

# European residential market overview | Q1/2022

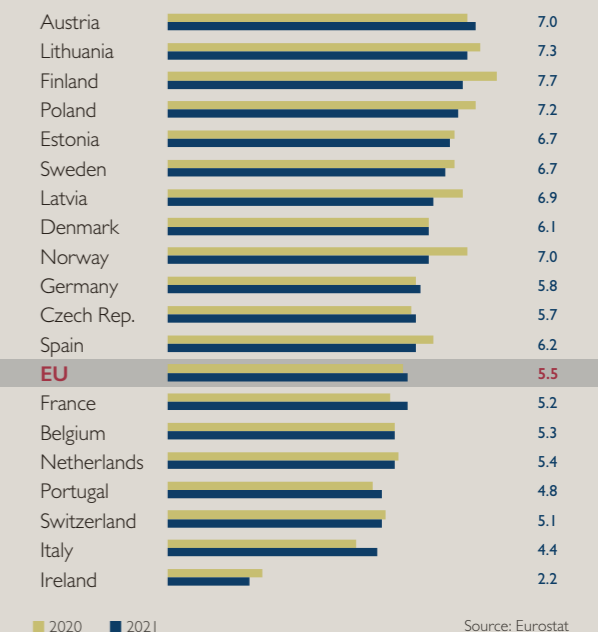
	%	€	🏠
<b>AUSTRIA</b>			
Vienna	↘ 2.75	€13.90	€6,100
Graz	↘ 3.20	€10.80	€4,100
Innsbruck	↘ 2.80	€18.50	€7,400
Salzburg	↘ 2.80	€14.80	€6,700
<b>BELGIUM</b>			
Antwerp	↘ 3.45	€11.50	€4,000
Liège	↘ 3.90	€9.50	€2,400
Brussels	↘ 3.20	€14.00	€4,800
<b>CZECH REPUBLIC</b>			
Prague	→ 3.20	€12.40	€3,740
Brno	→ 4.30	€9.80	€2,850
<b>DENMARK</b>			
Aarhus	↘ 3.25	€18.00	€5,350
Copenhagen	→ 2.75	€22.50	€7,100
<b>ESTONIA</b>			
Tallinn	→ 5.00	€13.20	€2,100
<b>FINLAND</b>			
Helsinki (Metropolitan area)	↘ 3.00	€21.60	€5,340
Turku	↘ 3.80	€14.80	€3,430
Tampere	↘ 3.70	€15.60	€3,900
Oulu	↘ 4.40	€13.60	€2,620
Jyväskylä	↘ 4.50	€14.50	€2,500
Lahti	↘ 4.80	€13.50	€1,940
<b>FRANCE</b>			
Paris	↘ 2.40	€28.80	€10,310
Nantes	↘ 3.90	€13.70	€3,900
Montpellier	↘ 3.80	€14.40	€3,260
Lyon	↘ 3.10	€16.90	€5,360
Bordeaux	↘ 3.00	€15.90	€4,640
Toulouse	↘ 3.80	€13.60	€3,710
Marseille	↘ 3.40	€14.40	€3,290
Nice	↘ 3.70	€17.20	€4,720
<b>PORTUGAL</b>			
Lisbon	↘ 4.25	€13.50	€5,000
Porto	↘ 4.50	€10.90	€3,040

	%	€	🏠
<b>GERMANY</b>			
Berlin	↘ 2.30	€14.00	€5,600
Cologne	↘ 2.80	€13.50	€5,200
Dusseldorf	↘ 2.60	€11.90	€5,500
Frankfurt	↘ 2.80	€16.30	€7,700
Hamburg	↘ 2.50	€13.90	€6,600
Munich	↘ 1.90	€20.80	€10,400
Stuttgart	↘ 2.90	€16.20	€5,900
<b>IRELAND</b>			
Dublin	→ 3.50	€26.10	€5,700
Cork	→ 3.90	€18.80	€4,400
<b>LATVIA</b>			
Riga	→ 5.25	€10.00	€1,800
<b>LITHUANIA</b>			
Vilnius	→ 5.25	€11.00	€1,850
<b>LUXEMBOURG</b>			
Luxembourg	→ 3.00	€30.00	€12,000
<b>NETHERLANDS</b>			
Amsterdam	→ 3.00	€25.00	€8,250
The Hague	↘ 3.85	€17.70	€5,100
Rotterdam	↘ 3.85	€15.50	€5,500
Eindhoven	↘ 3.90	€16.00	€5,000
Utrecht	↘ 3.50	€20.50	€6,000
<b>NORWAY</b>			
Oslo	→ 2.40	€25.80	€6,850
<b>POLAND</b>			
Krakow	→ 5.00	€11.20	€2,520
Wroclaw	→ 5.00	€13.20	€2,260
Warsaw	→ 4.75	€13.90	€2,860
<b>SPAIN</b>			
Madrid	→ 3.00	€14.70	€3,750
Seville	↘ 4.25	€10.00	€1,970
Malaga	↘ 4.25	€9.90	€2,190
Barcelona	→ 3.25	€15.80	€3,930

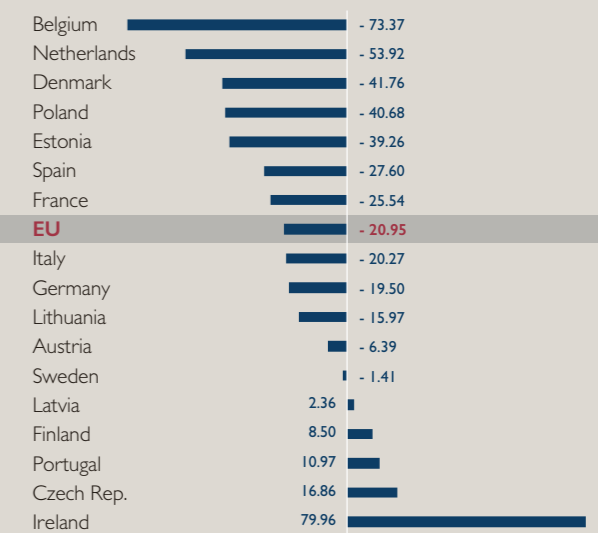
	%	€	🏠
<b>SWEDEN*</b>			
Stockholm	→ 1.20	€12.00	€7,740
Malmö	→ 2.00	€11.75	€3,300
Gothenburg	→ 1.90	€12.40	€5,100
* existing stock			
<b>SWITZERLAND</b>			
Zurich	↘ 1.30	€27.00	€13,880
Bern	↘ 1.60	€19.70	€8,240
Geneva	↘ 1.60	€30.80	€15,260
<b>UNITED KINGDOM</b>			
London	→ 3.25	€30.70	€13,750
Birmingham	→ 4.00	€19.20	€4,120
Manchester	→ 4.00	€22.00	€4,810
Leeds	→ 4.25	€18.20	€3,900



GROSS VALUE ADDED (GVA) OF THE CONSTRUCTION SECTOR AS A SHARE OF TOTAL GVA IN %



ANNUAL CHANGE OF GREENHOUSE GAS EMISSIONS BY HOUSEHOLDS FOR HEATING IN KG PER CAPITA (2020/2019)



**About Catella**

Catella is a leading specialist in property investments and fund management, with operations in 14 countries. The group has EUR 12 billion in assets under management. Catella is listed on Nasdaq Stockholm in the Mid Cap segment.

Read more online at [catella.com](https://catella.com)

**Research Contacts:**

Prof. Dr. Thomas Beyerle  
thomas.beyerle@catella.de

Ulrike Hagendorf  
ulrike.hagendorf@catella-investment.com

Janosh Zalewski  
janosh.zalewski@catella.de

**Sources:**  
Catella Research Germany, Catella BeNeLux, Catella Baltics, Catella AB, Catella Iberia, APAM Ltd, geomap GmbH, Thylander, Notaire FR/ milleursagent, Narodowy Bank Polski, global property guide, Wüst & Partner, comparis, daft, RCA, eurostat, Oxford Economics

**Definitions:**  
APARTMENT RENT: All prices are average monthly rents per sqm for apartments on offer, regardless of year of construction and floor area. Houses for rent are excluded.

**PRIME YIELD:** Gross initial yield for a property of the highest quality specification in a prime location within the area.

**APARTMENT PRICE:** All prices are average prices per sqm for apartments on offer, regardless of year of construction and floor area.

**RESIDENTIAL TRANSACTION VOLUME:** Include multifamily and student housing properties that accommodate more than one family or household. Multifamily properties must include at least 10 units for inclusion. Condominiums and single family houses are excluded. Multifamily properties must include at least 10 units for inclusion.