

European residential market overview | Q1/2023



	%	€	
AUSTRIA			
Vienna	↗ 3.65	€13.80	€6,650
Graz	↗ 4.00	€10.25	€4,250
Innsbruck	↗ 3.50	€19.10	€7,750
Salzburg	↗ 3.50	€16.60	€7,100

BELGIUM			
Antwerp	↗ 4.10	€11.50	€3,850
Liège	↗ 4.80	€ 9.50	€2,300
Brussels	↗ 4.00	€14.00	€4,700

CZECH REPUBLIC			
Prague	↗ 3.50	€13.40	€3,950
Brno	↗ 4.50	€10.00	€2,900

DENMARK			
Aarhus	↗ 4.00	€18.00	€4,800
Copenhagen	→ 3.50	€23.50	€6,400

ESTONIA			
Tallinn	↗ 5.25	€14.10	€2,290

FINLAND			
Helsinki (Metropolitan area)	↗ 3.80	€22.00	€5,040
Turku	↗ 4.40	€15.70	€3,510
Tampere	↗ 4.30	€16.10	€3,430
Oulu	↗ 4.70	€14.00	€2,510
Jyväskylä	↗ 4.80	€15.00	€2,160
Lahti	↗ 5.10	€13.90	€1,720

FRANCE			
Paris	↗ 2.50	€28.80	€10,100
Nantes	↗ 4.00	€13.90	€3,950
Montpellier	↗ 4.00	€14.50	€3,290
Lyon	↗ 3.25	€17.10	€5,110
Bordeaux	↗ 3.75	€16.10	€4,650
Toulouse	↗ 3.90	€13.90	€3,500
Marseille	↗ 3.50	€14.70	€3,020
Nice	↗ 3.50	€18.75	€4,700

GERMANY			
Berlin	↗ 3.30	€16.00	€5,800
Cologne	↗ 3.90	€14.00	€5,050
Dusseldorf	↗ 3.70	€12.60	€5,600
Frankfurt	↗ 3.60	€16.75	€6,800
Hamburg	↗ 3.50	€14.50	€6,350
Munich	↗ 3.00	€21.50	€9,600
Stuttgart	↗ 3.80	€16.20	€5,350

IRELAND			
Dublin	↗ 4.25	€26.90	€5,250
Cork	↗ 5.00	€19.40	€4,000

LATVIA			
Riga	↗ 5.40	€10.10	€1,900

LITHUANIA			
Vilnius	↗ 5.50	€11.25	€1,875

LUXEMBOURG			
Luxembourg	↗ 3.70	€30.00	€11,500

NETHERLANDS			
Amsterdam	↗ 3.90	€26.00	€7,900
The Hague	↗ 4.50	€18.00	€5,000
Rotterdam	↗ 4.50	€16.50	€5,200
Eindhoven	↗ 4.70	€16.50	€4,850
Utrecht	↗ 4.25	€21.50	€5,900

NORWAY			
Oslo	↗ 2.80	€26.00	€7,180

POLAND			
Krakow	↗ 5.40	€11.45	€2,750
Wroclaw	↗ 5.40	€13.50	€2,450
Warsaw	↗ 5.20	€14.20	€3,010

PORTUGAL			
Lisbon	↗ 4.75	€18.10	€5,100
Porto	↗ 5.00	€14.80	€3,290

SPAIN			
Madrid	↗ 3.85	€16.60	€4,330
Seville	↗ 4.75	€10.60	€2,180
Malaga	↗ 4.75	€12.00	€2,390
Barcelona	↗ 4.10	€18.80	€4,090

SWEDEN			
Stockholm	↗ 1.75	€13.00	€7,850
Malmo	↗ 2.50	€12.50	€3,500
Gothenborg	↗ 2.40	€13.00	€5,450

SWITZERLAND			
Zurich	↗ 2.00	€27.90	€13,450
Bern	↗ 2.25	€20.50	€9,000
Geneva	↗ 2.10	€31.00	€15,250

UNITED KINGDOM			
London	↗ 3.75	€33.10	€13,550
Birmingham	↗ 4.50	€20.70	€4,590
Manchester	↗ 4.25	€23.70	€4,800
Leeds	↗ 4.59	€19.60	€4,070

EUROPEAN AVERAGE			
	↗ 3.97	€17.25	€5,235

%

Prime yield (%), Q1 2023

→

Prime yield (%), forecast Q2 2023

↗ increase of more than 10 basis points

→ stable from -10 to +10 basis points

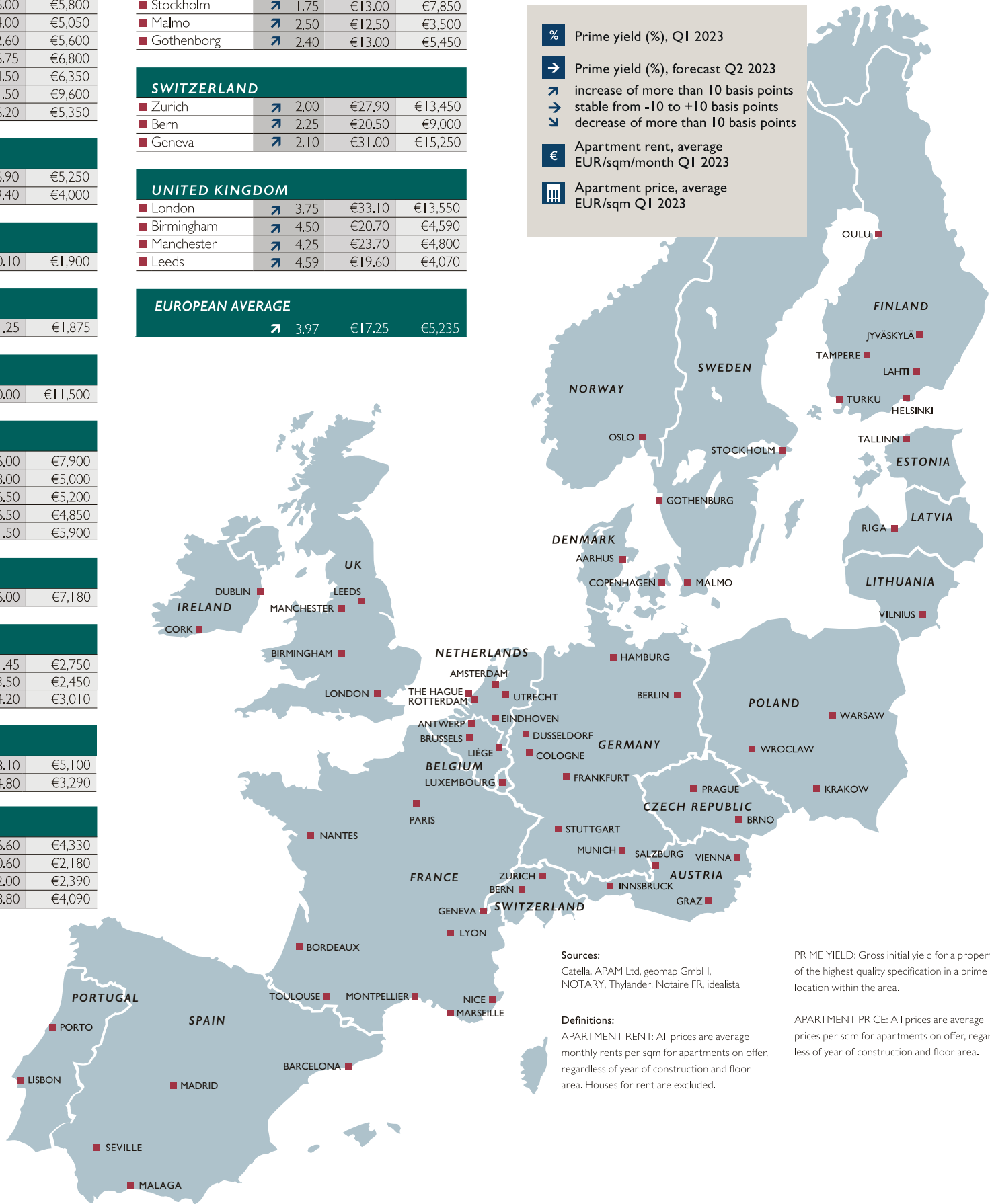
↘ decrease of more than 10 basis points

€

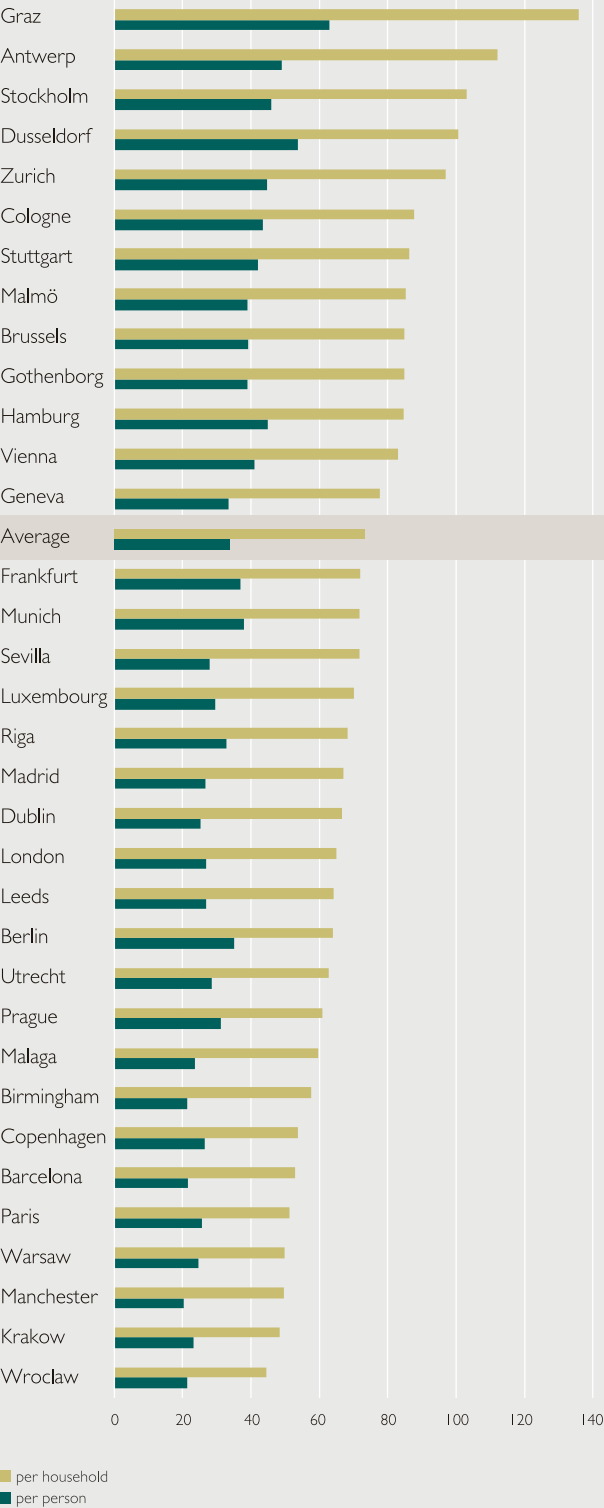
Apartment rent, average EUR/sqm/month Q1 2023

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Apartment price, average EUR/sqm Q1 2023



AFFORDABILITY IN SQM OF SELECTED EUROPEAN CITIES



Source: Catella Research based on Oxford Economics forecast on disposable household income in 2023 (Note: Affordability calculated on the basis of 25 % of disposable household income in relation to the average apartment rents for new leases.)

About Catella

Catella is a leading specialist in property investments and fund management, with operations in 12 countries. The group has EUR 13 billion in assets under management. Catella is listed on Nasdaq Stockholm in the Mid Cap segment.

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