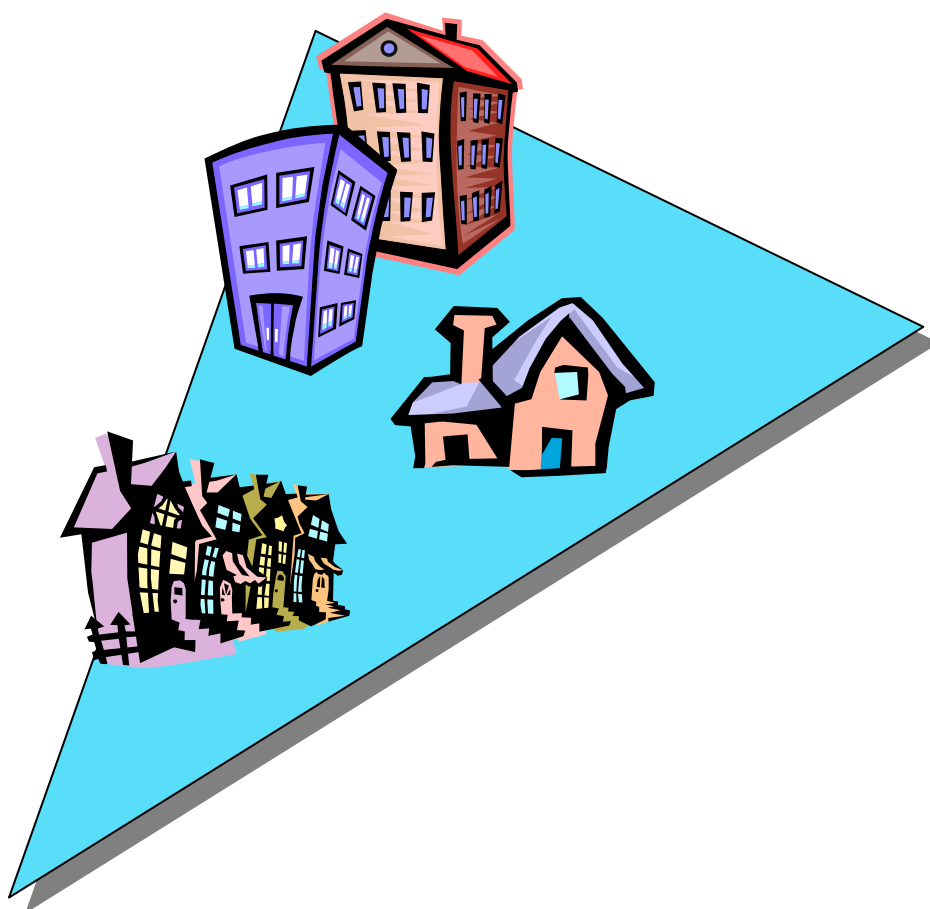


2009

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.

2009 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	1 500	1 130	880	1 800	3 050	EUR
Belgium	Brussels	1 250	980	750	1 350	1 800	EUR
Bulgaria	Sofia	1 850	1 000	700	-	2 350	BGN
		940	510	360	-	1 200	EUR
Cyprus	Nicosia	740	590	480	1 030	1 600	EUR
Czech Rep.	Prague	34 300	25 500	17 400	40 600	60 500	CZK
		1 300	980	670	1 550	2 350	EUR
Denmark	Copenhagen	13 900	9 350	6 150	13 700	19 700	DKK
		1 850	1 250	830	1 850	2 650	EUR
Estonia	Tallinn	10 200	8 000	5 900	11 200	16 000	EEK
		650	510	380	720	1 000	EUR
Finland	Helsinki	2 050	1 300	1 000	1 700	2 800	EUR
France	Paris	2 350	1 750	980	2 200	3 150	EUR
	Lyon	1 100	870	600	1 100	1 600	EUR
Germany	Berlin	1 100	840	620	1 250	1 950	EUR
	Bonn	1 000	780	610	1 150	1 550	EUR
	Hamburg	1 500	1 070	770	1 600	2 400	EUR
	Karlsruhe	920	720	580	1 100	1 500	EUR
	Munich	1 650	1 220	920	1 750	2 500	EUR
Greece	Athens	1 600	1 050	790	1 950	3 000	EUR
Hungary	Budapest	424 000	280 000	162 500	590 000	964 000	HUF
		1 550	1 000	590	2 150	3 500	EUR
Ireland	Dublin	1 550	1 300	1 050	1 550	1 900	EUR
Italy	Rome	1 950	1 500	1 150	1 750	2 100	EUR
	Varese	900	710	560	1 400	2 000	EUR
Latvia	Riga	580	460	330	720	990	LVL
		830	660	470	1 030	1 400	EUR
Lithuania	Vilnius	2 400	2 000	1 400	3 300	5 200	LTL
		700	580	410	960	1 500	EUR
Luxembourg	Luxembourg	1 700	1 300	1 000	2 150	2 900	EUR
Malta	Valetta	820	640	460	1 100	2 200	EUR
Netherlands	The Hague	1 750	1 300	970	1 850	-	EUR
Poland	Warsaw	6 400	4 300	2 850	6 650	11 700	PLN
		1 400	960	630	1 500	2 600	EUR
Portugal	Lisbon	1 050	760	600	1 400	1 850	EUR
Romania	Bucharest	5 700	4 200	2 400	-	8 850	RON
		1 350	1 000	570	-	2 100	EUR
Slovakia	Bratislava	1 100	810	650	1 200	1 700	EUR
Slovenia	Ljubljana	1 300	950	590	1 400	2 000	EUR

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

European Union

Spain	Madrid	1 600	1 150	880	2 100	2 900	EUR
Sweden	Stockholm	19 900	15 500	10 800	18 900	25 300	SEK
		1 850	1 450	990	1 750	2 350	EUR
UK	London	2 400	1 750	1 350	2 750	3 300	GBP
		2 850	2 050	1 600	3 250	3 900	EUR
	Oxford	1 080	880	710	1 050	1 400	GBP
		1 250	1 050	840	1 250	1 650	EUR
	Reading	1 080	870	660	940	1 250	GBP
		1 250	1 030	780	1 100	1 450	EUR

Europe (Others)

Croatia	Zagreb	10 550	7 300	5 400	11 300	21 500	HRK
		1 450	1 000	740	1 550	2 950	EUR
Iceland	Reykjavik	129 000	106 500	80 000	167 500	217 500	ISK
		720	590	450	940	1 200	EUR
Norway	Oslo	18 400	14 200	10 500	20 100	27 100	NOK
		2 050	1 550	1 150	2 250	3 000	EUR
Serbia	Belgrade	149 550	102 800	68 250	163 550	294 400	RSD
		1 600	1 100	730	1 750	3 150	EUR
Switzerland	Bern	2 550	2 000	1 500	2 750	3 900	CHF
		1 650	1 300	980	1 800	2 550	EUR
	Geneva	3 750	2 850	2 000	5 050	6 350	CHF
		2 450	1 850	1 300	3 300	4 150	EUR
Turkey	Ankara	1 000	770	720	1 350	2 550	TRY
		460	360	330	620	1 200	EUR

America

Canada	Ottawa	2 400	1 650	1 250	2 350	3 300	CAD
	Montreal	2 900	1 850	1 300	3 650	5 050	CAD
Mexico	Mexico	20 600	15 200	11 100	20 900	25 300	MXN
USA	Washington	2 700	2 100	1 650	2 800	3 400	USD
	New York	5 900	3 650	2 500	3 000	4 200	USD

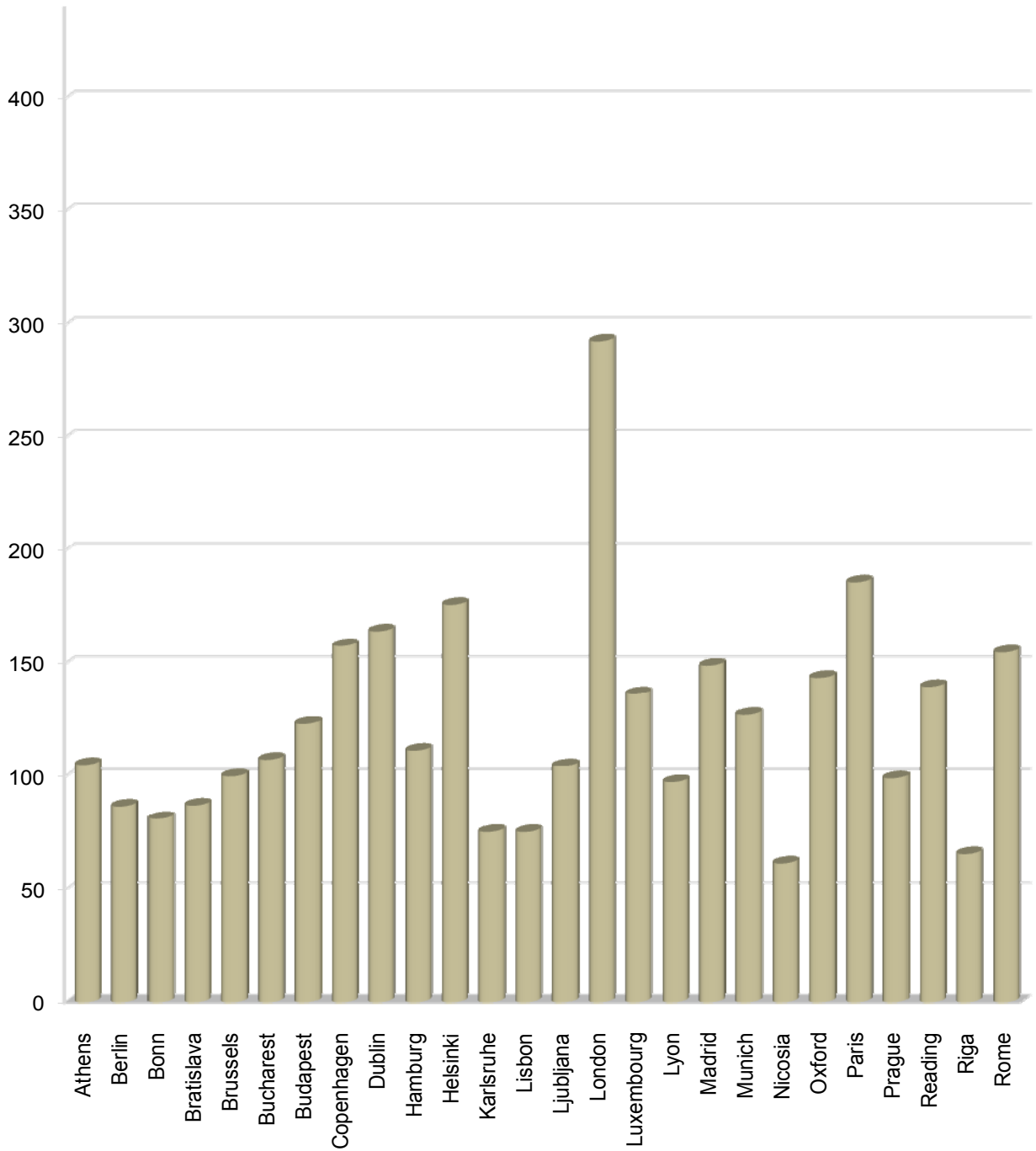
Asia

Japan	Tokyo	735 500	531 000	376 000	655 500	919 500	JPY
South Korea	Seoul	3 750	2 550	1 800	4 400	7 500	KRW (/1000)

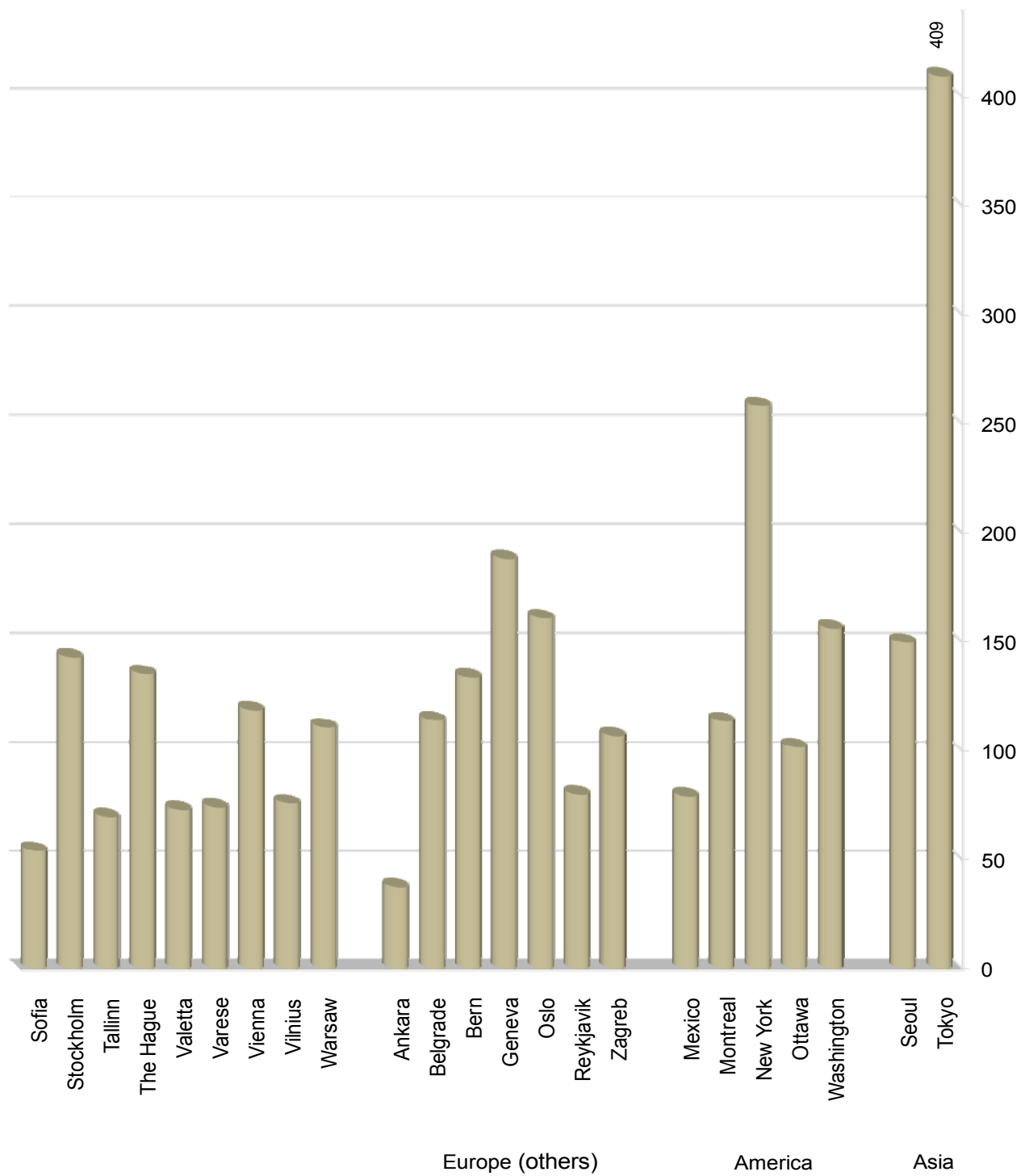
NOTES: The above figures have been rounded.

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 1/07/2009

TREND OF RENTS 2009/2008

Average development of rents for flats and houses

COUNTRY / City		Flats (annual trend)	Houses (annual trend)	
European Union	Austria Vienna	▼ -7%	▼ -5%	
	Belgium Brussels	▲ +4%	▲ +6%	
	Bulgaria Sofia	▼ -19%	▼ -26%	
	Cyprus Nicosia	▲ +3%	0%	
	Czech Rep. Prague	▼ -16%	▲ +3%	
	Denmark Copenhagen	▼ -7%	▼ -9%	
	Estonia Tallinn	▼ -33%	▼ -32%	
	Finland Helsinki	▼ -7%	▼ -16%	
	France	Paris	▲ +1%	▲ +1%
		Lyon	▲ +2%	▼ -1%
	Germany	Berlin	▼ -4%	▲ +2%
		Bonn	0%	▼ -3%
		Hamburg	▲ +4%	▲ +13%
		Karlsruhe	▲ +3%	▼ -5%
		Munich	▲ +8%	▲ +8%
	Greece Athens	▼ -5%	▲ +1%	
	Hungary Budapest	▲ +9%	▲ +12%	
	Ireland Dublin	▼ -17%	▼ -13%	
	Italy	Rome	▼ -7%	▼ -7%
		Varese	0%	▲ +2%
	Latvia Riga	▼ -35%	▼ -39%	
	Lithuania Vilnius	▼ -28%	▼ -32%	
	Luxembourg Luxembourg	▼ -5%	▼ -5%	
	Malta Valetta	▼ -2%	▼ -9%	
	Netherlands The Hague	▼ -7%	▼ -6%	
	Poland Warsaw	▼ -1%	▲ +1%	
	Portugal Lisbon	▼ -4%	▼ -8%	
	Romania Bucharest	▼ -23%	▼ -26%	
	Slovakia Bratislava	▼ -7%	▼ -7%	
	Slovenia Ljubljana	▼ -5%	▼ -1%	
	Spain Madrid	▼ -2%	▼ -2%	
	Sweden Stockholm	▼ -12%	0%	
	UK	London	▼ -1%	▼ -6%
Oxford		▲ +3%	▼ -7%	
Reading		0%	▼ -7%	
Europe (others)	Croatia Zagreb	n.a.	n.a.	
	Iceland Reykjavik	▼ -14%	▲ +5%	
	Norway Oslo	▼ -5%	▼ -5%	
	Serbia Belgade	n.a.	n.a.	
	Switzerland	Bern	▲ +4%	▼ -1%
		Geneva	▼ -2%	0%
Turkey Ankara	▼ -10%	▼ -12%		
America	Canada	Ottawa	▲ +3%	▲ +4%
		Montreal	▲ +6%	▲ +3%
	Mexico Mexico	▲ +3%	▼ -1%	
	USA	Washington	▼ -5%	▲ +3%
New York		▼ -14%	▼ -8%	
Asia	Japan Tokyo	▼ -12%	▼ -8%	
	South Korea Seoul	▼ -3%	▲ +1%	

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	110-130	60-80	40-60	110-130	190-220	
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	
Luxembourg Luxembourg	110-130	80-100	60-80	140-160	190-220	
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
Croatia Zagreb	110-130	80-100	60-80	110-130	190-220	
Iceland Reykjavik	80-100	60-80	40-60	140-160	190-220	
Norway Oslo	110-130	80-100	60-80	140-160	190-220	
Serbia Belgrade	110-130	80-100	60-80	110-130	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 (others)

America

Asia

NEIGHBOURHOODS

EUROPEAN UNION CITIES

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

Berlin - Frohnau, Pankow-Prenzlauer Berg, 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, Schweinheim, 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, 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 - Islington, Fulham, Putney, Greenwich and Blackheath, Pimlico, St. John's Wood, Notting Hill, South Kensington.

Luxembourg - Belair, Meri, Centre, Strassen, Limpertsberg, Kirchberg, Senningerberg

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, Pullach, Nymphenburg, Gern, Obermenzing, Schwabing, Bogenhausen, Herzog-Park, Waldtrudering.

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

Oxford/Abingdon - North Oxford, Summertown, East Oxford (Cowley, N140 up to East Wycombe) , Abingdon.

Paris - Districts 7, 8, 15, 16, Boulogne Billancourt, Neuilly-sur-Seine, Saint-Germain-en-Laye, Versailles.

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

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

Riga - Old Riga, Center, Teika, Mezaparks, Pardaugava, Jurmala.

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, Centrum, 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, 18, 19; *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, Kavaklidere, Yıldız, Oran; *Outer Areas* : Bilkent, Konutkent, Beysukent, Mesa-Koru, Çayyolu.

Belgrade - New Belgrade, Centre, Vracar, Dorcol, Senjak.

Bern - Zentrum, 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.

Zagreb - Centre, Maksimir, Salata, Pantovcak, Mlinovi.

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, Le Plateau, 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, Mita, Azabudai, Shibuya, Aoyama, Shiba, Yoyogi, Oyamacho, Idabashi, Ishigaya, Takanawa, Meguro.

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