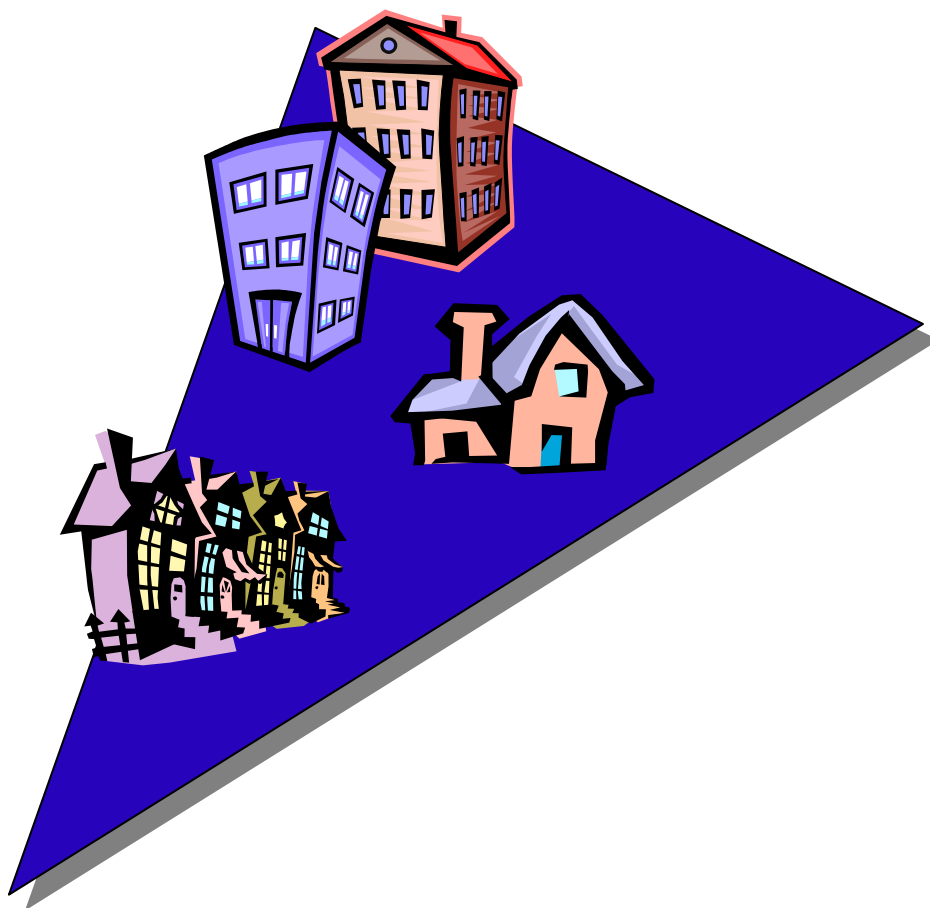


2007

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.

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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 in the overall expenditure of a household, 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 flats in different countries, the trend of rents between the last two years of survey, the typical dwelling surface sizes, and the list of neighbourhoods surveyed in each town.

2007 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	820	1 700	2 800	EUR
Belgium	Brussels	1 150	920	680	1 230	1 800	EUR
Bulgaria	Sofia	2 150	1 300	840	-	2 950	BGN
		1 100	660	430	-	1 500	EUR
Cyprus	Nicosia	400	340	270	590	950	CYP
		690	580	460	1 000	1 650	EUR
Czech Rep.	Prague	40 400	29 200	20 000	41 100	63 800	CZK
		1 400	1 000	700	1 450	2 200	EUR
Denmark	Copenhagen	14 300	9 600	6 400	16 500	20 800	DKK
		1 900	1 300	860	2 200	2 800	EUR
Estonia	Tallinn	16 900	12 500	8 550	19 700	26 200	EEK
		1 100	800	550	1 250	1 650	EUR
Finland	Helsinki	1 450	1 080	840	1 850	2 300	EUR
France	Paris	2 200	1 650	960	2 100	2 900	EUR
	Lyon	1 050	850	560	1 100	1 550	EUR
Germany	Berlin	1 150	840	640	1 250	1 850	EUR
	Bonn	1 030	750	580	1 100	1 600	EUR
	Hamburg	1 400	1 050	750	1 450	2 000	EUR
	Karlsruhe	890	700	550	1 080	1 550	EUR
	Munich	1 400	1 000	790	1 500	2 150	EUR
Greece	Athens	1 650	1 000	760	1 900	2 800	EUR
Hungary	Budapest	420 000	252 000	140 000	421 500	697 000	HUF
		1 700	1 050	570	1 700	2 850	EUR
Ireland	Dublin	1 800	1 450	1 120	1 700	2 100	EUR
Italy	Rome	2 200	1 600	1 250	1 900	2 500	EUR
	Varese	910	730	580	1 300	1 950	EUR
Latvia	Riga	1 000	750	550	1 250	1 900	LVL
		1 450	1 100	790	1 800	2 750	EUR
Lithuania	Vilnius	3 400	2 550	1 750	4 550	7 300	LTL
		990	740	510	1 300	2 100	EUR
Malta	Valetta	340	230	150	440	740	MTL
		790	540	350	1 050	1 700	EUR
Netherlands	The Hague	1 900	1 400	1 000	1 950	2 650	EUR
Poland	Warsaw	6 000	4 350	2 350	6 900	10 200	PLN
		1 600	1 150	630	1 850	2 700	EUR
Portugal	Lisbon	1 050	820	610	1 350	1 900	EUR
Romania	Bucharest	4 500	3 600	2 000	-	8 250	RON
		1 450	1 150	640	-	2 650	EUR

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

European Union

Slovakia	Bratislava	40 300	30 200	19 500	45 300	65 400	SKK
		1 200	900	580	1 350	1 950	EUR
Slovenia	Ljubljana	1 400	980	560	1 400	1 950	EUR
Spain	Madrid	1 550	1 150	860	2 050	3 100	EUR
Sweden	Stockholm	18 600	14 700	10 800	15 700	20 200	SEK
		2 000	1 600	1 150	1 700	2 200	EUR
UK	London	2 100	1 600	1 250	2 700	3 400	GBP
		3 100	2 350	1 850	4 000	5 050	EUR
	Oxford	1 100	860	680	990	1 400	GBP
		1 650	1 250	1 000	1 450	2 050	EUR
	Reading	1 000	830	640	870	1 300	GBP
		1 500	1 250	950	1 300	1 900	EUR

Europe (Other)

Iceland	Reykjavik	127 500	105 000	77 800	150 000	185 000	ISK
		1 500	1 250	930	1 800	2 200	EUR
Norway	Oslo	16 300	12 900	9 550	17 100	23 900	NOK
		2 050	1 600	1 200	2 150	3 000	EUR
Switzerland	Bern	2 400	1 950	1 500	3 200	3 700	CHF
		1 450	1 200	910	1 950	2 250	EUR
	Geneva	3 600	2 700	1 950	4 950	6 300	CHF
		2 200	1 650	1 200	3 000	3 800	EUR
Turkey	Ankara	1 300	830	820	1 700	2 650	TRY
		730	470	460	960	1 500	EUR

America

Canada	Ottawa	2 300	1 550	1 200	2 200	2 900	CAD
	Montreal	2 800	1 750	1 200	3 350	4 900	CAD
Mexico	Mexico	19 000	13 200	9 950	21 700	24 900	MXN
USA	Washington	2 800	2 200	1 650	3 000	3 500	USD
	New York	6 300	4 050	2 900	3 050	4 250	USD

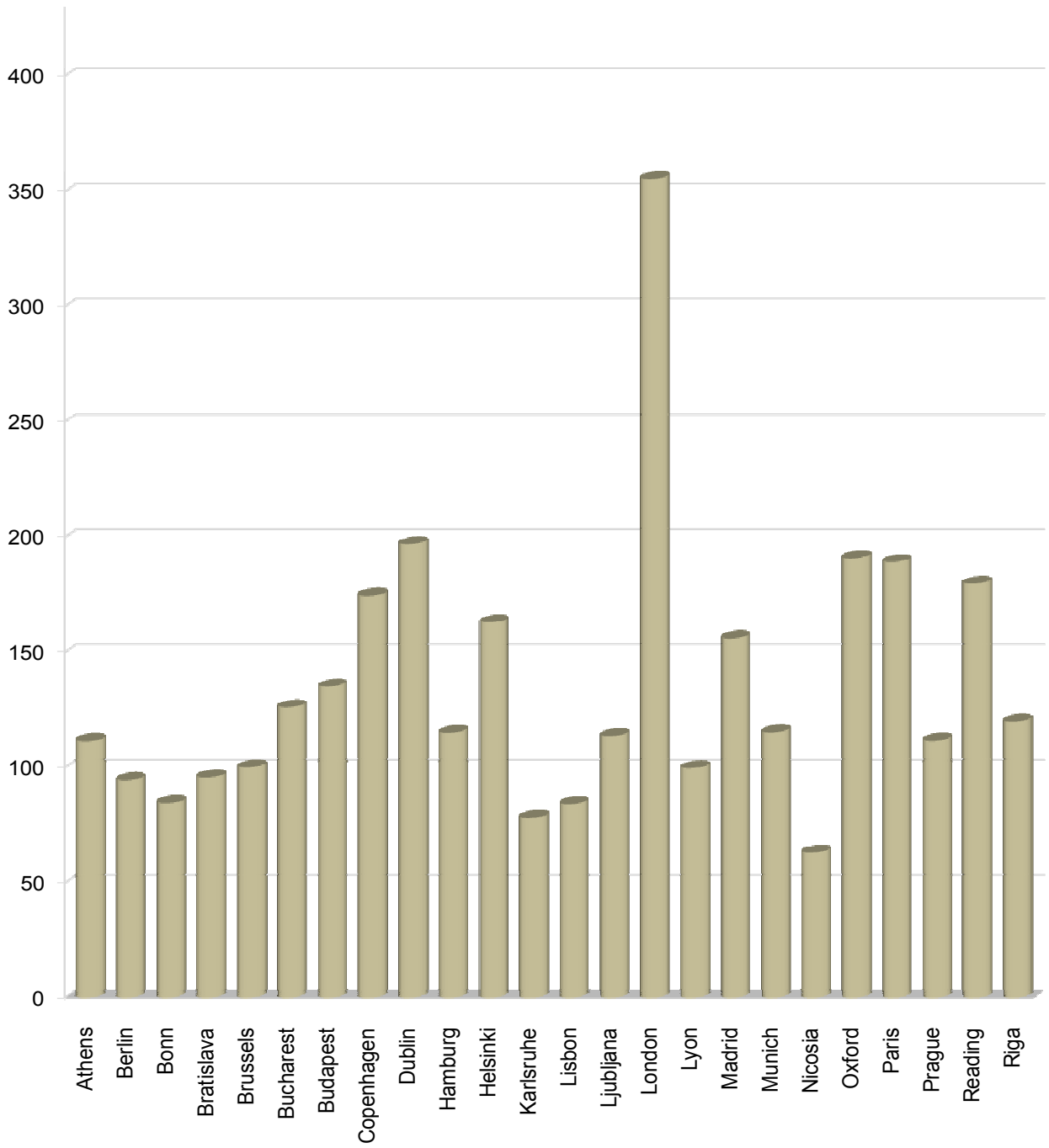
Asia

Japan	Tokyo	874 500	627 000	451 000	875 000	1 240 000	JPY
South Korea	Seoul	4 450	2 850	1 950	4 900	8 850	KRW (/1000)

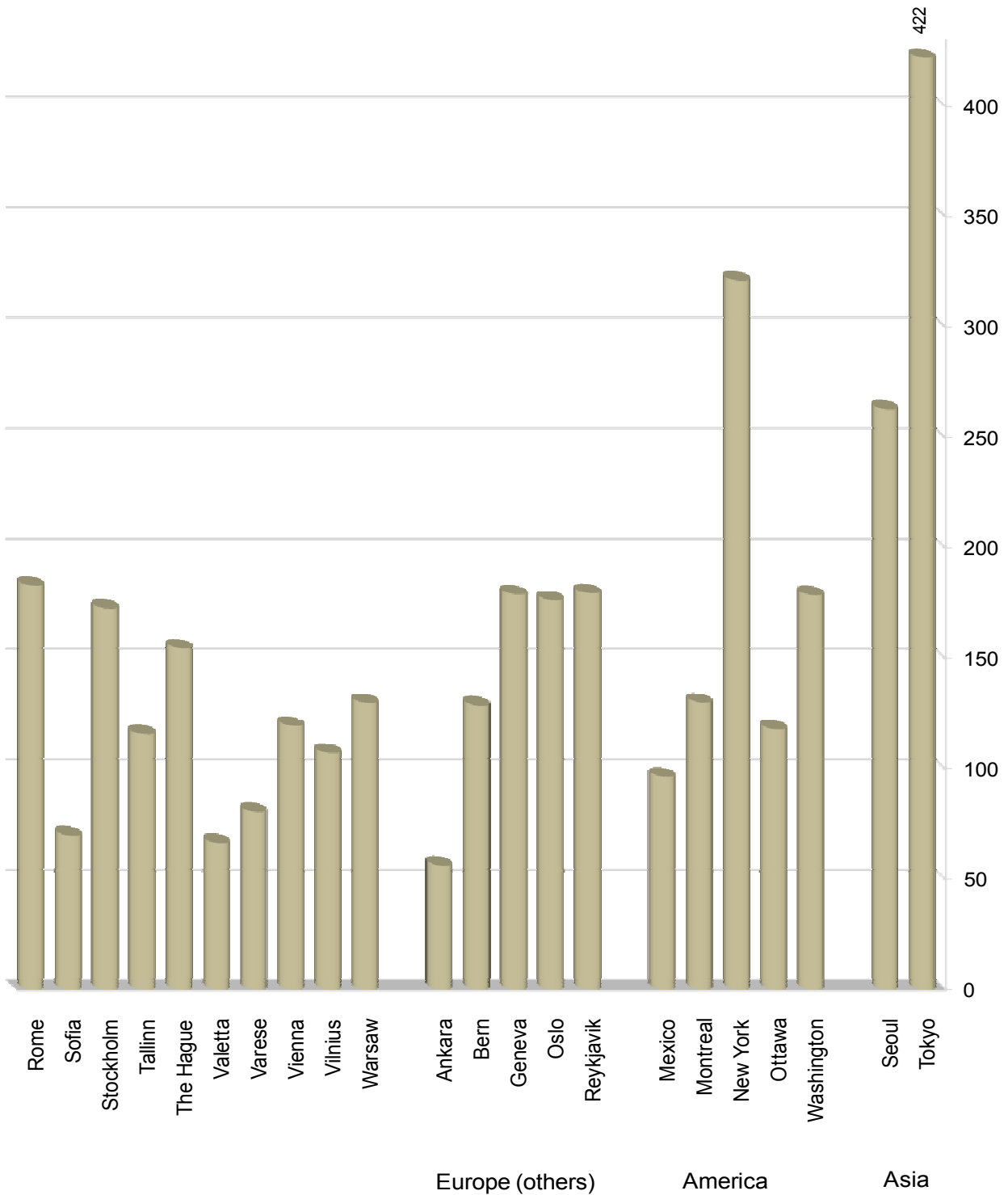
NOTES: The above figures have been rounded.

Dwelling size per category may vary by city (see table on typical surface of dwellings).

COMPARISON OF AVERAGE RENT LEVELS FOR FLATS (Brussels = 100)



European Union



Note: Exchange rates of 1/07/2007

TREND OF RENTS 2007/2006

Average development of rents for flats and houses

COUNTRY / City		Flats (annual trend)	Houses (annual trend)	
European Union	Austria Vienna	▲ +1%	▲ +7%	
	Belgium Brussels	▲ +2%	0%	
	Bulgaria Sofia	▼ -1%	▼ -10%	
	Cyprus Nicosia	▲ +4%	▲ +2%	
	Czech Rep. Prague	▲ +14%	▲ +15%	
	Denmark Copenhagen	▲ +5%	▲ +6%	
	Estonia Tallinn	▲ +14%	▲ +9%	
	Finland Helsinki	▲ +5%	▲ +2%	
	France	Paris	▲ +4%	▼ -2%
		Lyon	▲ +2%	▲ +3%
	Germany	Berlin	▲ +2%	▲ +7%
		Bonn	0%	▲ +2%
		Hamburg	▲ +7%	▲ +4%
		Karlsruhe	▲ +4%	▲ +6%
		Munich	▲ +8%	▲ +1%
	Greece Athens	▲ +7%	▲ +6%	
	Hungary Budapest	▼ -7%	▼ -21%	
	Ireland Dublin	▲ +11%	▲ +12%	
	Italy	Rome	0%	▲ +1%
		Varese	▲ +1%	▲ +2%
	Latvia Riga	▲ +12%	▲ +11%	
	Lithuania Vilnius	▲ +12%	▲ +10%	
	Malta Valetta	▲ +11%	▲ +5%	
	Netherlands The Hague	▼ -2%	▲ +4%	
	Poland Warsaw	▲ +7%	▲ +8%	
	Portugal Lisbon	▼ -3%	▼ -1%	
	Romania Bucharest	▲ +21%	▲ +33%	
	Slovakia Bratislava	0%	▲ +2%	
	Slovenia Ljubljana	▼ -1%	▼ -3%	
	Spain Madrid	▲ +6%	▲ +8%	
	Sweden Stockholm	▲ +6%	▼ -3%	
	UK	London	▲ +12%	▲ +17%
Oxford		▲ +2%	▲ +1%	
Reading		▲ +4%	▲ +2%	
Europe (other)	Iceland Reykjavik	▲ +8%	▲ +8%	
	Norway Oslo	▲ +5%	▲ +9%	
	Switzerland	Bern	0%	▼ -2%
		Geneva	▲ +3%	▼ -1%
Turkey Ankara	▼ -6%	▼ -14%		
America	Canada	Ottawa	▲ +3%	▲ +6%
		Montreal	▼ -3%	▲ +3%
	Mexico Mexico	0%	▲ +1%	
	USA	Washington	▲ +12%	▲ +7%
New York		▲ +9%	▼ -1%	
Asia	Japan Tokyo	▲ +7%	▲ +5%	
	South Korea Seoul	0%	▲ +13%	

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	140-160	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	190-220

European Union

Europe (other)

America

Asia

NEIGHBOURHOODS

EUROPEAN UNION CITIES

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

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

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

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

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

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

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

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

Dublin - Dublin 2, 4, 6; Sandymount, 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, Oeiras.

Ljubljana - Center, Bežigrad, 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.

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, Pardaugava.

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

Sofia - Centre, Lozenec, Beli Brezi, Ivan Vazov, Iztok, Lagera, Simeonovo, Dragalevci, Boiana, Malinova, Dolina, Bistrica, Kniajevo, Strelbishte.

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 – Tallinn Centre, 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'Ilbrag, 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 - Old Town, Center, Naujamiestis, Antakalnis, Zverynas, Jerusale.

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

OTHER EUROPEAN CITIES

Ankara - *Center*: Çankaya, Gasi Osman Pasa, Kavaklıdere, Yıldız, Oran; *Outer Areas* : Bilkent, Konutkent, Beysukent, Mesa-Koru, Çayyolu.

Bern - Centre, Kirchenfeld, Brunnadern, Elfenau, Obstberg, Murifeld, Mattenhof, 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, Songbük-dong.

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

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