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## FEATURES OF REAL ESTATE AS A COMMODITY

Real estate is a type of property recognized as immovable by law. By origin it includes land plots that are associated with land. These are objects, the movement of which is impossible without losing their purpose, including buildings, structures, objects of unfinished construction. Real estate is an important source of state wealth. Its taxes provides up to 70 % of the budget revenues in developed countries, while in our country this figure is much more modest — only a few percent.

The practice of appraisal in Belarus shows that more than half, and in some cases up to 3/4 of the value of assets of enterprises is real estate, the rest is equipment and money. Real estate prices do not change over time. Having invested \$5.5 thousand in a one-room apartment in 2002, today we would have received about \$12–15 thousand in profit.

Real estate is a guarantee of return on investment, the most important asset in relations with foreign investors. Investors today need guarantees of capital return, and the most reliable guarantee is property. It should be attractive for investment. The practice of valuation in Belarus shows that more than half enterprises' funds is real estate, the rest is equipment and money. Real estate is a guarantee of return on investment, the most important asset in relations with foreign investors. Investors today need guarantees of capital return, and the most reliable guarantee is property. It should be attractive for investment. In accordance with the legislation, the housing stock includes all residential premises of the Republic of Belarus, regardless of the form of ownership. This segment of the real estate market is one of the 10 most developed in our country, since it was with the involvement of residential properties in the market that the real estate market itself began to form in independent Belarus. After all, the need for housing is one of the basic needs that a person in the process of life is trying to satisfy.

Let us dwell in more detail on the analysis of the situation in Minsk, as the most developed domestic segment of the real estate market in the Republic of Belarus. The number of those wishing to purchase housing in the capital is constantly increasing. In 2020, the housing market behaved unpredictably: experts noted the maximum number of completed transactions in the first half of the year and noted a sharp drop in the second half. The reasons for this are: Coronavirus, an increase in the exchange rate of the dollar and lack of credit.

In conclusion, I would like to say that the situation on the residential real estate market is characterized by a large supply and low demand. The reason for which is the unfavorable economic situation in the country.