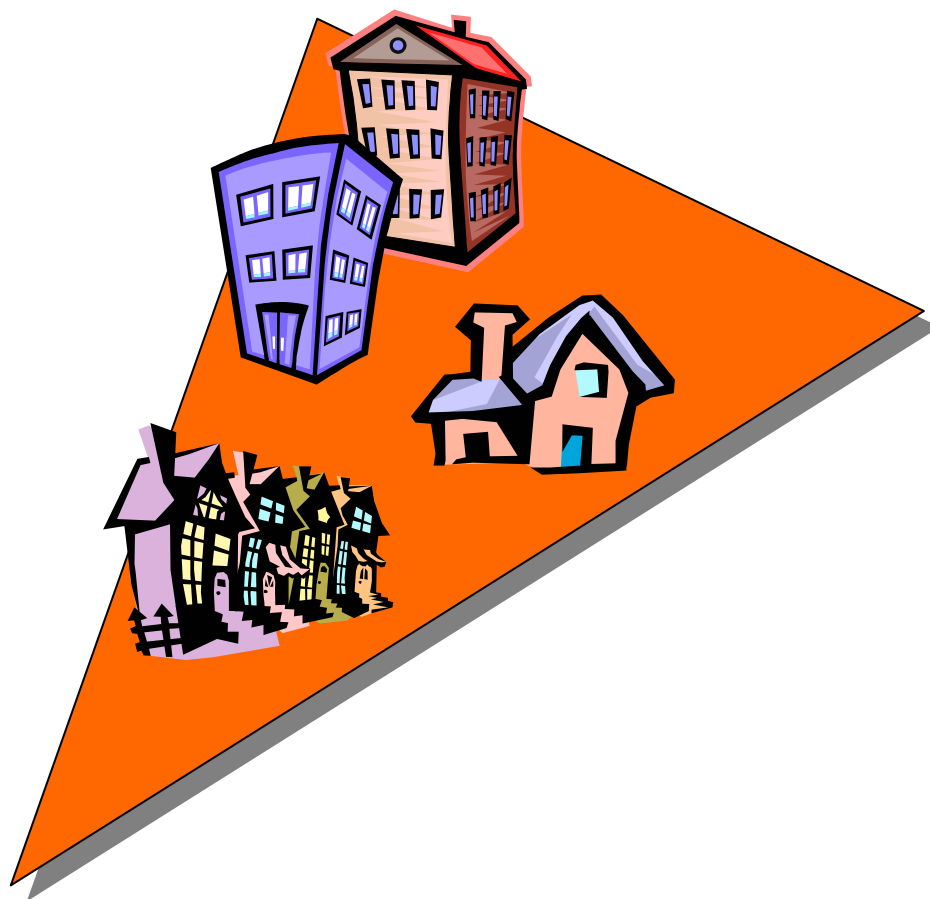


2006 CURRENT MARKET RENTS

FROM SURVEYS THROUGH ESTATE AGENCIES



This booklet is mainly distributed among estate agents that participate in our work.

We would like to thank them for their kind collaboration.

INTRODUCTION

The rent data presented in this booklet are part of a wider work programme whose objective is to compare the relative cost of living of international civil servants in any place of employment compared to Brussels, the reference city. The results of this work carried out by the Inter-Organisations Section at the OECD and Eurostat, with the assistance of the National Statistical Offices, are used to adjust the salaries of staff in the European Union institutions, the Co-ordinated Organisations¹ and other international Organisations.

The method aims to compare the price of a basket of goods and services purchased by the average international officials in each of the places of employment with the price of the same basket in Brussels.

Because of the importance of housing costs, specific rent surveys are carried out annually through estate agencies. Rent prices are collected around mid-year for precise types of accommodation in pre-selected neighbourhoods. The information obtained, and that derived from similar surveys in earlier years, are used to determine the difference in rental levels for the same type of property between Brussels and each of the other places where the survey is done.

ACCOMMODATION

Real estate agents are asked to provide the monthly rent for various types of accommodation, excluding charges and utilities, for an unfurnished property. The quality of the accommodation should be good to very good, but not luxurious.

TYPES OF DWELLING SURVEYED:

Five different types of dwelling are surveyed:

- 3-bedroom flat
- 2-bedroom flat
- 1-bedroom flat
- Non-detached house
- Detached house

¹ (NATO, European Space Agency, OECD, Council of Europe, Western European Union, European Centre for Medium-range Weather Forecasts)

GENERAL CHARACTERISTICS:

Location:	Residential area of good quality
Year of construction or major modernisation:	Within the last 10 years
Situation:	Middle floor
Outlook:	In good, well-lit position
Finish:	Floors, walls, sanitary fittings, doors, etc. of good quality
Living area:	Total internal habitable area; excluding garage and terraces

DETAILS ON THE LOCATION

Special attention is given to the location, which is a most important determinant of rent. Since the aim of the entire exercise is to compare like with like, the neighbourhoods surveyed may not be necessarily those areas where expatriates actually live, but comparable with those actually occupied by officials in Brussels.

These neighbourhoods are described as residential areas of good quality favoured by expatriates and professional people such as international civil servants, university staff, doctors, managers, etc., who pay their rent themselves (i.e. not paid by their employers).

DETAILS ON THE SURFACE AREA

Within each of the types, there are different sizes for total living space, depending on the housing commonly found in different towns. The rent of the dwellings surveyed in each town is compared with the rent of dwellings (having the same characteristics and the same surface area) found in Brussels, where a larger sample of housing sizes is considered.

DETAILED DATA

In the following pages are provided various tables showing the latest rent results, a comparison between rent cost of apartments in different countries and between the last two years of survey and, the list of neighbourhoods surveyed in each town.

2006 CURRENT MARKET RENTS

Average rent per month given in the local currency of each place

COUNTRY / City	Flats			Houses		Currency	
	3-bedroom	2-bedroom	1-bedroom	Non-detached	Detached		
<i>European Union</i>							
Austria	Vienna	1 450	1 050	800	1 650	2 600	EUR
Belgium	Brussels	1 200	900	650	1 250	1 750	EUR
Bulgaria	Sofia	1 000	730	430	-	1 700	EUR
Cyprus	Nicosia	400	320	250	580	950	CYP
Czech Rep.	Prague	35 900	25 500	17 500	35 700	55 200	CZK
Denmark	Copenhagen	13 400	8 800	6 500	15 400	20 000	DKK
Estonia	Tallinn	14 000	10 600	8 100	18 150	23 950	EEK
Finland	Helsinki	1 300	1 050	825	1 750	2 300	EUR
France	Paris	2 100	1 600	925	2 150	2 950	EUR
	Lyon	1 050	850	550	1 050	1 550	EUR
Germany	Berlin	1 120	820	630	1 150	1 750	EUR
	Bonn	1 000	750	580	1 050	1 600	EUR
	Hamburg	1 350	950	700	1 400	1 950	EUR
	Karlsruhe	880	680	520	1 000	1 500	EUR
	Munich	1 300	950	750	1 500	2 150	EUR
Greece	Athens	1 550	950	700	1 800	2 700	EUR
Hungary	Budapest	425 000	265 000	164 000	530 000	885 000	HUF
Ireland	Dublin	1 600	1 350	1 000	1 550	1 850	EUR
Italy	Rome	2 200	1 650	1 200	1 900	2 500	EUR
	Varese	900	700	550	1 200	2 000	EUR
Latvia	Riga	900	700	480	1 150	1 750	LVL
Lithuania	Vilnius	3 000	2 350	1 550	4 050	6 800	LTL
Malta	Valetta	300	220	130	410	720	MTL
Netherlands	The Hague	1 850	1 400	1 100	1 850	-	EUR
Poland	Warsaw	5 600	4 100	2 200	6 100	9 900	PLN
Portugal	Lisbon	1 150	830	630	1 300	2 050	EUR
Romania	Bucharest	1 250	900	530	-	2 000	EUR
Slovakia	Bratislava	1 150	900	630	1 350	1 900	EUR
Slovenia	Ljubljana	1 380	980	570	1 450	2 050	EUR
Spain	Madrid	1 500	1 050	800	1 900	2 900	EUR
Sweden	Stockholm	17 800	14 000	9 900	16 400	20 500	SEK
UK	London	1 850	1 400	1 100	2 250	3 000	GBP
	Oxford	1 050	820	700	1 000	1 350	GBP
	Reading	1 000	800	600	900	1 200	GBP

COUNTRY / City	Flats			Houses		Currency
	3-bedroom	2-bedroom	1-bedroom	Non-detached	Detached	

Europe (other)

Iceland	Reykjavik	112 500	94 500	77 800	138 800	170 000	ISK
Norway	Oslo	15 400	12 200	9 100	15 300	22 400	NOK
Switzerland	Bern	2 550	1 900	1 450	3 050	4 150	CHF
	Geneva	3 500	2 700	1 850	5 000	6 400	CHF
Turkey	Ankara	1 300	900	900	2 100	2 950	TRY

America

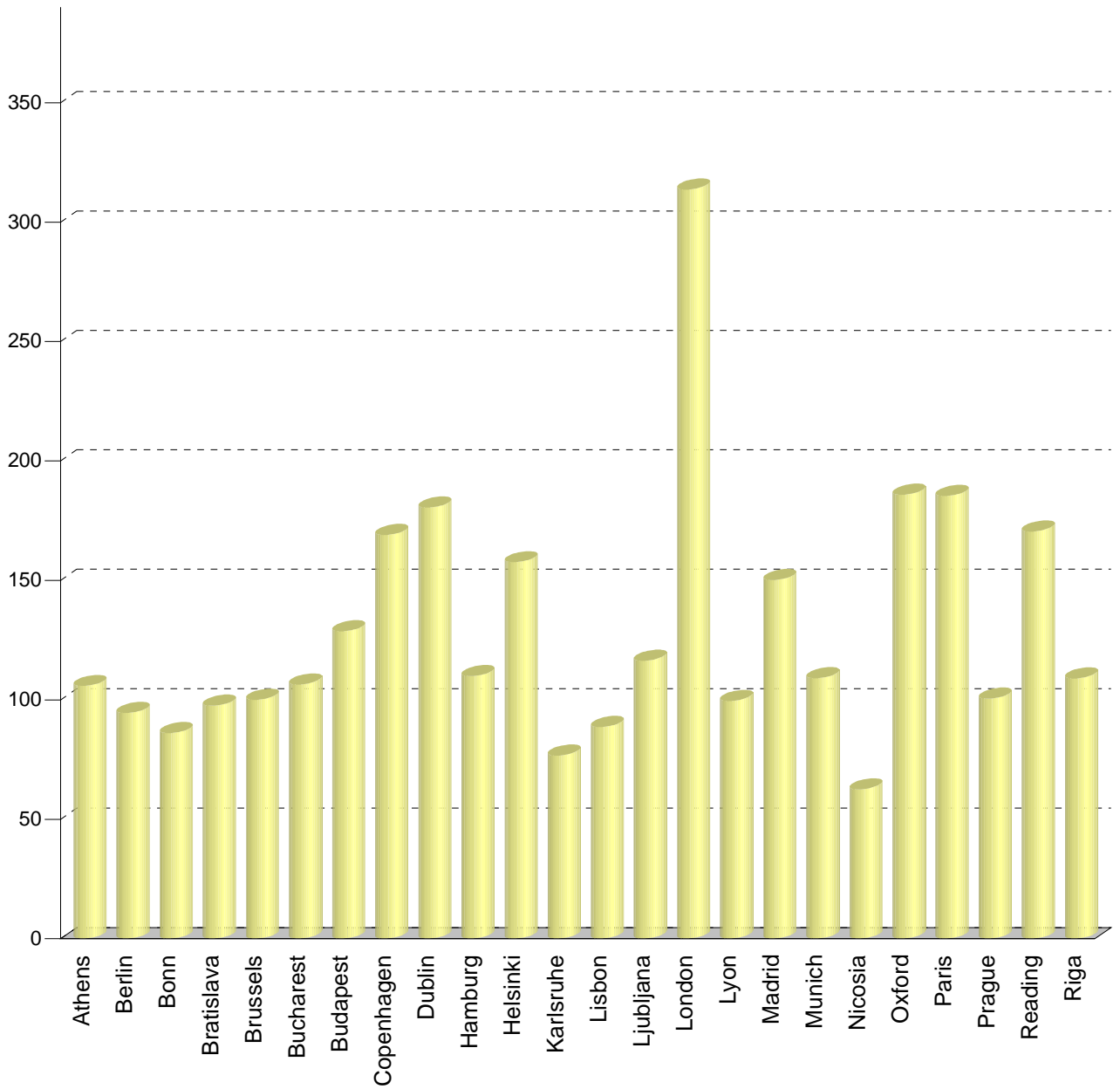
Canada	Ottawa	2 300	1 450	1 200	2 100	2 700	CAD
	Montreal	2 800	1 800	1 250	3 200	4 800	CAD
Mexico	Mexico	19 100	13 300	9 900	21 700	24 400	MXN
USA	Washington	2 600	1 900	1 450	2 600	3 500	USD
	New York	5 900	3 600	2 600	3 200	4 100	USD

Asia

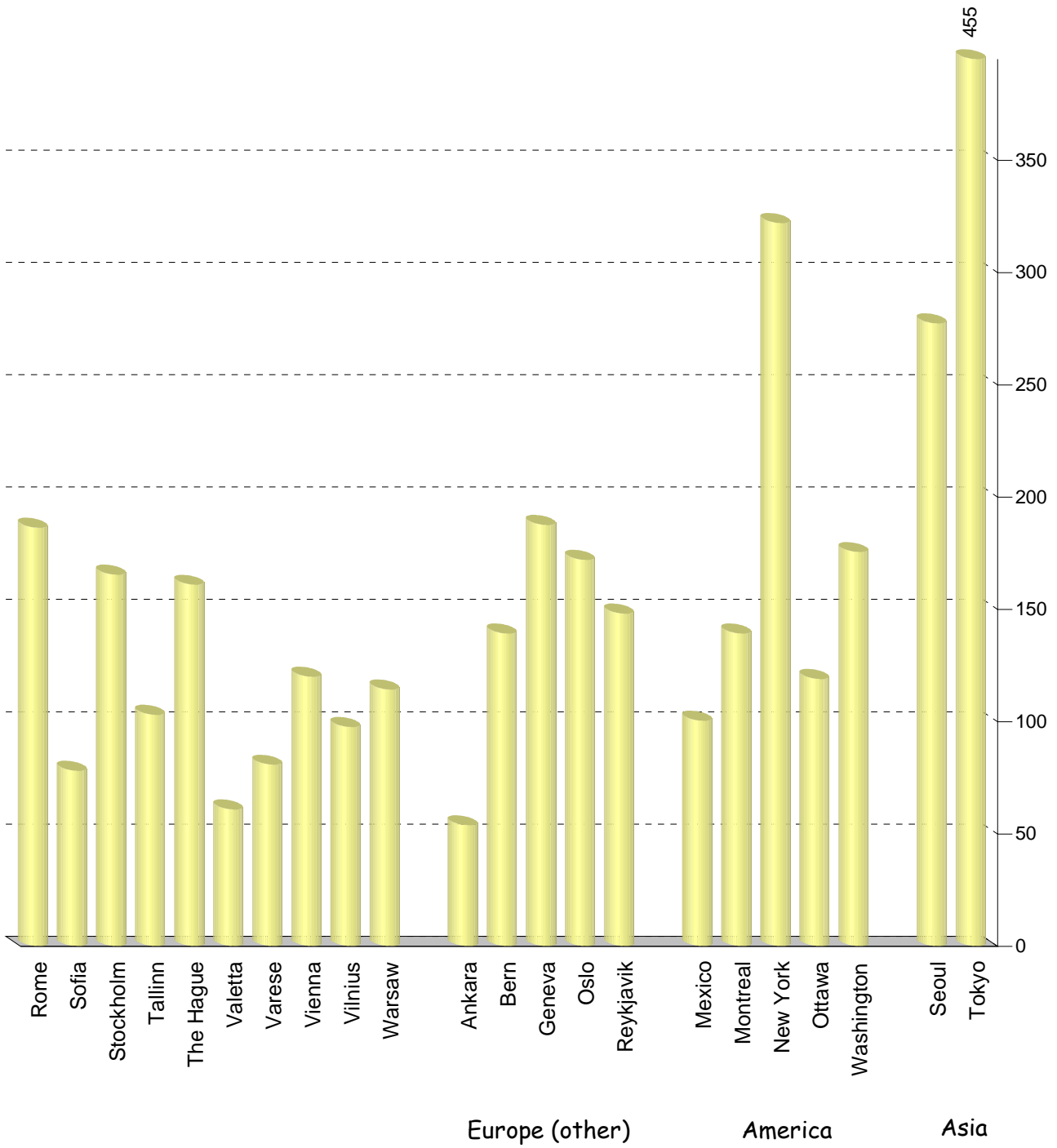
Japan	Tokyo	860 000	580 000	400 000	830 000	1 180 000	JPY
South Korea	Seoul	4 500	2 900	1 900	5 000	7 000	KRW (/1000)

NOTES: The above figures have been rounded.
 Dwelling size per category may vary slightly by city (*see table on surface of dwellings*).
 The data for houses shown in italics are not used in rent comparisons.

RELATIVE DIFFERENCE BETWEEN AVERAGE RENT COST OF FLATS (Brussels = 100)



European Union



Note: Exchange rates of 1/07/2006

TREND OF RENTS 2006/2005

Average development of rents for flats and houses

COUNTRY / City		Flats (annual trend)	Houses (annual trend)	
European Union	Austria	Vienna	▲ +6%	▼ -1%
	Belgium	Brussels	0%	▼ -1%
	Bulgaria	Sofia	▲ +2%	▼ -8%
	Cyprus	Nicosia	▲ +2%	▲ +2%
	Czech Rep.	Prague	▼ -13%	▼ -13%
	Denmark	Copenhagen	▲ +2%	▲ +10%
	Estonia	Tallinn	0%	▲ +12%
	Finland	Helsinki	▲ +7%	▲ +11%
	France	Paris	▼ -2%	▲ +6%
		Lyon	▲ +4%	▼ -1%
	Germany	Berlin	▲ +3%	▼ -1%
		Bonn	▲ +1%	▼ -1%
		Hamburg	▲ +2%	▲ +4%
		Karlsruhe	▲ +2%	0%
		Munich	▼ -4%	0%
	Greece	Athens	▲ +3%	▲ +1%
	Hungary	Budapest	▲ +16%	▲ +15%
	Ireland	Dublin	▲ +8%	▲ +4%
	Italy	Rome	▲ +4%	▼ -4%
		Varese	▼ -3%	▼ -2%
	Latvia	Riga	▲ +10%	▲ +6%
	Lithuania	Vilnius	▲ +13%	▲ +15%
	Malta	Valetta	▲ +9%	▲ +5%
	Netherlands	The Hague	▼ -8%	▼ -7%
	Poland	Warsaw	▲ +15%	▲ +11%
	Portugal	Lisbon	▲ +4%	▼ -6%
	Romania	Bucharest	▲ +26%	▲ +17%
	Slovakia	Bratislava	▲ +1%	▼ -9%
	Slovenia	Ljubljana	▲ +6%	▲ +6%
	Spain	Madrid	▲ +5%	▲ +2%
	Sweden	Stockholm	▲ +6%	▲ +15%
	UK	London	▲ +3%	▼ -4%
Oxford		▲ +9%	▲ +8%	
Reading		▲ +8%	▲ +4%	
Europe (other)	Iceland	Reykjavik	▲ +18%	▲ +24%
	Norway	Oslo	▲ +8%	▲ +8%
	Switzerland	Bern	▲ +2%	▲ +1%
		Geneva	▼ -1%	▲ +3%
Turkey	Ankara	▲ +25%	▲ +35%	
America	Canada	Ottawa	▲ +1%	▲ +2%
		Montreal	▼ -1%	▼ -3%
	Mexico	Mexico	▲ +2%	▲ +5%
	USA	Washington	▼ -5%	▼ -5%
New York		▲ +5%	▼ -3%	
Asia	Japan	Tokyo	▲ +7%	▲ +10%
	South Korea	Seoul	▲ +19%	▼ -4%

SURFACE OF DWELLINGS

Typical dwelling sizes by category in each surveyed city (in m²)

COUNTRY / City		Flats			Houses	
		3-bedroom	2-bedroom	1-bedroom	Non-detached	Detached
Austria	Vienna	110-130	80-100	60-80	110-130	150-180
Belgium	Brussels	110-130	80-100	60-80	110-130	150-180
Bulgaria	Sofia	110-130	80-100	60-80	-	190-220
Cyprus	Nicosia	110-130	80-100	60-80	140-160	190-220
Czech Rep.	Prague	110-130	80-100	60-80	110-130	150-180
Denmark	Copenhagen	110-130	60-80	40-60	110-130	150-180
Estonia	Tallinn	80-100	60-80	40-60	110-130	150-180
Finland	Helsinki	80-100	60-80	40-60	110-130	150-180
France	Paris	110-130	80-100	40-60	110-130	150-180
	Lyon	110-130	80-100	40-60	110-130	150-180
Germany	Berlin	110-130	80-100	60-80	110-130	150-180
	Bonn	110-130	80-100	60-80	110-130	150-180
	Hamburg	110-130	80-100	60-80	110-130	150-180
	Karlsruhe	110-130	80-100	60-80	110-130	150-180
	Munich	110-130	80-100	60-80	110-130	150-180
Greece	Athens	140-160	80-100	60-80	140-160	190-220
Hungary	Budapest	110-130	60-80	40-60	140-160	190-220
Ireland	Dublin	110-130	60-80	40-60	80-100	110-140
Italy	Rome	110-130	80-100	60-80	110-130	190-220
	Varese	110-130	80-100	60-80	110-130	190-220
Latvia	Riga	110-130	80-100	60-80	140-160	190-220
Lithuania	Vilnius	80-100	60-80	40-60	110-130	150-180
Malta	Valetta	110-130	80-100	40-60	110-130	190-220
Netherlands	The Hague	110-130	80-100	60-80	110-130	-
Poland	Warsaw	110-130	80-100	40-60	110-130	190-220
Portugal	Lisbon	140-160	80-100	60-80	140-160	150-180
Romania	Bucharest	110-130	80-100	40-60	-	150-180
Slovakia	Bratislava	110-130	80-100	60-80	110-130	150-180
Slovenia	Ljubljana	110-130	80-100	40-60	110-130	150-180
Spain	Madrid	110-130	60-80	40-60	140-160	190-220
Sweden	Stockholm	110-130	80-100	60-80	110-130	150-180
UK	London	80-100	60-80	40-60	80-100	110-140
	Oxford	80-100	60-80	40-60	80-100	110-140
	Reading	80-100	60-80	40-60	80-100	110-140
Iceland	Reykjavik	80-100	60-80	40-60	140-160	190-220
Norway	Oslo	110-130	80-100	60-80	140-160	190-220
Switzerland	Bern	110-130	80-100	60-80	110-130	150-180
	Geneva	110-130	80-100	60-80	110-130	150-180
Turkey	Ankara	140-160	80-100	60-80	140-160	190-220
Canada	Ottawa	140-160	80-100	60-80	140-160	190-220
	Montreal	140-160	80-100	60-80	140-160	190-220
Mexico	Mexico	140-160	80-100	60-80	140-160	190-220
USA	Washington	110-130	80-100	60-80	110-130	190-220
	New York	140-160	80-100	60-80	140-160	190-220
Japan	Tokyo	110-130	80-100	60-80	110-130	150-180
South Korea	Seoul	110-130	80-100	60-80	110-130	150-180

European Union

Europe (other)

America

Asia

NEIGHBOURHOODS

EUROPEAN UNION CITIES

Athens - Kolonaki, Glyfada, Voula-Glyfatha, Psychiko, Filothei, Kifissia, Agia Paraskevi, Faliro, Kavouri-Vouliagmeni.

Berlin - Frohnau, Pankow, Westend, City West, Berlin Mitte, Grunewald, Regierungsviertel, Dahlem, Zehlendorf, Schlachtensee, Wannsee, Lichterfelde

Bonn - Südstadt, Poppelsdorf, Kessenich, Ippendorf, Venusberg, Dottendorf, Stadtwald; *Beuel*: Schwarz-Rheindorf, Oberkassel, Beuel-Süd; *Bad Godesberg*: Plittersdorf, Rüngsdorf, Schweinheim, Stadtwald, Muffendorf.

Bratislava - Old Town, Centre, Borik, Nove Mesto, Karlova Ves.

Brussels - Bruxelles 1000, Schaerbeek, Etterbeek, Ixelles, Auderghem, Woluwe Saint-Pierre, Woluwe Saint-Lambert, Watermâel-Boitsfort, Uccle.

Bucharest - Primăverii, Dorobanti, Domenii, Floreasca, Victoriei, Romană-Magheru, Unirii, Universitate, 1 Mai, Sala Palatului.

Budapest - *Buda side*: Districts I, II, XI, XII; *Pest side*: District V.

Copenhagen - Centre, Osterbro, Frederiksberg, Hellerup, Gentofte, Lyngby.

Dublin - Dublin 2, 4, 6; Sadymount, Ballsbridge, Donnybrook, Blackrock, Clonskeagh, Clontarf, Lucan, Dalkey, Killiney, Booterstown, Blanchardstown, Swords, Smithfield, Drumcondra, Santry.

Hamburg - Blankenese, Othmarschen, Uhlenhorst, Wandsbek, Eimsbüttel, Eppendorf, Föhlsbüttel.

Helsinki - *Flats*: Kaivopuisto, Eira, Munkkiniemi, Töölö, Lauttasaari, Katajanokka, Kruunuhaka, Tapiola; *Houses*: Kauniainen, Westend, Kuusisaari, Lehtisaari, Kulosaari, Haukilahti, Nuottaniemi.

Karlsruhe - Durlach, Geigersberg, Musikerviertel, Rüppur, Südweststadt, Weststadt.

Lisbon - Quinta do Lambert, Campo de Ourique, Avenidas Novas, Lumiar, Telheiras, Parque Expo, Restelo, Carcavelos, Estoril, Cascais.

Ljubljana - Center, Bezigrad, Vic (Trnovo-Murgle-Grbina-Rozna dolina), Siska (Koseze-Podutik-Mostec).

London - Highbury & Islington, Westminster, Fulham, Putney, Docklands, Greenwich and Blackheath, Southgate, Pimlico, Clapham.

Lyon - *Flats*: Districts II, III, IV, VI, VII; *Houses*: Ecully, Monplaisir, Francheville, Saint-Genis-Laval, Saint Cyr, Sainte-Foy-Lès-Lyon, Montchat.

Madrid - *Flats:* Retiro, Salamanca, Chamartin, Chamberi, Arturo Soria, Parque Norte; *Houses:* Arturo Soria, Parque del Conde Orgaz, Majadahonda, las Rozas, Pozuelo de Alarcón, Soto de la Moraleja, Mirasierra.

Munich - Lehel, Harlaching, Solln, Grünwald, Pullach, Nymphenburg, Gern, Obermenzing, Schwabing, Bogenhausen, Herzog-Park.

Nicosia - Acropolis, Aglangia, Archangelos, CYBC area, Dasoupolis, Engomi, Hilton hotel area, Latsia, Makedonitissa, Strovolos, Universal Gardens.

Oxford/Abingdon - North Oxford, Summertown, East Oxford, Abingdon.

Paris - *Flats:* Districts 7, 8, 15, 16, Neuilly-sur-Seine; *Houses:* Versailles, Saint-Germain-en-Laye, Fourqueux.

Prague - *Flats:* Prague 1, 2, 6; *Houses:* Prague 5, 6.

Reading - Central Reading, University area, Reading West, Lower Early, Caversham, Henley.

Riga - *Flats:* Old Riga, Center, "Quiet" Center; *Houses:* Mezaparks, Jurmala, Kipsala, Paradaugava.

Rome - *Flats:* Prati, Parioli, centre (non-historic), Trieste, Aventino, EUR; *Houses:* Casal Palocco, Cassia-Flaminia, Olgiata.

Sofia - Centre, Lozenec, Beli Brezi, Ivan Vazov, Iztok, Lagera, Simeonovo, Dragalevci, Boiana.

Stockholm - *Flats:* Östermalm, Kungsholmen, Södermalm, Vasastan, Norrmalm, Birkastan; *Houses:* Solna, Näsby Park, Lidingö, Danderyd kommun/Djursholm/Stocksund, Täby, Nacka/Saltsjöbaden, Bromma, Sollentuna/Sjöberg/Edsviken.

Tallinn - *Flats:* Kesklinn (Center of Tallinn); *Houses:* Pirita (Kaasiku district), Nõmme (Hiiu district), Kakumäe.

The Hague - Archipel, Van Stolkpark, Centre, Westbroekpark, Duttendel, Belgische Park, Benoordenhout, Scheveningen, Statenkwartier, Bezuidenhout, Duinoord, Mariahoeve, Voorburg, Leidschendam, Kijkduin, Voorschoten, Marlot, Ypenburg, Wassenaar, Vogelwijk.

Valetta - Sliema, Kapara, Ta' l'Ibrag, St. Julian's, St. Andrews, Mellieha, St. Maria, Valetta, Vittoriosa, Senglea, Cospicua.

Varese - Centro-Montello, S. Ambrogio, Casciago, Casbeno, Masnago, Luvinate, Barasso, Bosto-Boderi.

Vienna - *Flats:* districts 1, 8, 9, 13; *Houses:* districts 13, 18, 19.

Vilnius - *Flats:* Old Town, Center, Naujamiestis; *Houses:* Center, Naujamiestis, Antakalnis, Zverynas, Jerusale.

Warsaw - Mokotow, Srodmiescie, Ursynow, Wilanow, Konstancin, Saska Kepa.

OTHER EUROPEAN CITIES

Ankara - Çankaya, Gasi Osman Pasa, Kavaklidere, Bilkent.

Bern - Centre, Kirchenfeld, Brunnadern, Elfenau, Obstberg, Murifeld, Matenhof, Altenberg, Muri, Gümligen.

Geneva - Petit Saconnex, Grand Saconnex, Champel, Florissant, Malagnou.

Oslo - *Flats:* Frogner, Homansbyen, Briskeby, Bislett, Vika, Majorstuen, Grünerlokka; *Houses:* Ullern, Bærum, Nordstrand, Smestad, Lilleaker, Nedre Hollmenkollen.

Reykjavik - Reykjavik, Kópavogur.

NORTH AMERICAN & ASIAN CITIES

Mexico - *West DF:* Polanco, Bosques, Lomas, Interlomas, Tecamachalco; *South DF:* Pedregal, Jardines de la Montaña.

Montreal - Downtown, Westmount, Outremont, NDG, Hampstead, Mont Royal, Old Montreal, Nun's Island.

New York - Manhattan (area bounded by Yorkville, Park Avenue, Gramercy, East River); *Houses:* Westchester (Scarsdale, White Plains, Mamaroneck, New Rochelle, Larchmont), Queens (Forest Hills), New Jersey (Closter, Fort Lee).

Ottawa - Downtown, Glebe, Rockcliffe, New Edinburgh, Orleans, Kanata.

Washington - *NW DC:* Tenley Circle, A.U. Park, Spring Valley, Georgetown, Western Avenue; *Suburban Maryland:* Bethesda, Chevy Chase, Cabin John; *North Virginia:* McLean, Alexandria, Arlington, Crystal City.

Seoul - UN village, Hannam-dong, Itaewon-dong, Banbae-dong, Seocho-gu.

Tokyo - Azabu, Hiroo, Roppongi, Akasaka, Toranomom, Mita, Azabudai, Shibuya, Aoyama, Shiba, Yoyogi, Takanawa, Meguro, Oyamacho.

For further information please contact:

Inter-Organisations Study Section on Salaries and Prices (IOS)

OECD
2, rue André Pascal
75775 Paris Cedex 16
FRANCE

Tel. +33 (1) 4524.8340

Fax +33 (1) 4524.8229

sio@oecd.org

Eurostat

Rue Alcide de Gasperi
Bâtiment BECH D5 - A2/018
L-2920 Luxembourg
LUXEMBOURG

Tel. +352 4301.35287

Fax +352 4301.21412

estat-a64ia65@ec.europa.eu