

European residential market map 2020

	%	→	€	🏠	📈
AUSTRIA					
Vienna	2.70	→	14.23	5,359	22.7
Innsbruck	2.80	→	16.04	5,992	3.3
Graz	3.90	→	10.70	3,438	5.1

	%	→	€	🏠	📈
BELGIUM					
Brussels	3.50	↘	12.00	4,000	16.2
Antwerp	3.90	↘	10.00	3,750	10.7
Liège	4.00	↘	9.00	2,250	4.0

	%	→	€	🏠	📈
CZECH REPUBLIC					
Prague	3.20	→	13.60	3,000	27.6
Brno	4.30	→	9.25	2,200	10.3

	%	→	€	🏠	📈
DENMARK					
Copenhagen	3.50	→	23.50	5,456	17.3
Aarhus	3.75	→	17.90	4,384	12.0

	%	→	€	🏠	📈
ESTONIA					
Tallinn	5.50	↘	12.00	2,000	60.0

	%	→	€	🏠	📈
FINLAND					
Helsinki (Metropolitan area)	3.30	→	19.13	4,980	34.0
Turku	4.00	→	13.71	3,230	7.0
Tampere	4.00	→	14.74	3,430	7.5
Jyväskylä	4.60	→	13.88	2,850	3.6
Oulu	4.60	→	12.81	2,680	5.5
Lahti	4.90	→	13.23	2,070	2.6

	%	→	€	🏠	📈
FRANCE					
Paris	2.80	↘	28.10	10,175	29.0
Bordeaux	3.90	→	13.30	4,505	2.3
Lyon	3.90	↘	12.80	4,589	9.4
Marseille	3.90	↘	12.00	2,597	2.9
Montpellier	4.30	→	12.60	2,951	1.4
Nantes	4.40	→	11.40	3,289	2.1
Toulouse	4.40	→	11.70	3,165	2.3

	%	→	€	🏠	📈
SPAIN					
Madrid	3.50	→	16.10	3,750	19.2
Barcelona	3.60	→	16.50	4,115	13.8
Malaga	4.20	↗	10.50	2,035	2.6
Seville	4.30	→	10.50	2,075	3.3

	%	→	€	🏠	📈
GERMANY					
Berlin	2.40	↘	12.18	4,836	4.0
Hamburg	2.70	↘	12.93	5,241	3.3
Munich	2.70	↘	20.00	8,442	3.3
Stuttgart	3.00	↘	15.35	4,773	1.5
Dusseldorf	3.20	↘	11.72	4,263	1.4
Frankfurt	3.30	↘	15.75	6,264	2.0
Cologne	3.40	↘	12.48	4,185	1.8

	%	→	€	🏠	📈
IRELAND					
Dublin	3.60	→	26.15	5,200	35.4
Cork	4.00	→	17.57	3,860	20.5

	%	→	€	🏠	📈
LATVIA					
Riga	5.50	↘	10.00	1,600	70.0

	%	→	€	🏠	📈
LITHUANIA					
Vilnius	5.50	↘	10.50	1,700	36.0

	%	→	€	🏠	📈
LUXEMBOURG					
Luxembourg	3.00	↘	25.00	10,000	89.5

	%	→	€	🏠	📈
NETHERLANDS					
Amsterdam	3.20	→	23.00	6,550	15.1
Utrecht	3.90	↘	20.50	5,100	9.1
Eindhoven	4.40	↘	15.00	4,100	4.9
The Hague	4.40	↘	18.30	4,100	4.8
Rotterdam	4.70	↘	15.50	4,550	8.1

	%	→	€	🏠	📈
NORWAY					
Oslo	2.70	→	25.00	6,722	18.3

	%	→	€	🏠	📈
POLAND					
Krakow	4.30	→	12.03	1,823	3.2
Warsaw	4.40	↘	14.15	2,230	13.5
Wroclaw	5.40	→	12.50	1,617	2.8

	%	→	€	🏠	📈
SPAIN					
Madrid	3.50	→	16.10	3,750	19.2
Barcelona	3.60	→	16.50	4,115	13.8
Malaga	4.20	↗	10.50	2,035	2.6
Seville	4.30	→	10.50	2,075	3.3

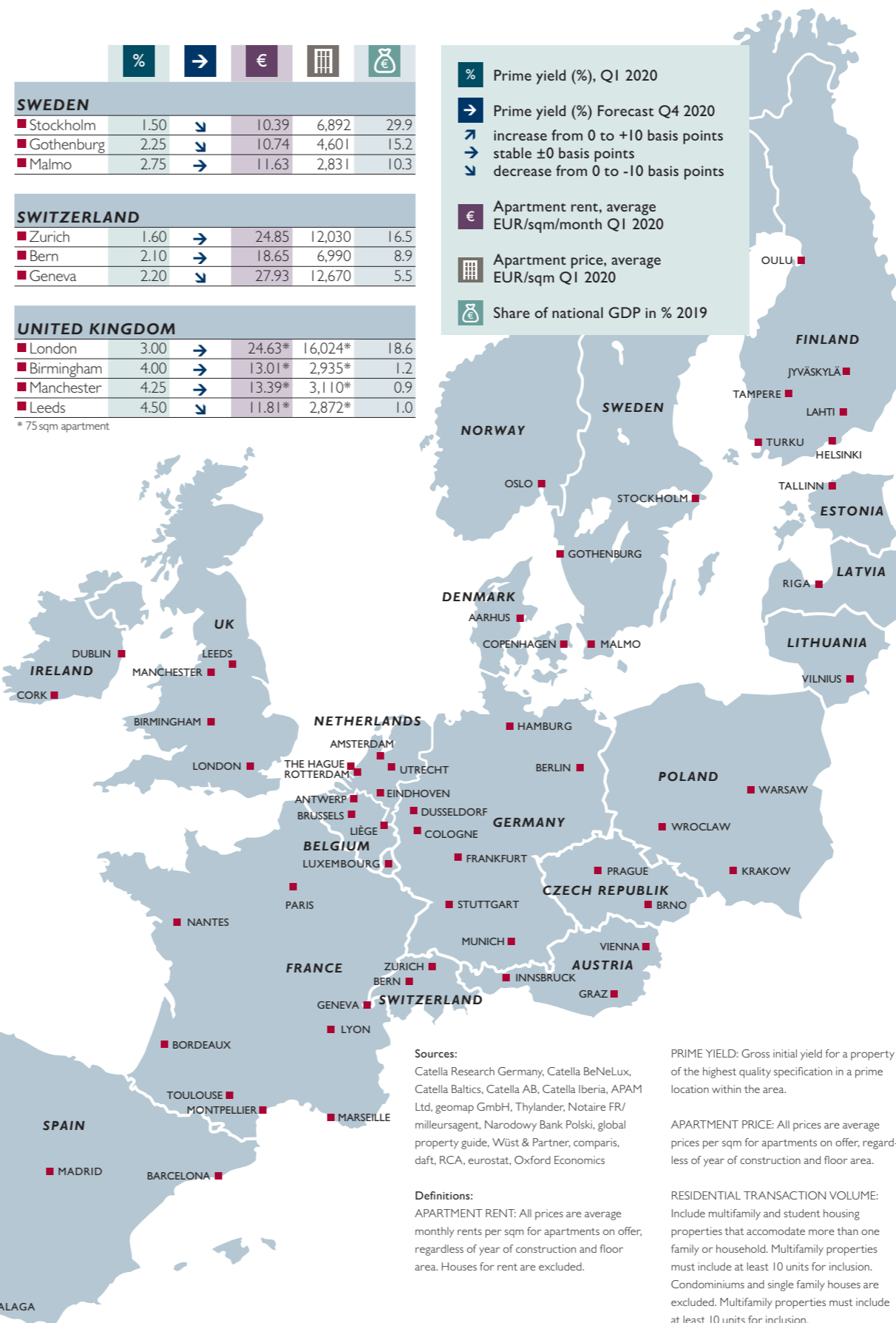
	%	→	€	🏠	📈
SWEDEN					
Stockholm	1.50	↘	10.39	6,892	29.9
Gothenburg	2.25	↘	10.74	4,601	15.2
Malmo	2.75	→	11.63	2,831	10.3

	%	→	€	🏠	📈
SWITZERLAND					
Zurich	1.60	→	24.85	12,030	16.5
Bern	2.10	→	18.65	6,990	8.9
Geneva	2.20	↘	27.93	12,670	5.5

	%	→	€	🏠	📈
UNITED KINGDOM					
London	3.00	→	24.63*	16,024*	18.6
Birmingham	4.00	→	13.01*	2,935*	1.2
Manchester	4.25	→	13.39*	3,110*	0.9
Leeds	4.50	↘	11.81*	2,872*	1.0

* 75 sqm apartment

- Prime yield (%), Q1 2020
- Prime yield (%) Forecast Q4 2020
 - increase from 0 to +10 basis points
 - stable ±0 basis points
 - decrease from 0 to -10 basis points
- Apartment rent, average EUR/sqm/month Q1 2020
- Apartment price, average EUR/sqm Q1 2020
- Share of national GDP in % 2019



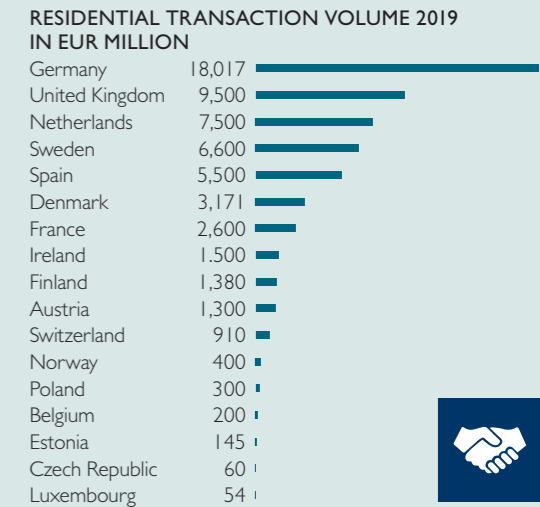
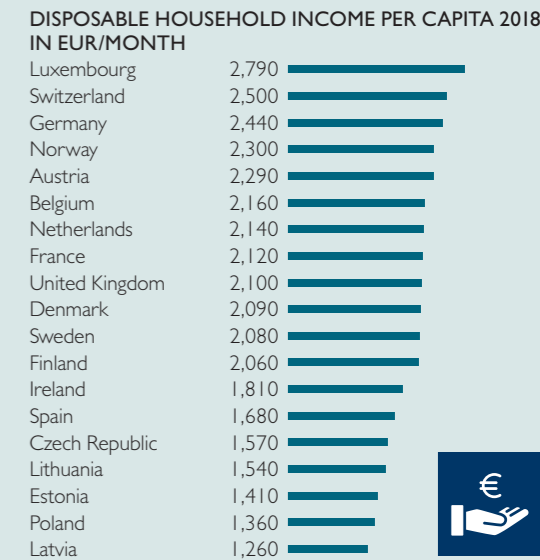
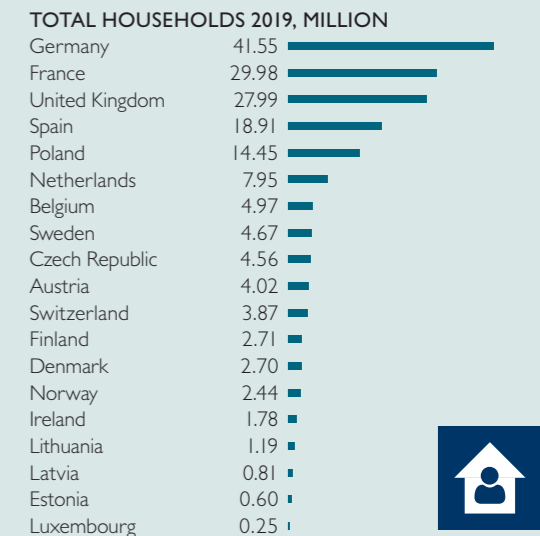
Sources:
Catella Research Germany, Catella BeNeLux, Catella Baltics, Catella AB, Catella Iberia, APAM Ltd, geomap GmbH, Thylander, Notaire FR/ milleursagent, Narodowy Bank Polski, global property guide, Wüst & Partner, comparis, daft, RCA, eurostat, Oxford Economics

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.



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