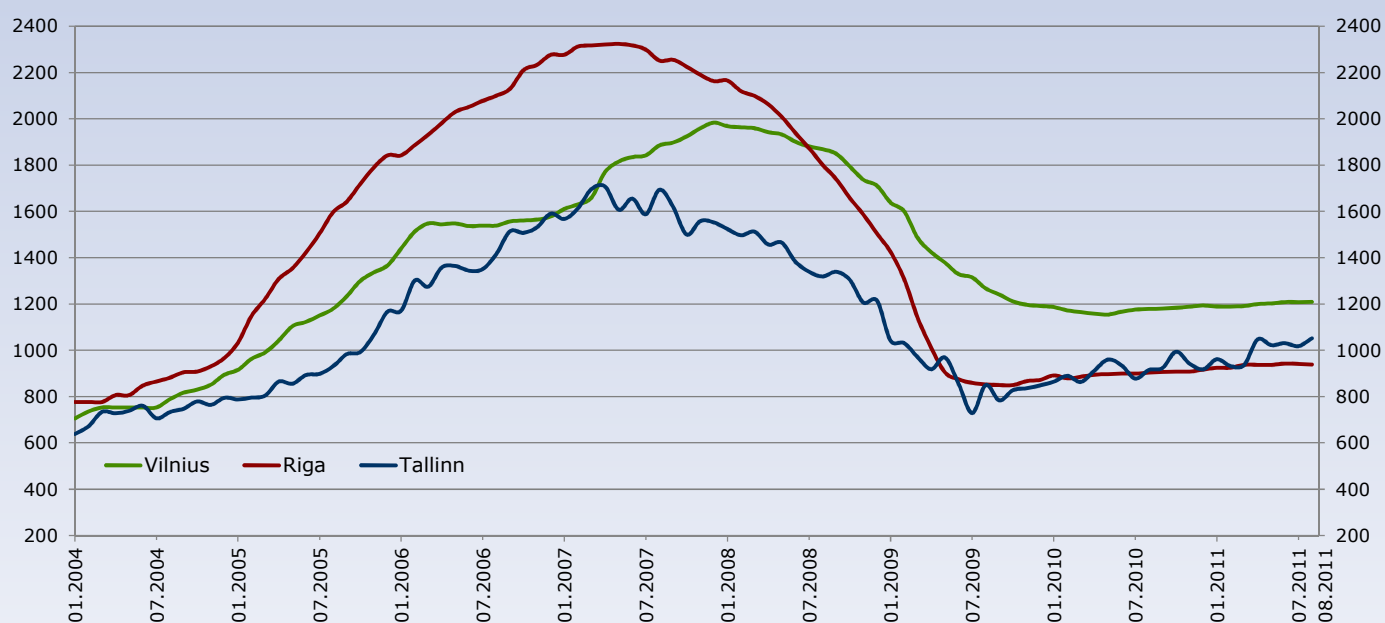


# Ober-Haus Baltic Apartment Price Index

## August 2011

### Average apartment prices in Baltic capitals (EUR/sqm)



City	Change in last month	Change in last 12 months	Change from the highest value	Average price EUR/sqm
Vilnius	+0.1%	+2.6%	-39.0%	1,209
Riga	-0.2%	+3.9%	-59.6%	939
Tallinn	+3.3%	+14.9%	-38.4%	1,052

In August 2011, apartment prices in Vilnius have increased by **0.1%** and the average price now is **1,209 EUR/sqm**. The annual growth of apartment prices has decreased to **2.6%** (in July, the annual growth of apartment prices in the capital city was 2.8%). From the highest recorded apartment price level, which was reached in December 2007, to August of this year apartment prices in Vilnius have dropped by **39.0%**. No price changes were recorded in other Lithuanian cities: Kaunas, Klaipėda, Šiauliai or Panevėžys. The annual change in apartment prices in these cities is still negative: 2.8% in Kaunas, 2.8% in Klaipėda, 4.4% in Šiauliai, and 2.6% in Panevėžys.

In August 2011, apartment prices in Riga have fallen again by **0.2%**. Local buyers are active and show interest in small, economical one- three-room apartments in suburbs or apartments in new projects, located near the center. During the past 12 months the price of apartments has raised by **3.9%**. From the highest summarised apartment price level which was reached in May 2007, until August this year, the prices for apartments in Riga decreased by **59.6%**.

The average apartment sqm price in Tallinn increased **3.3%** in August 2011 after decreasing 1.3% in July 2011. Compared to a year earlier, the average apartment sqm price have increased **14.9%** to **1,052 EUR/sqm**. The number of sales-purchase transactions in January-August 2011 decreased by 3.5% comparing with January-August 2010. From the highest recorded average apartment price level which was reached in April 2007, to August this year, apartment prices in Tallinn have dropped by **38.4%**.