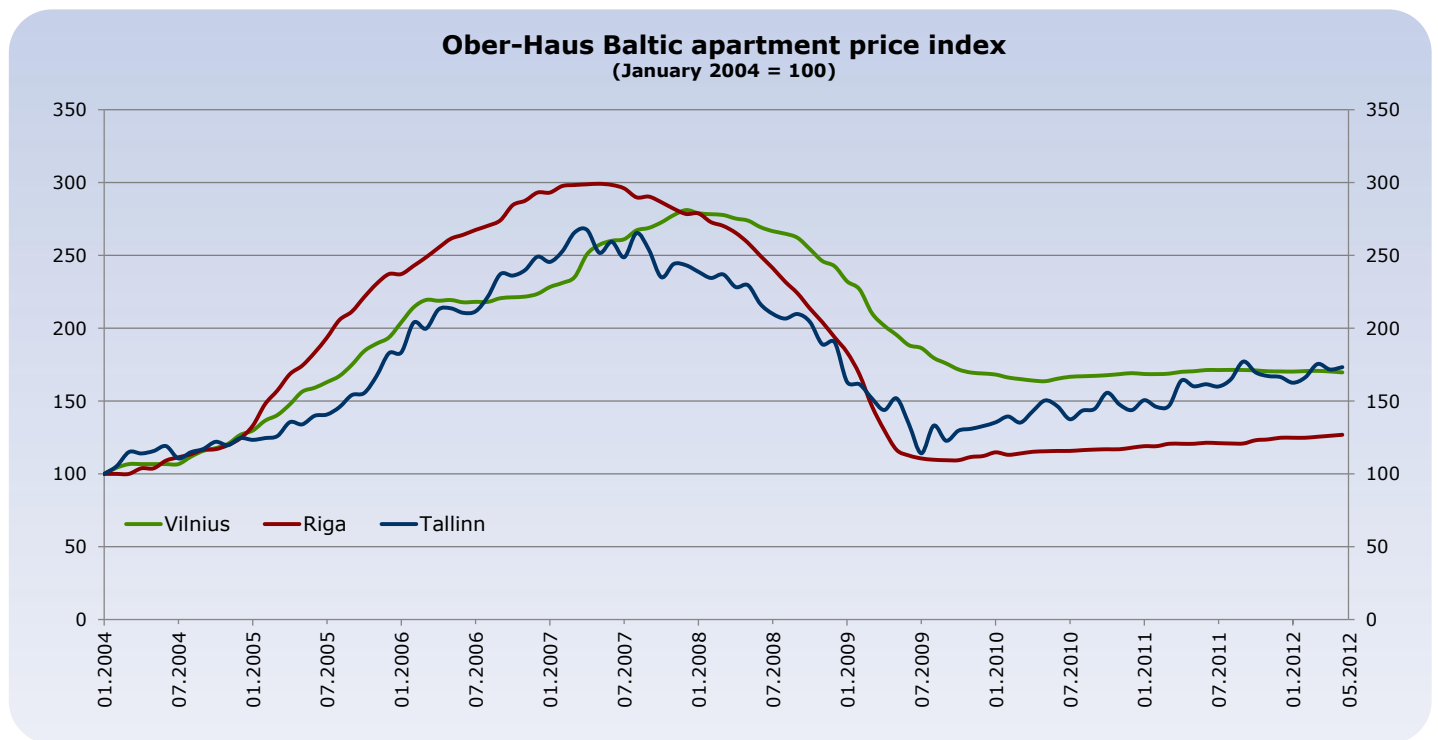


# Ober-Haus Baltic Apartment Price Index

## May 2012



City	Change in last month	Change in last 12 months	Change from the highest value	Average price EUR/sqm
Vilnius	-0.4%	-0.5%	-39.6%	1,197
Riga	+0.6%	+5.1%	-57.6%	985
Tallinn	+0.9%	+8.2%	-35.2%	1,106

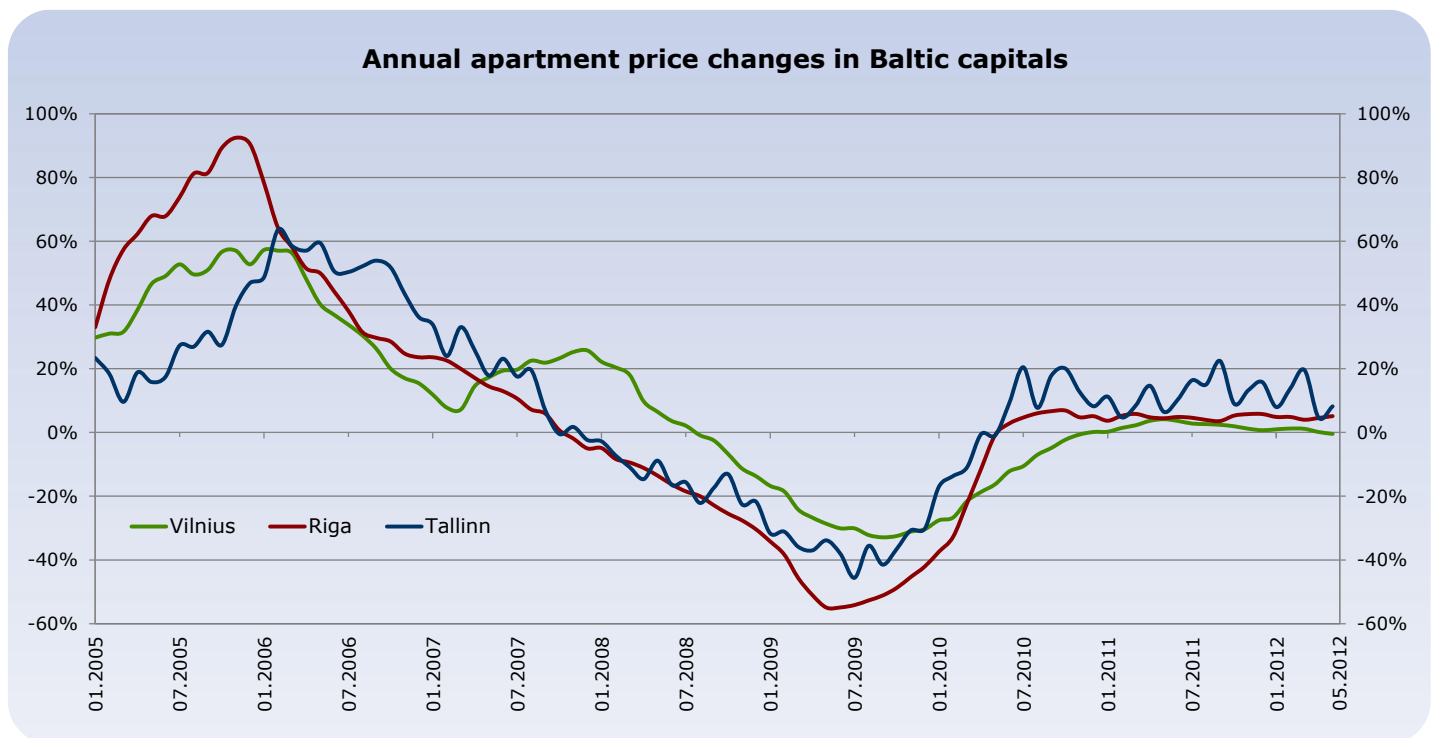
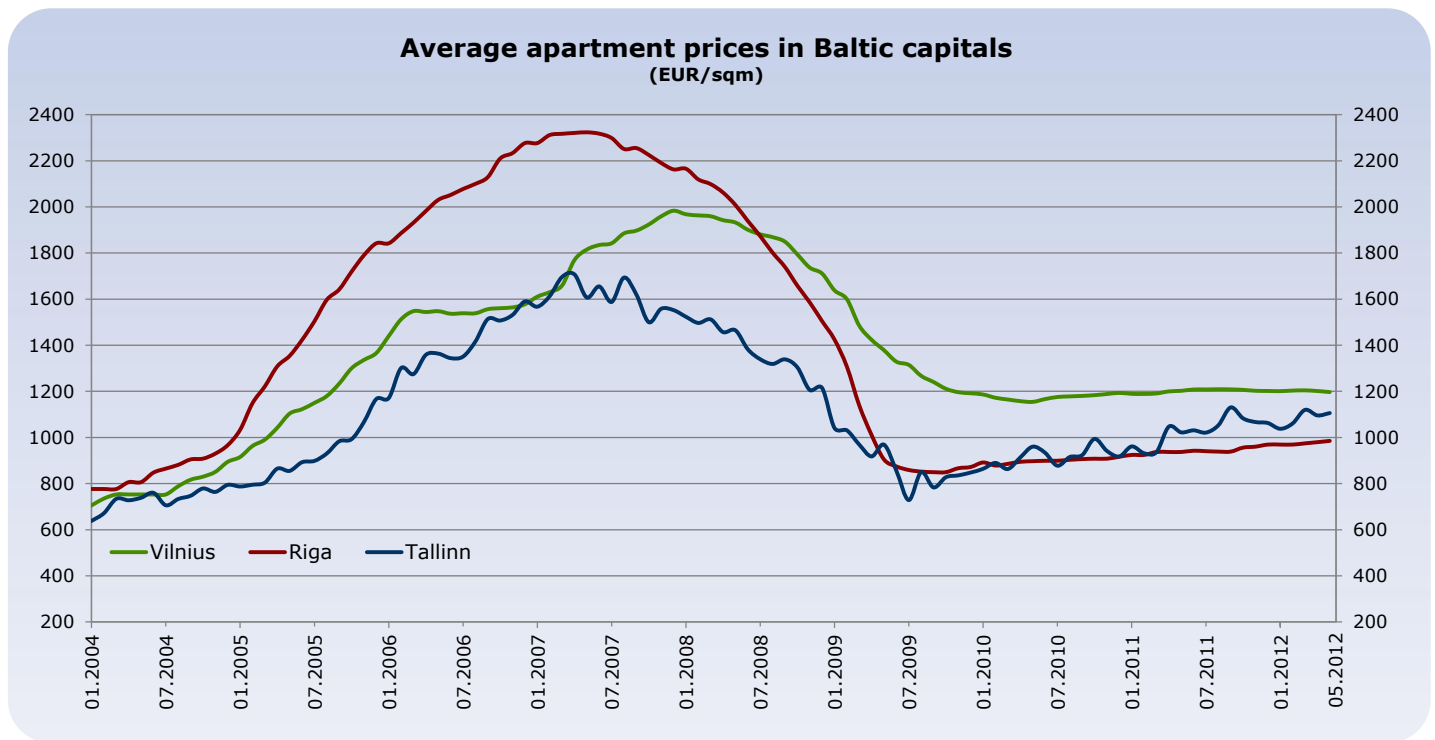
Apartment prices in Vilnius decreased by **0.4%** in May 2012 and average price dropped to **1,197 EUR/sqm**. The growth in the number of apartment transactions that was recorded at the beginning of the year seems to have run out of steam. In April and May of this year the number of apartment transactions decreased by 6% and 3% respectively. A negative annual change in apartment prices (0.5% in May of this year) was recorded once again after a long break in Vilnius. The last time a negative annual change was observed for Vilnius was November 2010.

In May 2012, apartment prices in Riga have increased by **0.6%** and raised average price to **985 EUR/sqm**. The most active foreign customers in Latvia's capital are from Russia and other CIS countries. During the past 12 month the average apartment price has increased by **5.1%**. From the highest price level which was reached in May 2007, until May this year, the prices for apartments in Riga decreased by **57.6%**.

Average apartment sqm price in Tallinn increased by **0.9%** to **1,106 EUR/sqm** in May 2012. Comparing with May 2011, average sqm price have increased **8.2%**, mainly because more deals are done with new and more expensive real estate. During first 5 months of 2012 market has been active, there were 33% more sale-purchase transactions with flats than in the same period last year and in May 44% more than in May last year.

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May 2012



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