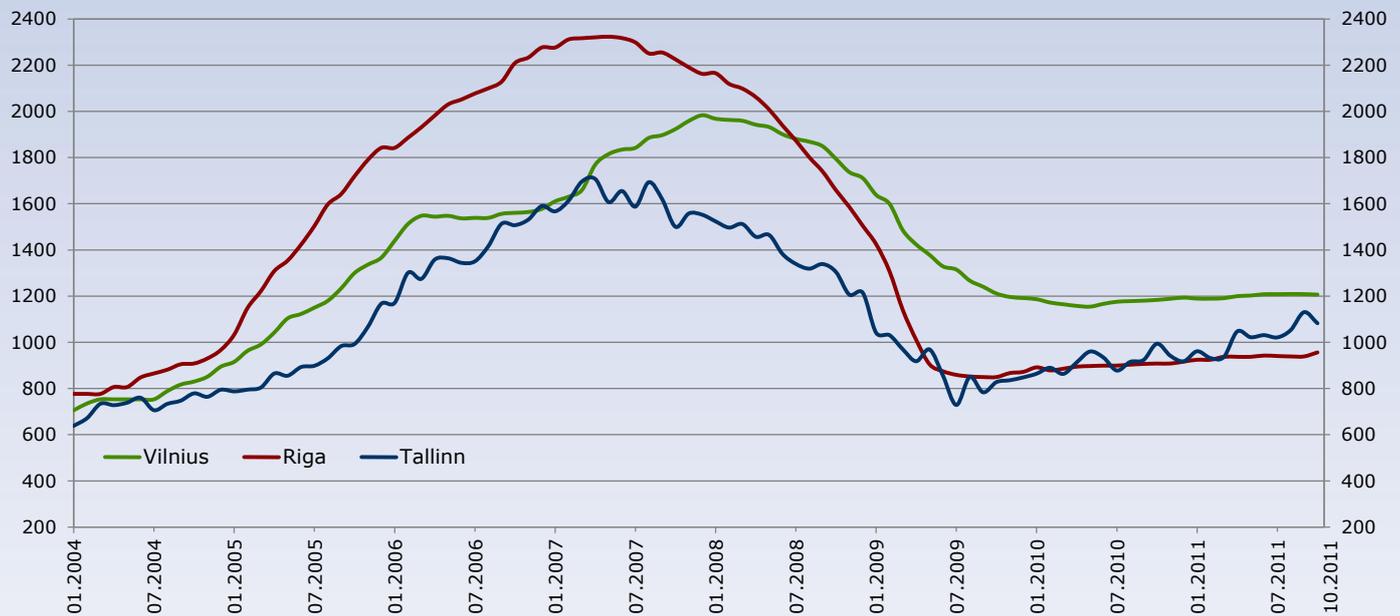


# Ober-Haus Baltic Apartment Price Index

**October 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	-0.2%	+1.9%	-39.2%	1,207
Riga	+1.8%	+5.3%	-58.8%	956
Tallinn	-4.2%	+8.9%	-36.6%	1,082

Apartment prices in Vilnius in October of this year dropped **0.2%** and average price now is **1,207 EUR/sqm**. The annual growth of apartment prices has decreased to **1.9%** (in September, the annual growth of apartment prices in the capital city was 2.4%). A decrease in apartment prices was recorded in the old apartment sector only, while prices for new apartments did not change in October. From the highest recorded apartment price level, which was reached in December 2007, to October of this year apartment prices in Vilnius have dropped by **39.2%**. A slight fall in prices also was recorded in Klaipėda and Šiauliai: 0.2% and 0.5% respectively. No changes were recorded in Kaunas and Panevėžys in October.

In October 2011, apartment prices in Riga have increased by **1.8%** and raised average price to **956 EUR/sqm**. Apartment prices slightly increased in city center, as demand for appropriate apartments exceeds the supply. Local buyers are still active and show interest in small, mostly two-room apartments in new projects. During the past 12 months the average apartment price has increased by **5.3%**. From the highest apartment price level which was reached in May 2007, until October this year, the prices for apartments in Riga decreased by **58.8%**. Apartment prices slightly increased in city center, as demand for such apartments exceeds the supply.

The average apartment sqm price in Tallinn decreased **4.2%** in October 2011 after increasing 7.4% in September 2011. Compared to a year earlier, the average apartment sqm price have increased **8.9%** to **1,082 EUR/sqm**. The number of sales-purchase transactions in January-October 2011 has decreased by 1.4% comparing with the same period of 2010. From the highest recorded average apartment price level which was reached in April 2007, to October this year, apartment prices in Tallinn have dropped by **36.6%**.