

Residential Mobility is the residence relocation process done by an individual or a family as a result of changes in either their own characteristics and needs or external factors effects.

After the new rental law 1996 in Egypt, the housing mobility started to appear in the Egyptian communities in form of rental housing, then with the expansion of the new urban cities, it became a noticeable phenomena.

But what are the factors pushing households to move?

SIX MAIN FACTORS



Family Characteristics

Age (Family Lifecycle) – Income Level – Marital Status – Educational Level – Job Seeking



Housing Characteristics

Spatial Factors – Expansion and Contraction in Space Requirements – Tenure Status



Economic Factors

Demand and Supply Market Fit – Affordability (Housing Cost) – Cost Mobility



Political Factors

Government Support – Financial support (Incentives) – Mobility Managing – Housing Policies



Legislative Factors

Rent Duration – Annual Increase



Social Factors

Social Relationships – Young Adults Leaving Parental Homes

LEVELS OF RESIDENTIAL MOBILITY IN EGYPT – *DEPENDING ON ONE OR MORE OF THE ABOVE FACTORS*

Neighborhood Level

From 1st Settlement to 1st Settlement – New Cairo

City Level

From 1st Settlement to 5th Settlement – New Cairo

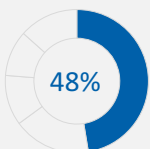
Governorate Level

From New Cairo City to Sheikh Zayed City

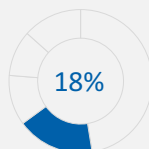
National Level

From Cairo to Alexandria

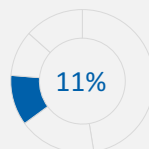
REASONS OF RESIDENTIAL MOBILITY IN EGYPT



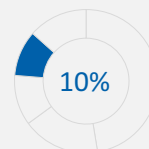
For Marriage



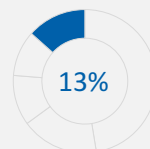
For Space Adjustment



Adults Leaving Parental Homes

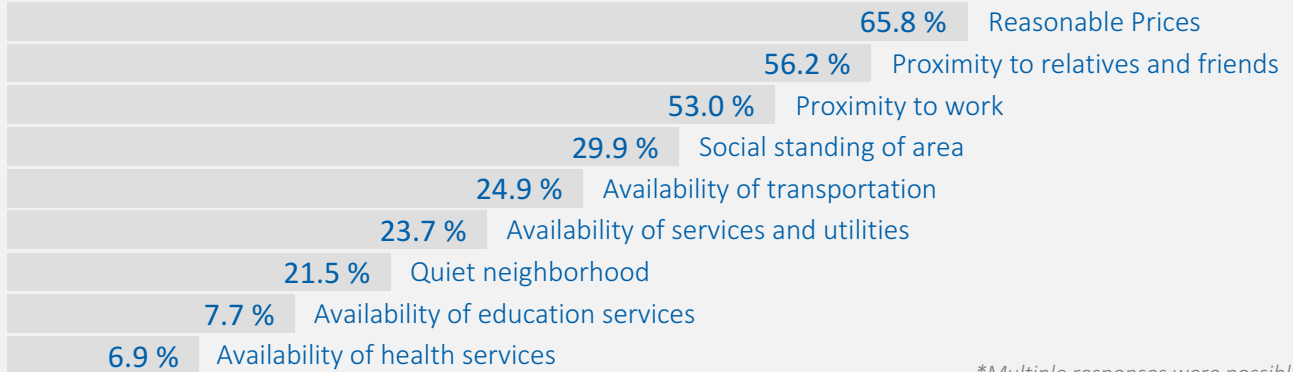


Moving From Rent To Buy



Other Reasons

DECISION DRIVERS ENCOURAGING MOBILITY



*Multiple responses were possible

MAIN MOBILITY BENEFITS



CONCLUSION

The residential mobility is not beneficial only to the country and the macroeconomics, but it is also reflecting directly on the microeconomics and on each individual in a clear way by helping in reducing the gas consumption, saving time, achieving better productivity, and fitting housing needs. These statistics stated are not constant, as the real estate market in Egypt is developing and changing, those numbers are getting higher and higher.

As a huge market mover, will the residential mobility be the next player to change the game?

It is time when the developers should pay attention and react to the fast changing market and its trends to be able to stand out of the competition and come with new real estate concepts and products.

Coldwell Banker Commercial Advantage (CBC Advantage)

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- Property Management
- Development Management
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We are always welcoming to answer your questions and receive your valuable insights, comments or inquires at any time.
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For more details, please contact | Sherif Hassan, Development Director