

Commercial Real Estate Market Size & Share Analysis - Growth Trends and Forecast (2026 - 2031)

> ****Industry:**** Commercial Real Estate & Property (Real Estate & Construction)
> ****Source:**** <https://www.mordorintelligence.com/industry-reports/commercial-real-estate-market>
> ****Scraped Date:**** 2026-09-17

Executive Market Summary

Market Metric	Details
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Base Market Size	USD 6.35 trillion
Projected Forecast (2031)	USD 6.35 trillion
Growth Rate (CAGR)	5.98 %
Largest Market Region	N/A
Fastest-Growing Region	N/A

Market Visualizations & Infographics

![Major players in Commercial Real Estate industry](images/chart_2.png)

![Commercial Real Estate Market Size](images/chart_3.png)

![Commercial Real Estate Market Share by Property Type, 2025](images/chart_4.png)

![Commercial Real Estate Market Share by End-User, 2025](images/chart_5.png)

![Commercial Real Estate Market Growth Rate by Region](images/chart_6.png)

![Commercial Real Estate Market Concentration](images/chart_7.png)

![footer background image](images/chart_10.png)

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![Mordor Intelligence on Instagram](images/chart_15.svg)

![ESOMAR](images/chart_17.png)

![GPTW](images/chart_19.png)

Comprehensive Research Analysis

Overview Points List Flex 49 Share Feature End

Market Overview

Study Period | 2020 - 2031 |
Market Size (2026) | USD 6.35 Trillion |
Market Size (2031) | USD 8.48 Trillion |
Growth Rate (2026 - 2031) | 5.98 % |
Fastest Growing Market | South America |
Largest Market | Asia-Pacific |
Market Concentration | Medium |
Major Players*Disclaimer: Major Players sorted in no particular order

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Market Overview

Commercial Real Estate Market Analysis by Mordor Intelligence
The commercial real estate market size stands at USD 6,345.2 billion in 2026 and is projected to reach USD 8,483.3 billion by 2031, reflecting a 5.98% CAGR. Capital reallocation by sovereign wealth funds and pension plans toward income-producing property supports steady expansion in the commercial real estate industry, even as rate pressures ease. Digitalization continues to reshape demand patterns, with data centers, logistics, and last-mile facilities absorbing new capital and driving build pipelines in select power-rich and transit-rich locations in the market. Hybrid work has stabilized at midweek peaks and lower weekly averages, which keeps national office vacancy near multi-decade highs, and it reinforces a flight to quality in the global commercial real estate market. Construction and insurance costs remain elevated relative to pre-2024 trends, which compresses yields for new builds and deep retrofits and further segments winners and underperformers in the commercial real estate market.[1]<https://www.cbre.ca/>

Key Report Takeaways

- * By property type, offices held 35% of the commercial real estate market share in 2025, while logistics and industrial are forecast to grow at a 6.32% CAGR through 2031.
- * By business model, sales models accounted for 69% of transactional value in 2025, while rental streams are forecast to record a 6.49% CAGR through 2031.
- * By end-user, corporates and SMEs accounted for a 61% share of the commercial real estate market size in 2025 and are advancing at a 6.28% CAGR through 2031.
- * By geography, Asia-Pacific held 33% of the commercial real estate market share in 2025, while South America records the fastest projected growth at 6.46% through 2031.

Key Market Trends

Global Commercial Real Estate Market Trends and Insights Drivers Impact Analysis*

Drivers | (~) % Impact on CAGR Forecast | Geographic Relevance | Impact Timeline

| Sovereign and pension-fund pivot toward income-producing CRE | +1.5% | Global, led by Gulf states, Nordics, and North American institutions | Long term (≥ 4 years) |

| Logistics-led demand spike from omnichannel retail | +1.2% | Global, strongest in North America and core APAC, with spill-over to South America | Medium term (2-4 years) |

| Rapid hyperscale and edge data-centre campus rollouts | +1.1% | Virginia, Ohio, Texas, Dublin, Singapore, with emerging secondary hubs | Medium term (2-4 years) |

| Flight-to-quality upgrading of prime CBD offices | +0.9% | North America and EU metro cores, APAC gateways such as Tokyo, Singapore, and Sydney | Short term (≤ 2 years) |

| Transit-oriented rezoning lifts mixed-use land values | +0.7% | National scale with early gains in Austin, Seattle, San Antonio, St. Louis, and Dallas | Long term (≥ 4 years) |

| Generative-AI-driven site-selection boosting secondary markets | +0.4% | U.S. Midwest and South, APAC emerging metros such as India and Vietnam, and select Latin America corridors | Medium term (2-4 years) |

Source: Mordor Intelligence |

Competitive Landscape

Competitive Landscape

The commercial real estate market is moderately fragmented, with diversified players active across advisory, development, ownership, and operations. Global advisors compete on brokerage and property-management mandates and differentiate with analytics, lease abstraction, and tenant-experience platforms. In logistics, scaled owners deploy automation and data-led warehouse systems to raise throughput for tenants and to sustain last-mile performance advantages. Leading managers redirected capital toward data infrastructure, with high-profile commitments to AI-linked campuses and regional initiatives aimed at securing renewable power.

Acquirers look to distressed office and credit situations for basis resets, while disposition activity continues in legacy retail, where strategies shift toward mixed-use and urban assets. Office-to-residential conversion pipelines expanded into 2025 as obsolete buildings faced stranding risk without deep retrofits, which diversified revenue streams for urban portfolios. In retail, landlords emphasized experience and omnichannel readiness, working with premium brands on digital-mirror fitting rooms and RFID to support inventory precision. These moves align with tenant demand for quality and amenities that reinforce usage in hybrid work environments within the commercial real estate market.

Technology adoption is rising across underwriting, asset management, and property operations, which accelerates decision cycles and lowers opex. Predictive-maintenance deployments across large managed portfolios showed energy gains and downtime reductions, which support net operating income and ESG targets. Institutional platforms rely on ISO andGRESB standards to validate processes and disclosures, which improves data integrity and comparability for allocators. Strategic M&A continued in 2025 as investors sought data capabilities to strengthen private-markets analytics and benchmarking tools across alternative assets. These dynamics raise the competitive bar in the commercial real estate market, where execution speed and data competence shape advantage.

Commercial Real Estate Industry Leaders* CBRE

* JLL (Jones Lang LaSalle)

* Cushman & Wakefield

* Colliers

* Savills

* *Disclaimer: Major Players sorted in no particular order

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Scope Methodology P Space

Our study defines the global commercial real estate (CRE) market as the annual gross value of income-producing built assets, office, retail, logistics and industrial, hospitality, mixed-use, and data-center facilities, traded, leased, or held for rental income and capital appreciation during the calendar year. Fit-out spending on tenant improvements and site-level development costs are included when they create saleable or leasable space.

Scope Exclusions: Residential dwellings under individual ownership, raw land speculation, infrastructure concessions, and pure facilities-management contracts are excluded to avoid double counting.

Segmentation Container

* By Property Type* Offices

* Retail

- * Logistics
- * Others (Industrial Parks, Hospitality, Mixed-Use)
- * By Business Model* Sales
- * Rental
- * By End-User (Value)* Individuals / Households
- * Corporates & SMEs
- * Others (Institutions, Government, NGOs)
- * By Geography* North America* United States
- * Canada
- * Mexico
- * Europe* Germany
- * United Kingdom
- * France
- * Italy
- * Spain
- * Rest of Europe
- * Asia - Pacific* China
- * India
- * Japan
- * South Korea
- * Australia
- * Rest of Asia - Pacific
- * South America* Brazil
- * Argentina
- * Chile
- * Rest of South America
- * Middle East and Africa* United Arab Emirates
- * Saudi Arabia
- * South Africa
- * Nigeria
- * Rest of Middle East and Africa

Frequently Asked Questions

What is the current size and growth outlook for the global commercial real estate market?

The commercial real estate market size is USD 6,345.2 billion in 2026 and is projected to reach USD 8,483.3 billion by 2031 at a 5.98% CAGR.

Which property types are leading demand in 2026?

Logistics and industrial assets lead growth as omnichannel retail expands, while offices remain the largest legacy slice by revenue with a 35% share in 2025.

How is hybrid work shaping office performance?

Hybrid policies keep weekly utilization below peaks, which sustains high vacancy and drives a flight to quality into amenity-rich, efficient buildings.

Where is investment momentum strongest by region?

Asia-Pacific held the largest share at 33% in 2025, while South America shows the fastest growth trajectory at a 6.46% rate through 2031.

What are the main headwinds to new development in 2026?

Construction and financing costs, slower entitlements, and insurance premiums are compressing yields and delaying speculative projects.

How is AI impacting the commercial real estate market?

AI is accelerating hyperscale data center pipelines and automating site selection, which shifts development toward power-rich and secondary markets with strong logistics links.