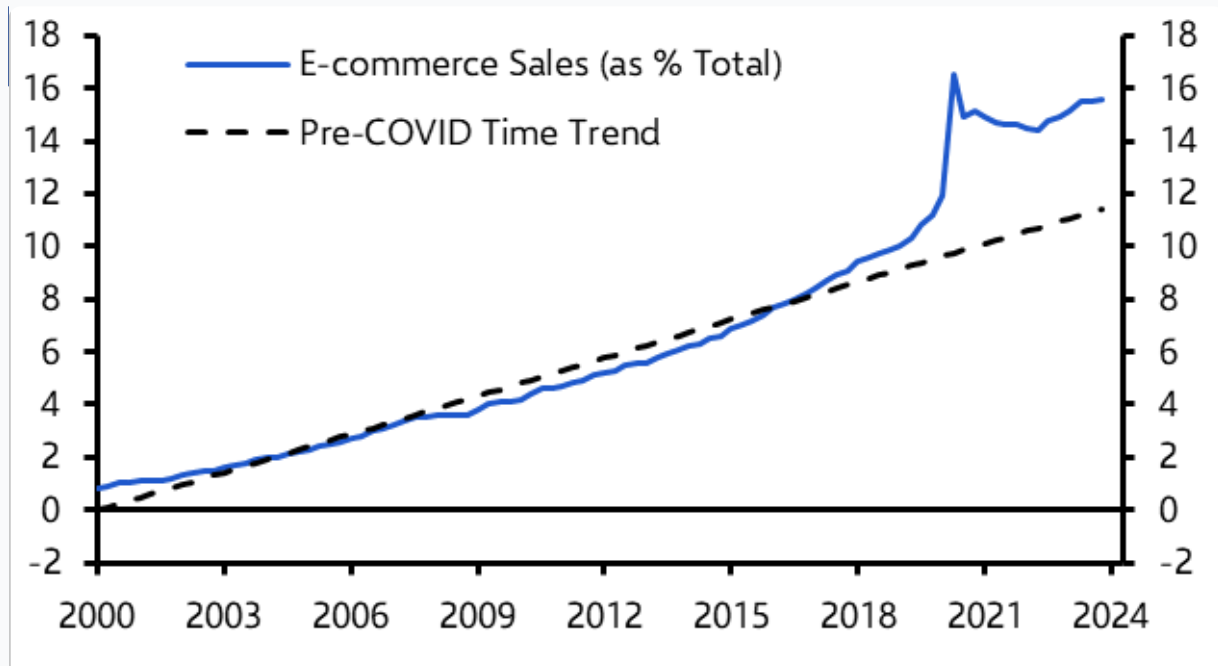
US HOUSING MARKET UPDATE

New apartments will start to get larger soon

Apartments kept getting smaller in the second quarter of this year, with the median floor space of units falling to under 1,000 sq. ft., the lowest since records began in 1999. That trend seems at...

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How the pandemic has impacted how and where we shop

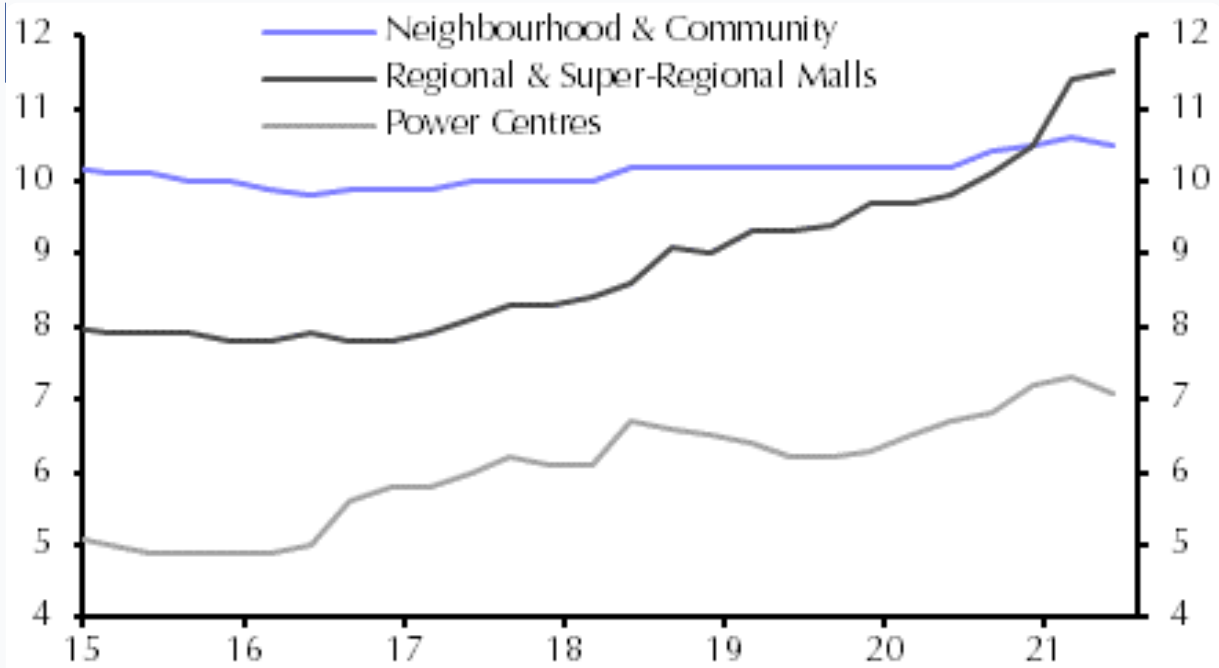


US COMMERCIAL PROPERTY UPDATE

Permanent online shift is mixed news for retail

The latest e-commerce statistics suggest that the pandemic has left US online sales on a permanently higher trend. That will be bad news for retail rents generally, though the detailed data also hint...

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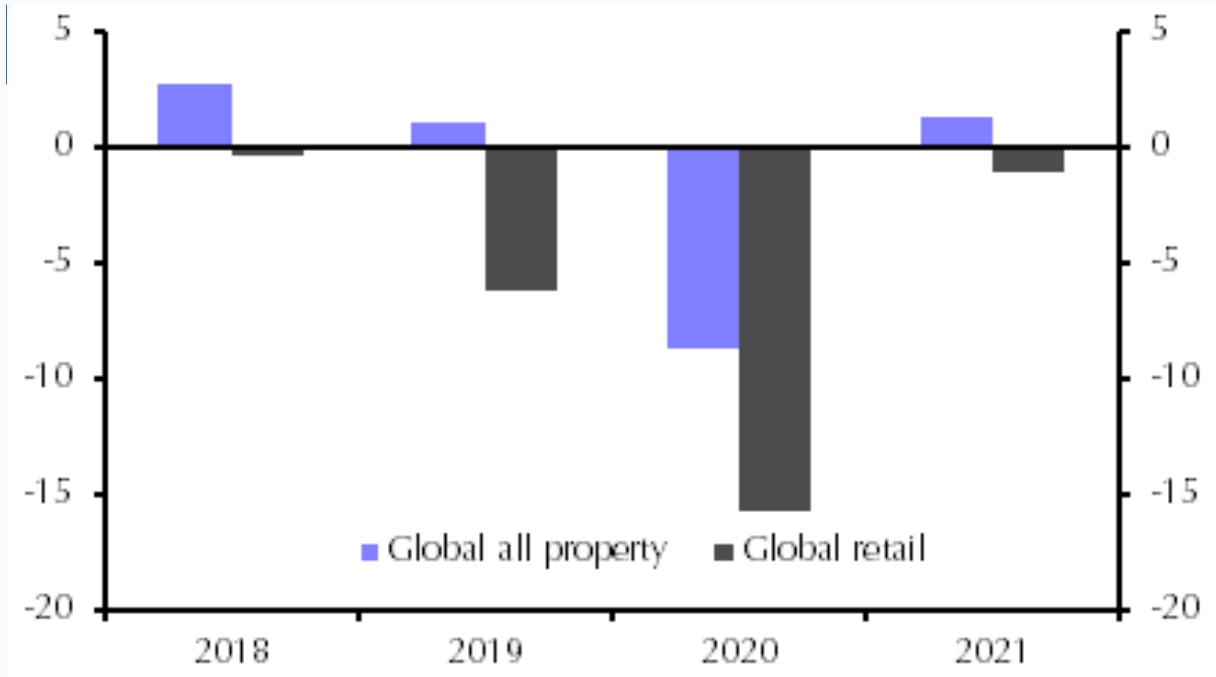


US COMMERCIAL PROPERTY UPDATE

Four likely winners in retail

The retail sector appears to be turning a corner, and we think that convenience-oriented Neighbourhood and Community (N&C) centres, out-of-town retail, “destination”-type malls and retail located in...

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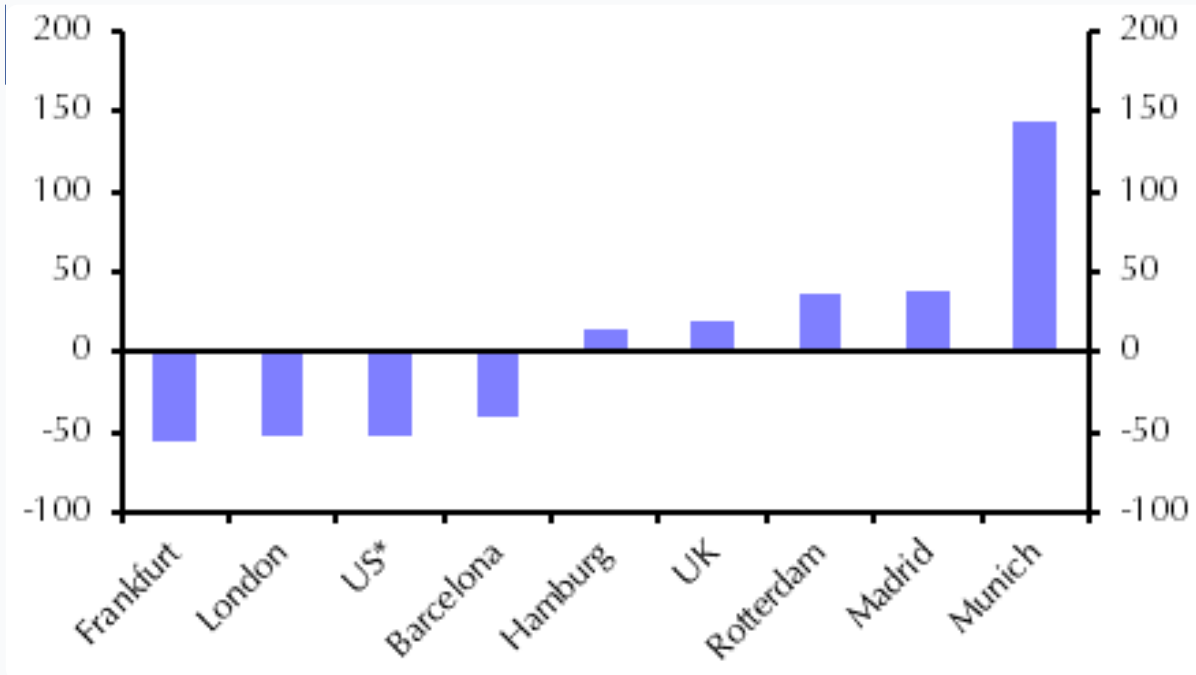


UK COMMERCIAL PROPERTY FOCUS

Is COVID-19 the death-knell for physical retail?

Retail has been hit hard by the COVID-19 crisis and lasting changes to online spending will bring further pain. While our estimates suggest that the impact is likely to be less severe than structural...

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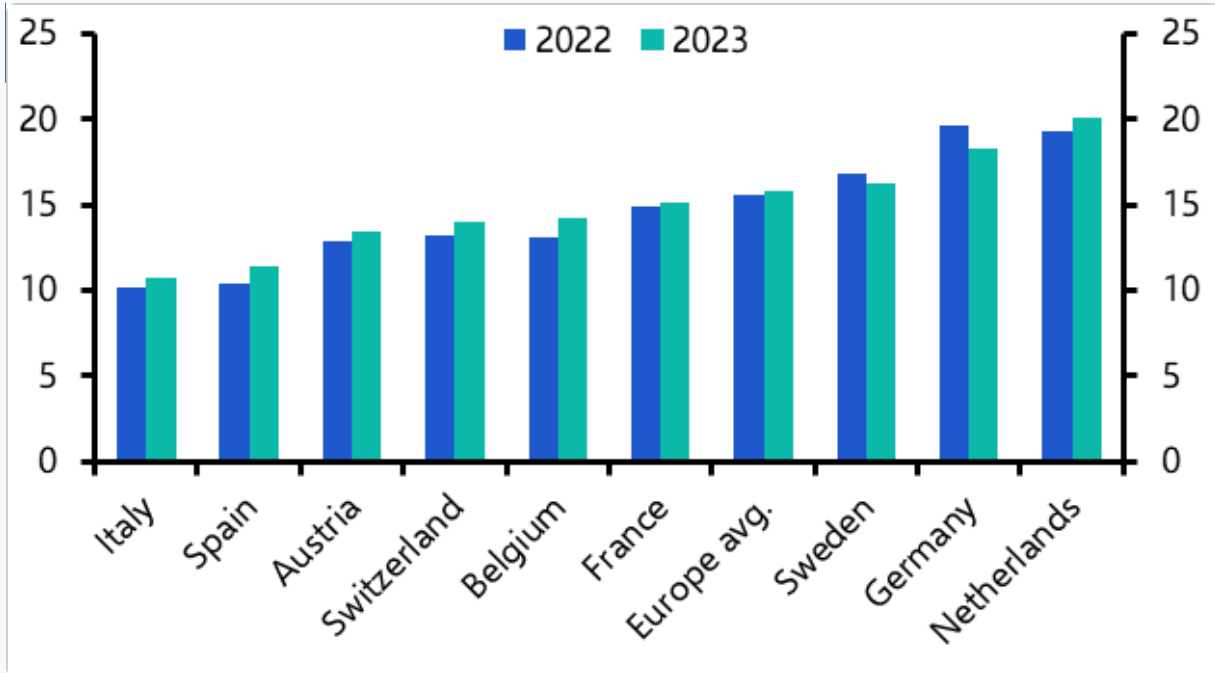


UK COMMERCIAL PROPERTY FOCUS

Higher online share to boost logistics demand by 15%

Virus-driven behaviour changes that support a faster online transition will boost industrial demand over the coming years. But we don't believe the view that higher online spending will cause rents to...

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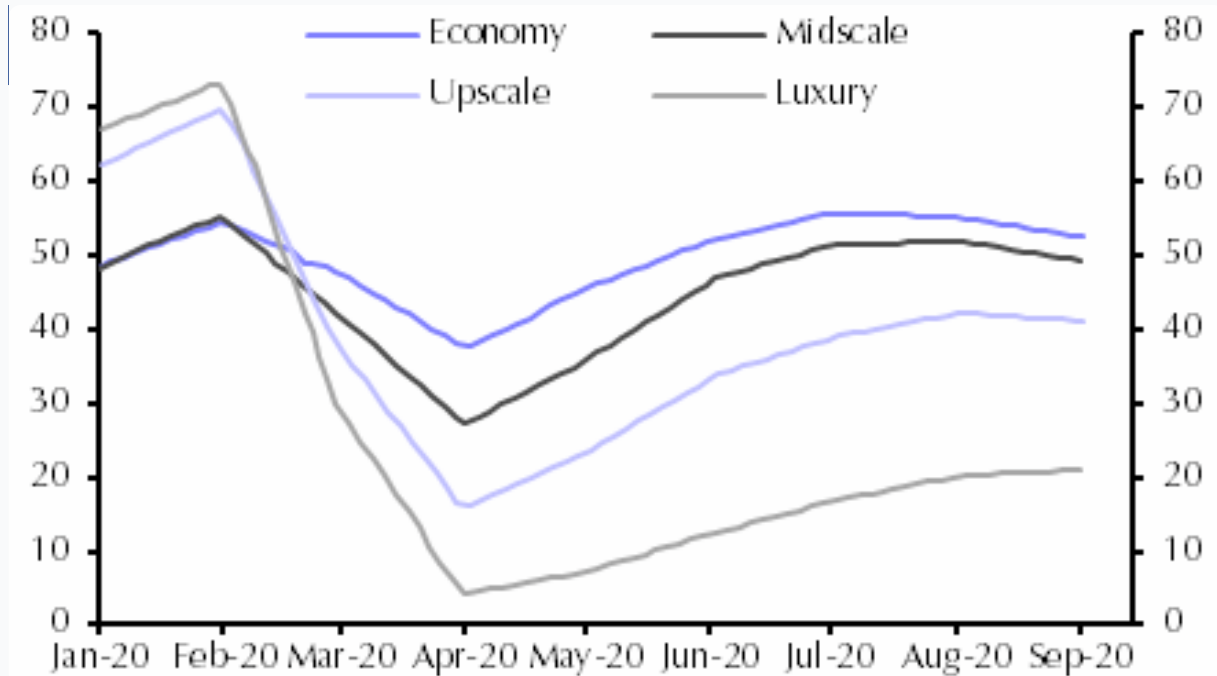
EUROPE COMMERCIAL PROPERTY UPDATE

Worst of online drag is over, especially in the south

Recent estimates add to the evidence that online retail shares are growing more slowly across Europe. There has also been little sign of convergence in online shares, supporting our long-held view...

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How have other sectors been affected?

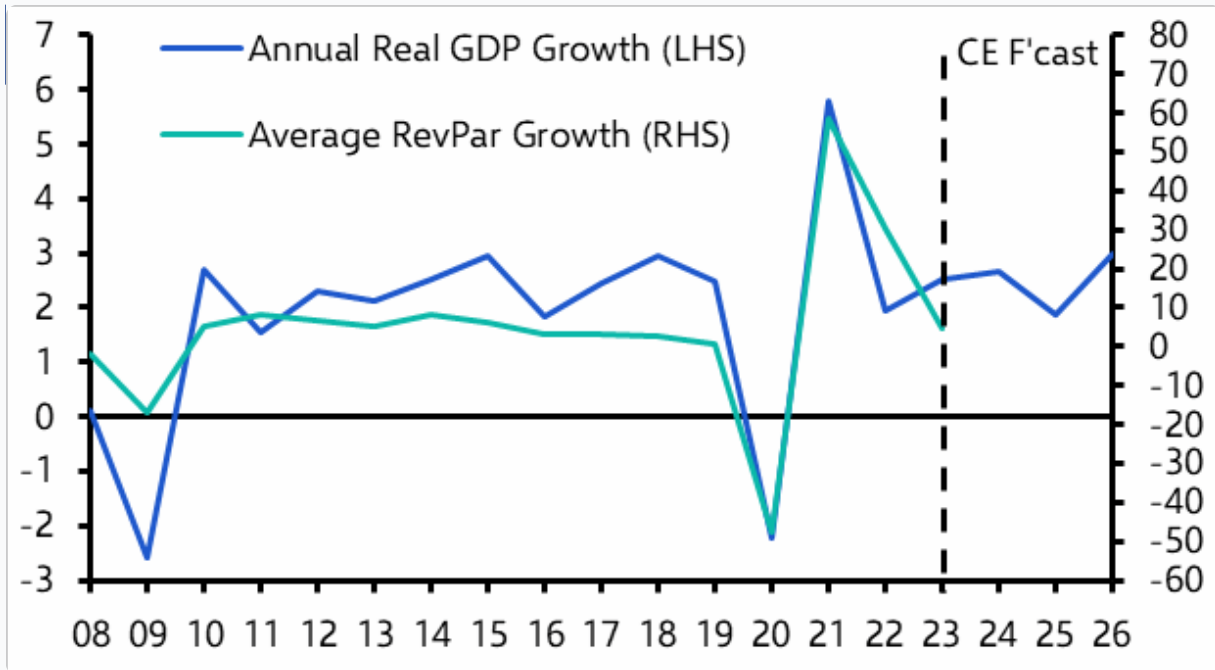


US COMMERCIAL PROPERTY UPDATE

Structural changes threaten the hotel recovery

The hotel sector has been hit hardest by the virus, and we expect its recovery will be slower than the other sectors. And, even when vaccines pave the way for an improvement in occupancy, structural...

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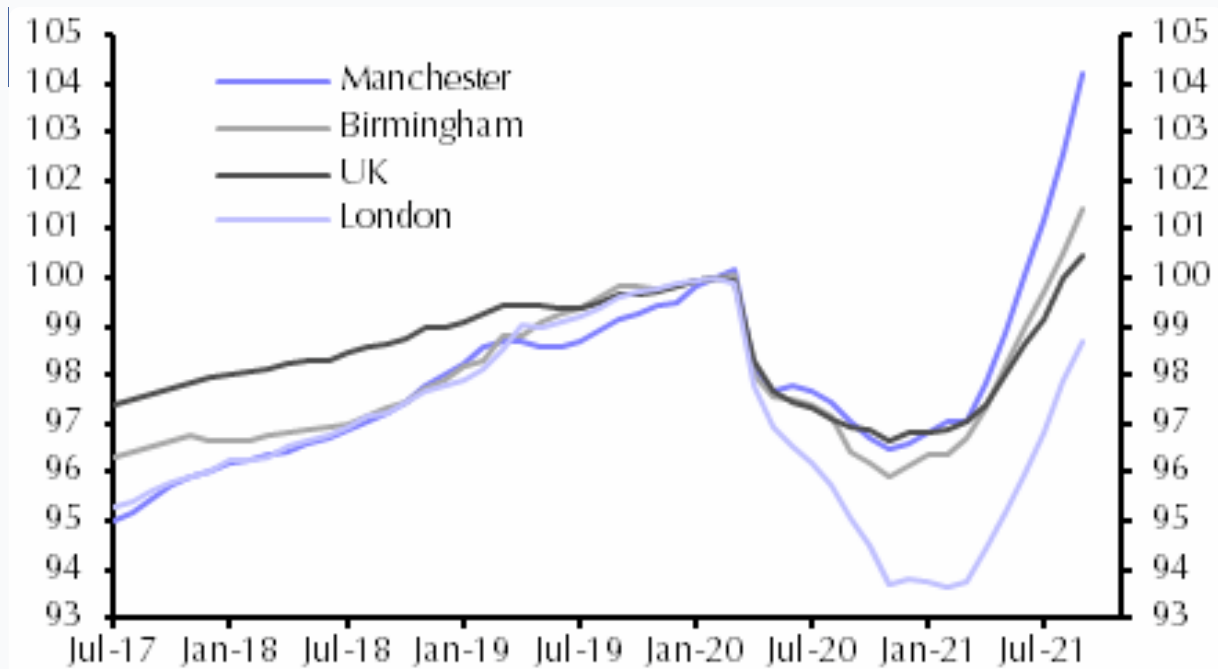
US COMMERCIAL PROPERTY UPDATE

Strong US dollar to weigh on hotel recovery; West to trail

After a strong recovery post-pandemic, momentum in hotel revenue growth is likely to remain subdued over the next few years. With a stronger US dollar hindering the revival of the tourist industry, we...

25th June 2024 · 4 mins read

Can cities recover?



UK HOUSING MARKET FOCUS

How pandemic changes will affect European cities

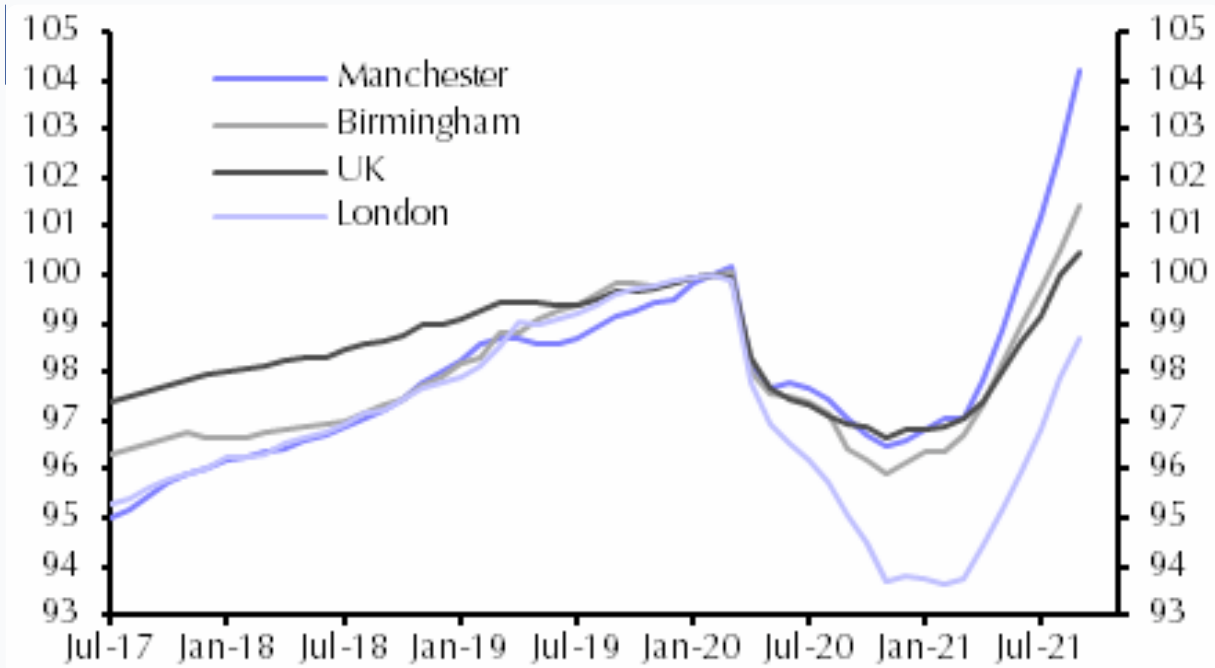
Europeans are returning to cities, though the return to offices has been much slower and this has had negative effects on city retail. Looking ahead, weaker demand for office and retail will weigh on...

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EVENT

The Future of Cities: How pandemic changes will affect returns

13th October 2021, 10:00AM BST

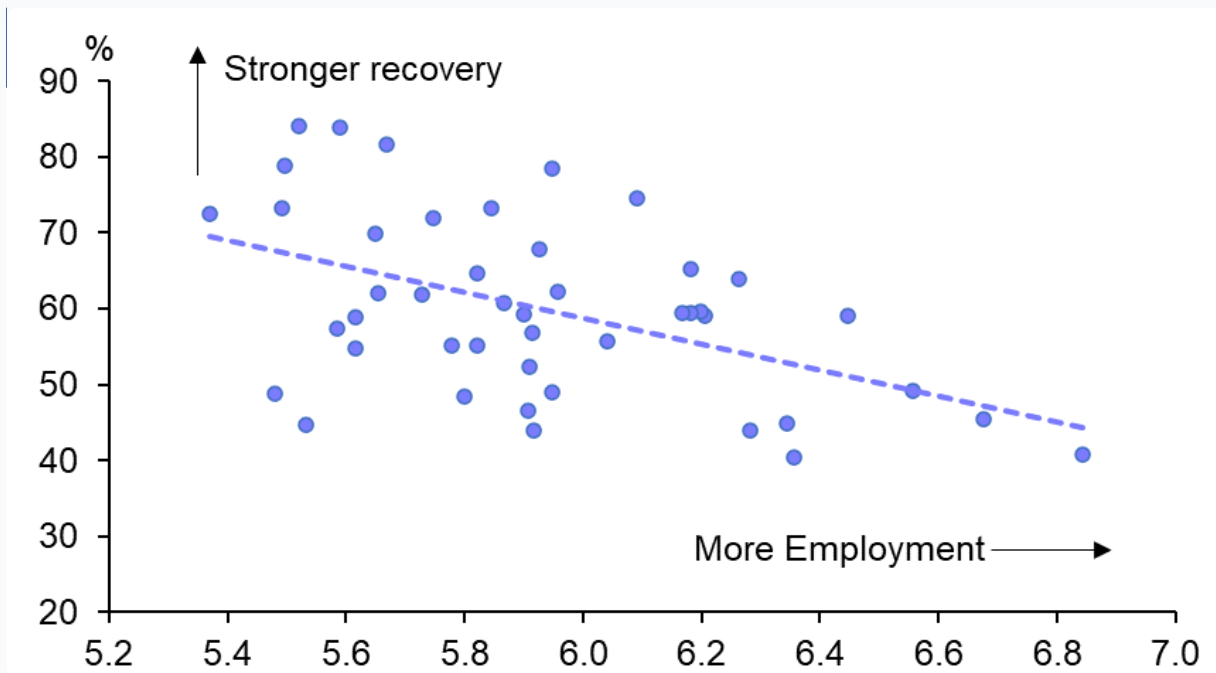


UK HOUSING MARKET FOCUS

How pandemic changes will affect European cities

Europeans are returning to cities, though the return to offices has been much slower and this has had negative effects on city retail. Looking ahead, weaker demand for office and retail will weigh on...

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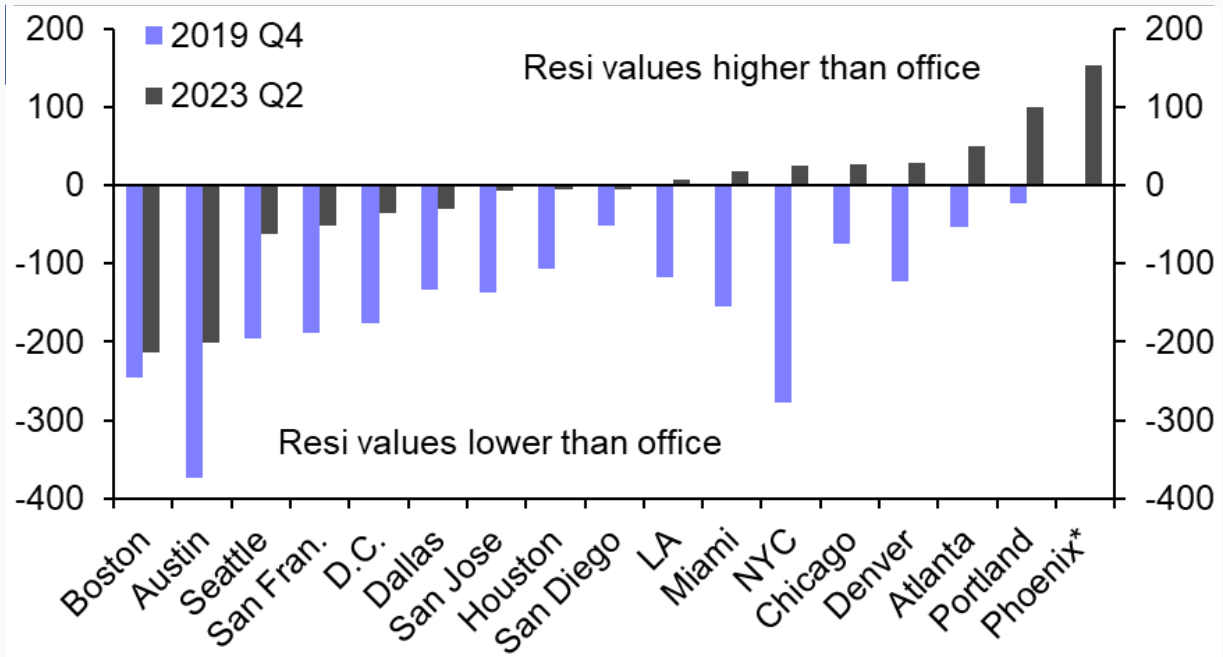


US COMMERCIAL PROPERTY UPDATE

Uncovering the factors impacting downtown recoveries

Data on cell phone usage suggest that cities with a high share of professional, scientific and technical occupations and long commute times are typically associated with poorer downtown recoveries...

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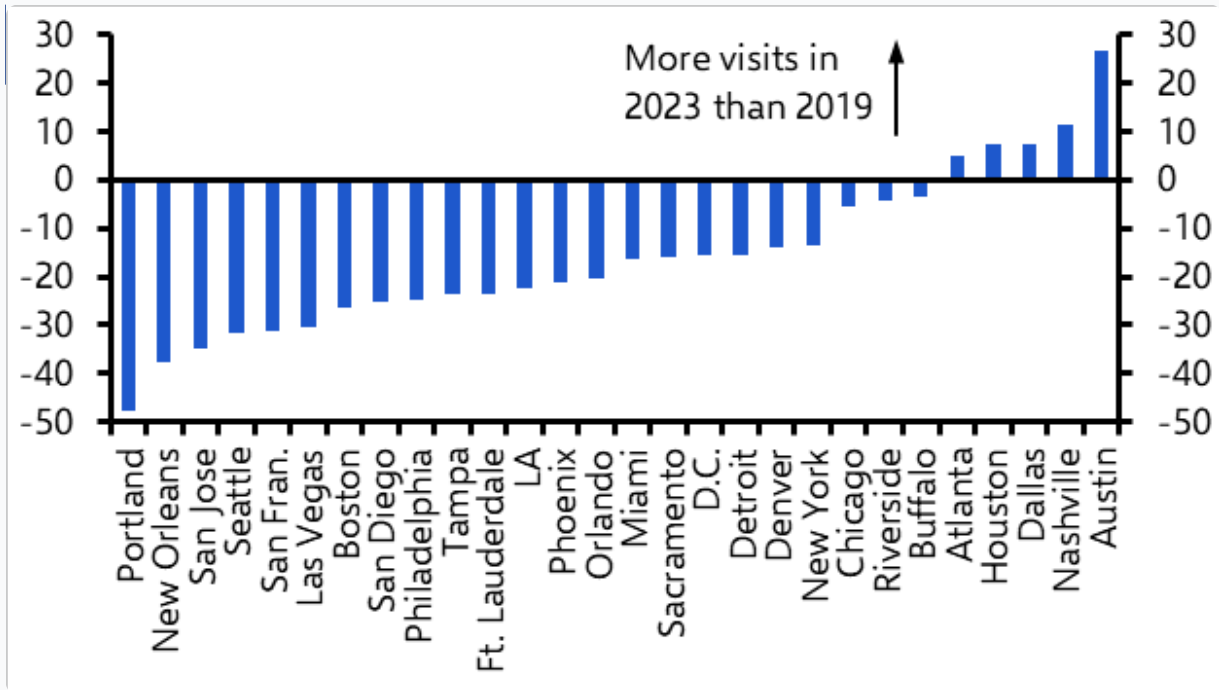


US COMMERCIAL PROPERTY UPDATE

How remote work could impact US city revenues

On the back of the remote work revolution, US downtowns have seen reduced office-led footfall and rising crime rates. Cities will need to be proactive to drive conversion to alternative use and to...

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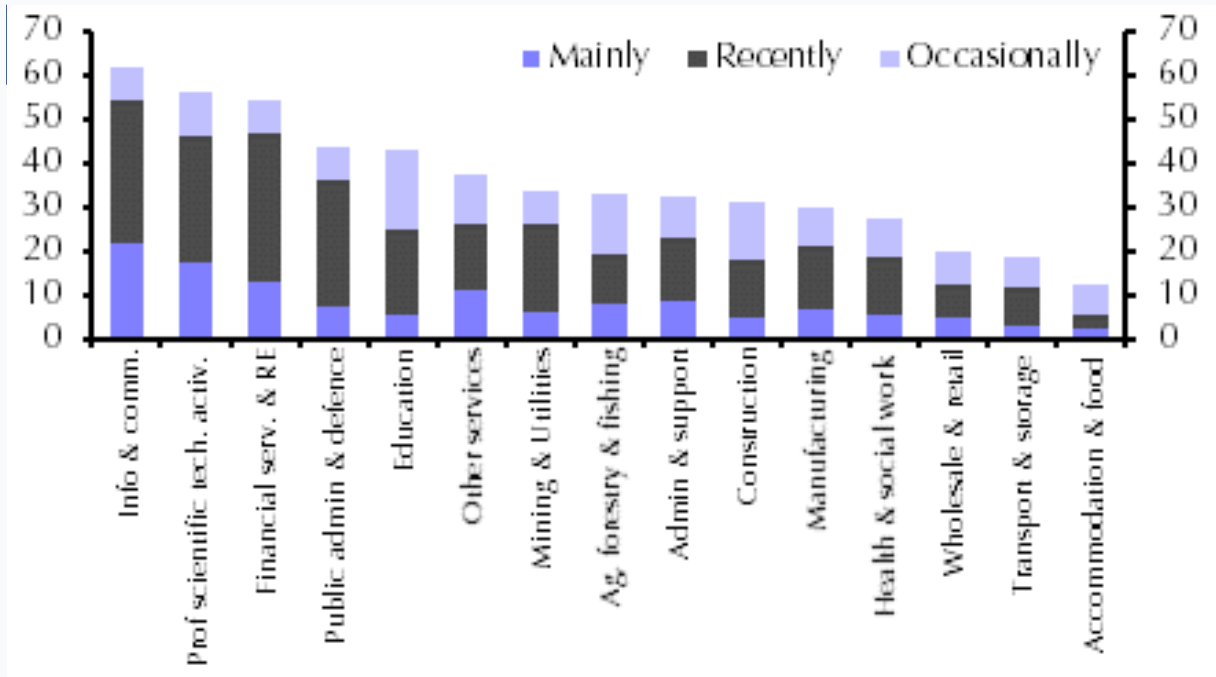


US COMMERCIAL PROPERTY UPDATE

San Francisco the poster child for the donut effect

With downtowns generally suffering most from the growth in remote work, the hardest-hit cities such as San Francisco are now seeing this impact other revenue streams too, not least tourism. While...

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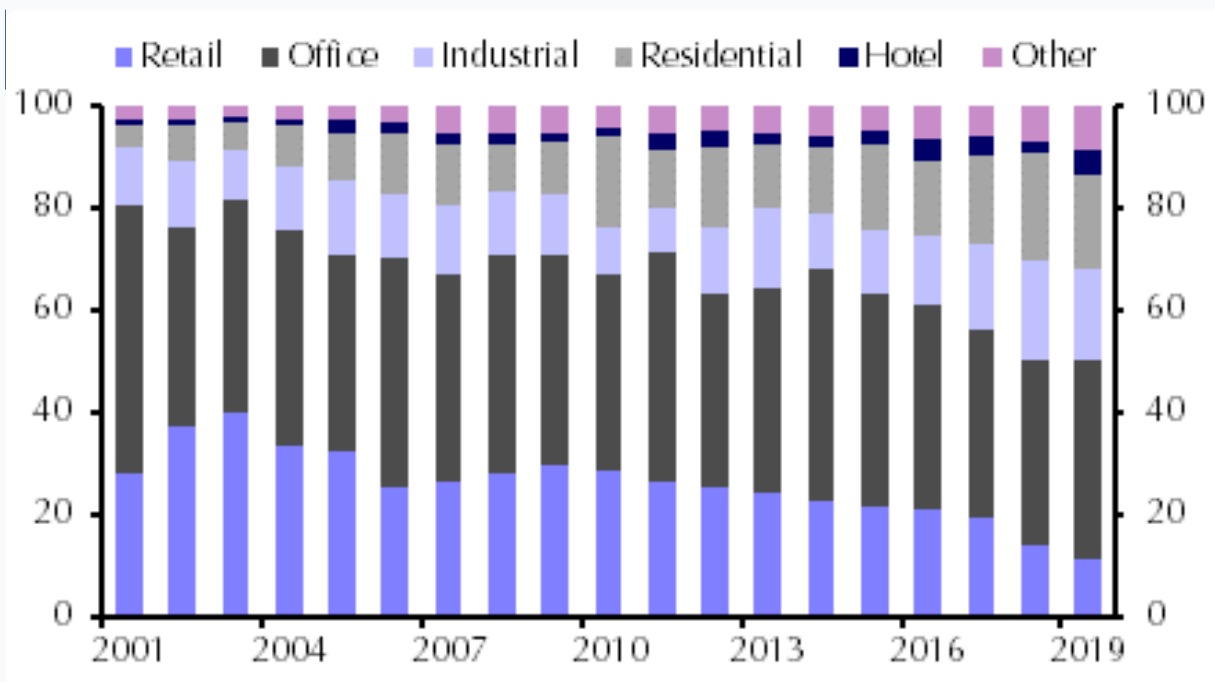


EUROPE COMMERCIAL PROPERTY

In which cities will WFH have a larger impact?

More working from home will inevitably change cities as we know them. However, cities are more than just workers. This means that cities where a higher share of jobs can be done remotely are not...

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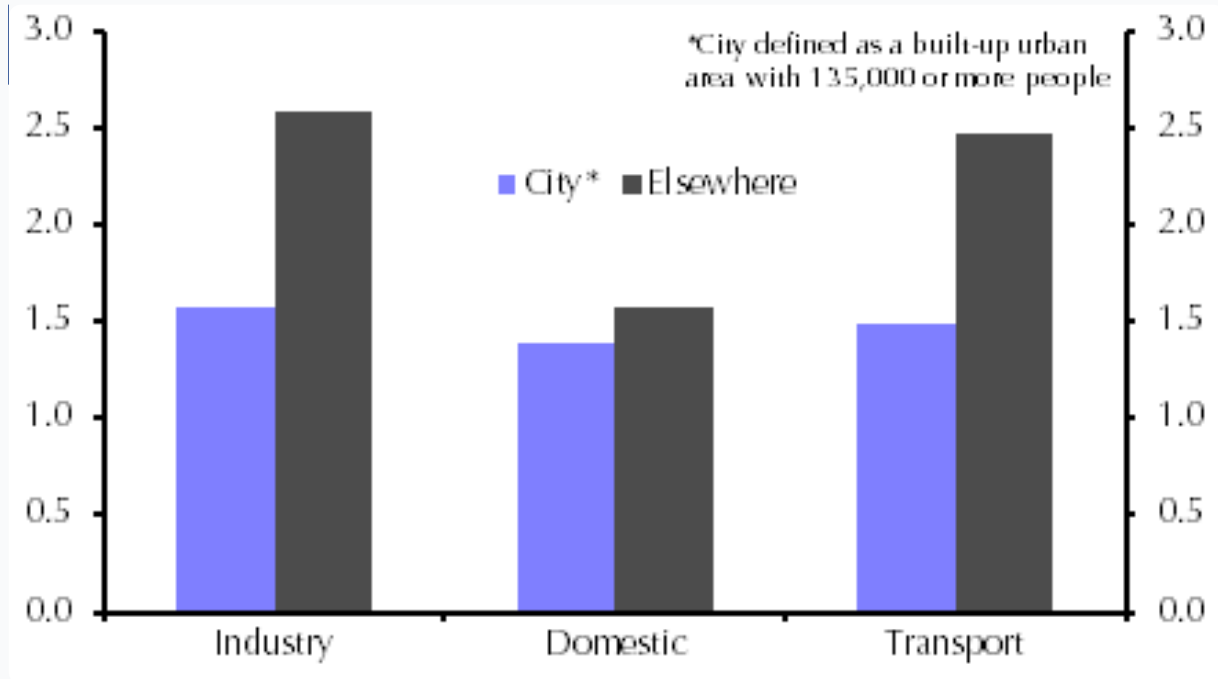


EUROPE COMMERCIAL PROPERTY UPDATE

The future for city property

In our Future of Property research, we identified important post-pandemic shifts in most real estate sectors. How these trends interact will be key to the outlook for the urban locations where most...

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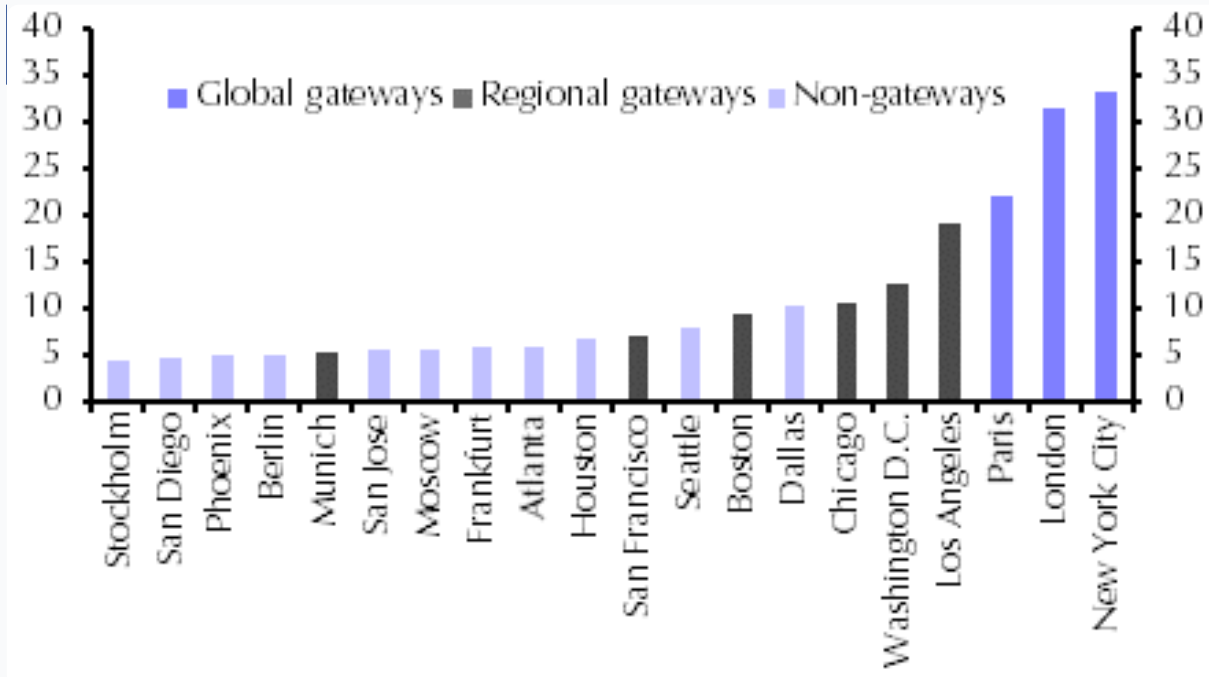


US HOUSING MARKET UPDATE

Pandemic will not be the death of cities

The pandemic – and the associated increase in working from home – may cause a fundamental shift in the way that cities function in future. But this shift will not necessarily trigger a more...

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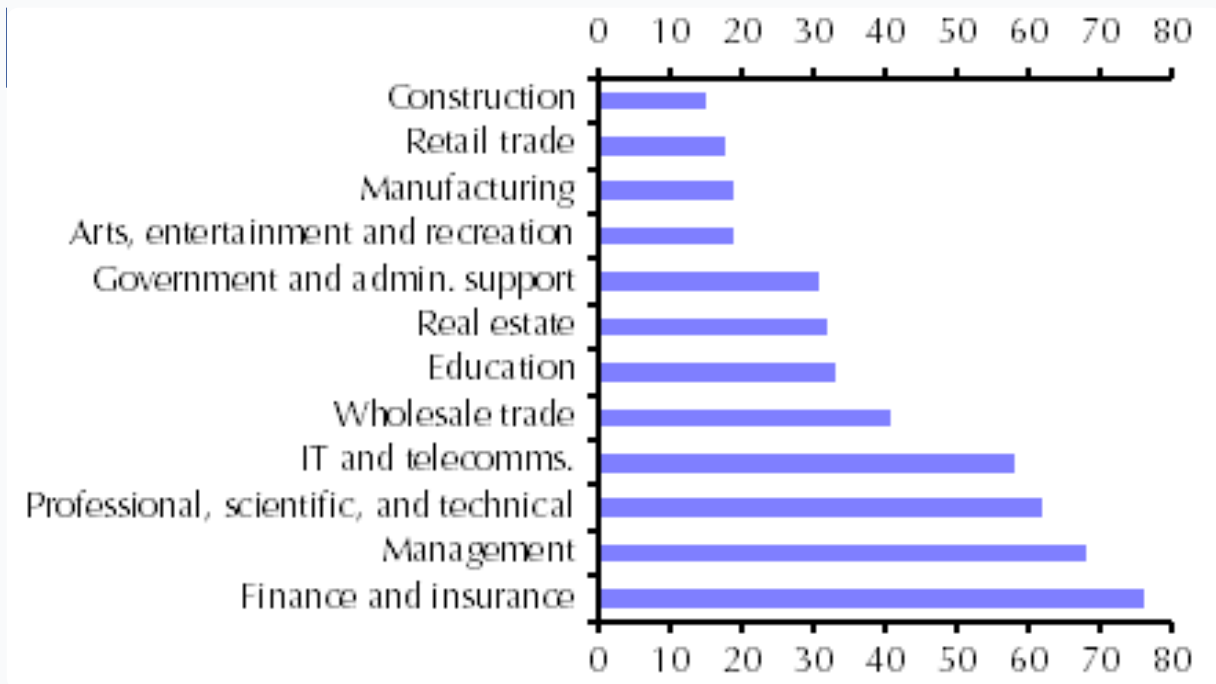


EUROPE COMMERCIAL PROPERTY FOCUS

What will COVID-19 mean for the largest global cities?

Cities are central to property performance. And the largest are seen as hugely important by investors. But the pandemic has turned many received ideas about real estate on their head and we think that...

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US COMMERCIAL PROPERTY UPDATE

Winning and losing office metros from hybrid work

Structural changes to working patterns and the resultant shifts in office demand will vary by industry and job type. Occupations like life and physical sciences are likely to see a low adoption of...

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