Analysis and Discussion on the Current Status of China's Real Estate Economic Development and Its Future Development Trend

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Abstract: Currently, the overall development of the economy of China's real estate has a good momentum and is in a stable and rising stage. After continuous macro-control and adjustment of house prices, the economic bubble of China's real estate has been effectively squeezed out and the real estate economy is developing towards a stable direction. Combined with the actual economic development of our country and the significant role of the economy of real estate, an in-depth discussion of the development status and future trends of the real estate economy will play a critical role in the healthy and sustainable development of our real estate economy. To this end, the current situation and existing problems in combination with the current real estate development reality should be precariously analyzed, and the future trend of the real estate economy should be given top priority.

I. Introduction

Real estate industry, as a pillar industry in China, has provided continuous driving force for China's economic growth in the years of development. By understanding the economy of real estate, the real estate economy is ideal both in terms of economic aggregate and development quality, and has played a critical role in promoting the development of the entire economy. At the same time, the rapid development of the real estate economy has also brought about a real estate bubble. How to effectively enhance the quality of real estate economic development and eliminate real estate bubbles is vital to the development of the real estate economy. Combining the current development status of the real estate economy, we can see that overall housing prices have been stabilized, and housing prices have shown urban differentiation. In the future, the attributes of the real estate economy will not change, and the growth rate of the real estate economy will remain stable.

2. Status Quo of Economic Development of China's Real Estate

(1). The Stabilization of the Overall Price

Judging from the current state of development of the economy of real estate in China, the housing prices across the country have stabilized, and the excessive rise and fall in housing prices has been alleviated. From the data of the rising of house price across the country, it is generally in a rising state with slightly different rises. The overall trend of house prices in first-tier cities and core cities has stabilized, and the rise has been eased. In key regions and designated cities The increase in housing prices has obviously increased stability in the real estate prices in third- and -fourth-tier cities and county-level cities, showing a controllable development overall. House price is an important factor related to the real estate economy, and good price control is very critical -to improve the development quality of the real estate economy. At present, real estate prices have stabilized, mainly due to the country's macro-control and the country's positioning on the nature of housing. In the 18th and 19th National Congress of the Communist Party of China, the residential properties of houses have been clearly defined, and housing speculation has been strictly prohibited. Under the guidan
ce of this policy, real estate prices have been effectively controlled, and the overall health of real estate has been improved.

(2). Tier 1 and Tier 2 Cities are Rising Steadily

Judging from the current trend of housing prices, housing prices in first- and second-tier cities are steadily rising, and the overall trend of housing prices has curbed the momentum of rapid growth, making the overall price of housing and the actual housing The values have become more consistent, showing a stable development situation in the transaction market of new and second-hand housing. Due to the large market demand in first- and second-tier cities and the limited supply of housing, housing prices in first- and second-tier cities have been rising steadily and slowly. This trend reflects the prosperity of the real estate economy in first- and second-tier cities. At the same time, it also confirms from the side that the state has achieved initial results in the management of real estate in first- and second-tier cities. In order to strictly control the real estate economic bubble, the state has issued relevant policies to strictly control housing prices in first- and second-tier cities. Through continuous policy implementation and policy adjustment, housing prices in first- and second-tier cities have currently curbed the rapid growth momentum. The city's housing prices have been effectively controlled to prevent the real estate bubble from affecting the entire city's economy.

(3). Steady Key Growth of the Urban Agglomerations

At present, the country has delineated multiple urban agglomerations according to the needs of urban economic development. Among these urban agglomerations, due to the large number of foreign populations and rapid population growth, the development of the entire city's real estate economy has promoted the development of urban Housing prices have risen dramatically. The steady increase in housing prices in these key urban agglomerations not only represents the prosperity of the urban real estate economy, but also proves that the continued increase in housing prices is an important development trend. For example, in the Yangtze River Delta urban agglomeration, the value of medium-key cities and houses is increasing, and the overall price of housing is on the rise, which indicates the stable development of the urban agglomeration and at the same time drives the housing prices around the urban agglomeration. It can be seen that house prices have become the weather vane of regional economic development, and the development of the real estate economy has also become a critical factor representing the stability of regional economic development. Based on the characteristics of the real estate economy and the boosting effect of the real estate economy on the entire regional economy, we should recognize the particularity of the real estate economy and the fundamental role of the real estate economy, and treat the real estate industry as the basic industrial economy.

(4). Large Gaps in Urban Development

Seeing from the current development of China's real estate economy, the large and uneven development of urban disparities is the current situation of real estate economic development. Different from other industries, real estate market is not only closely related to the regional economy, but also directly pertinent to the location of the block, properties such as real estate, and the basic price of real estate. For core cities in first-tier cities and urban agglomerations, due to tight land resources and deeper real estate development, the amount of available land in cities is decreasing, the value of completed houses is getting higher and higher, and the number of urban migrants is increasing. The increasing demand for housing has led to insufficient supply of housing in cities and pushed up housing prices. For the third - and fourth tier cities, there is an outflow of population, the number of migrants is small, and there is a large amount of vacant houses that have been built, resulting in a sufficient supply of houses in the entire third and fourth tier cities and county-level sinking markets. The rigid demand for houses has weakened, and the investment properties of houses have been controlled.
een insufficient. As a result, first-tier -and- third- and -fourth-tier cities have shown two states in terms of housing price development.

3. The future development trend of China's real estate economy

(1) The Direction of Housing and Speculation Will Not Change

At the same time, learning from foreign development experience, China attaches great importance to the real estate economic bubble. If the real estate economic bubble is not effectively resolved, it will not only endanger the development of the real estate economy, but also easily cause real estate collapse, which will have a great impact on the entire real economy. Therefore, since the 18th National Congress of the CPC, the government has clearly defined the property of renting and living, and has made it an important development direction of the real estate economy. It has clarified the property of housing and determined the value of the house according to the property of the house. The use function is clearly defined in the sales to avoid excessive speculation in the real estate economy and affect the overall development of the real estate economy. By clarifying the development direction of the real estate economy, the real estate economy can be based on the residential properties of the house during the development process to build the real estate market and improve the development of the real estate economy. Judging from the current positioning of housing and non-hype, it has effectively guided the development of the real estate economy and effectively avoided speculative risks in development of the real estate.

(2) The Housing Price Growth Tends Should be Reasonable

In the development of the real estate economy, housing prices have shown a month-on-month increase. The main reason for the continuous rise in housing prices is the limited supply of urban land, the large market demand, the gradual increase in the size of urban construction, and the increase in the number of immigrants. Not enough. At the same time, various factors such as rising building material prices, rising labor costs, and rising land acquisition costs have pushed up housing prices. At present, the growth rate of house prices is in a reasonable range, and the overall growth rate of house prices is within a controllable range. Under the national macro-control, although the overall house prices in China will show an upward trend in the future, the overall growth will be within a reasonable range. The growth rate of the entire house price is within a reliable range. The growth rate of house prices will be compatible with the growth rate of consumption levels and the overall social price growth, and will be compatible with the growth of real estate. The price growth of real estate will not increase significantly or in the state of sharp decline, the overall real estate price will stabilize and grow slowly according to the laws of the market economy. There will be differences in the growth prices of newly designated urban agglomerations and core urban real estate, and the price increase will be higher than the market average.

(3) Effective Squeeze Out of Real Estate Economic Bubble

During the development of China's real estate economy, we have conducted in-depth research on the development of foreign real estate. We have realized the great harm of the real estate bubble, and have paid enough attention to the control of the real estate bubble in the development of the real estate economy. With the continuous deepening of national macro-control policies, the residential properties of houses have been strengthened, the overall value of houses has been reshaped, the real estate economy bubble has been squeezed out a little, and the overall development quality of real estate tends to be relatively good. Meanwhile, the real estate economy has begun to rectify and optimize within the industry. By intervening in the elements that affect house prices, the changes in house prices conform to market rules, and at the same time, house prices are within a controllable range. Through macro-control and regional policy control, the entire real estate price is controlled reasonably, and re
al estate speculation is fundamentally cut off, and the factors affecting the real estate bubble are gradually reduced. Through these specific and effective measures, the future real estate economy bubble will be completely squeezed out, and the overall health and prosperity of real estate will continue to improve.

(4) The Growth Momentum of Key Regions and Cities Is Sufficient

With the adjustment of China's strategy in economic development, China's future economy will present the situation of urban economic development as a leader, driving regional economic development. Through the delineation of urban agglomerations, fast-growing areas for economic development are formed, and the leading role of urban agglomerations is used to promote the rapid development of regional economies. In key regions and cities, the number of immigrants will continue to increase and show an upward trend year by year. In the face of this situation, the price of real estate will inevitably change, the value of real estate will gradually increase, and the price of housing will gradually rise. Under the premise that the residential properties of the house are not changed, the future population will promote the growth of house prices. Therefore, in the future, the price of houses in key regions and cities may continue to rise. The increase rate will be slightly higher than that of ordinary cities. The increase in real estate prices is in line with the actual urban economic development rate, showing a sequential increase. And with the increase of the migrant population, the real estate economy in key areas and cities has developed stably, with a rapid growth rate, and has played a critical role in boosting the entire real estate economy. Therefore, the future real estate economy will present the characteristics of regional leadership development.

Conclusion:

Integrating the status quo of the economic development of China's real estate, we can see that real estate is the pillar industry of our country. The prosperity of the real estate economy determines the fundamentals of China's overall economy. The real estate economy also has an significant impact on the real economy. Therefore, understanding the development of the real estate economy and analyzing the trends of the real estate economy are of great significance to promote China's economic growth. At present, the overall development of the real estate economy in China is in a good state, showing a trend of coordinated regional development. In the future, with the continuous introduction of macro-control policies, the health of the real estate economy will become higher and higher, and the real estate bubble will continue to be squeezed out. Become a locomotive to drive regional economic development.

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