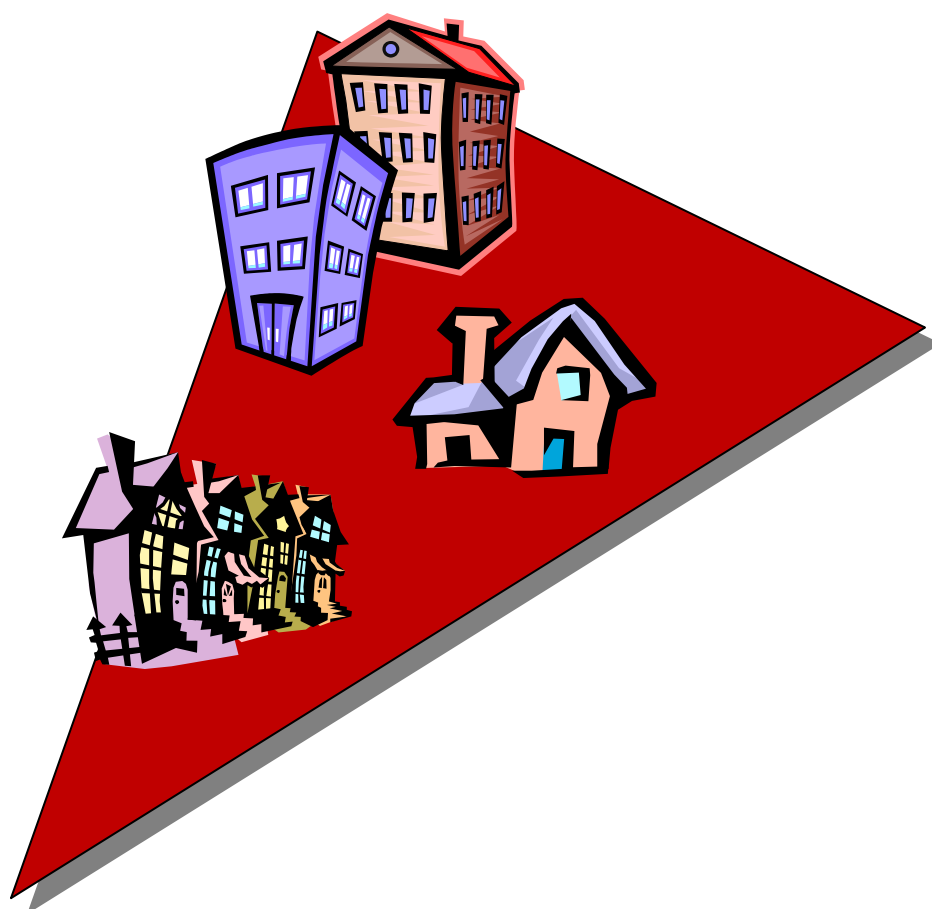


2010

CURRENT MARKET RENTS

FROM SURVEYS THROUGH ESTATE AGENCIES



CONTENTS

	Pages
Foreword	2-3
2010 Current market rents	4-5
Comparison of average rent levels for flats	6-7
Trend of rents 2010/2009	8
Typical dwelling sizes	9
Neighbourhoods covered	10-12

***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 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.

2010 CURRENT MARKET RENTS

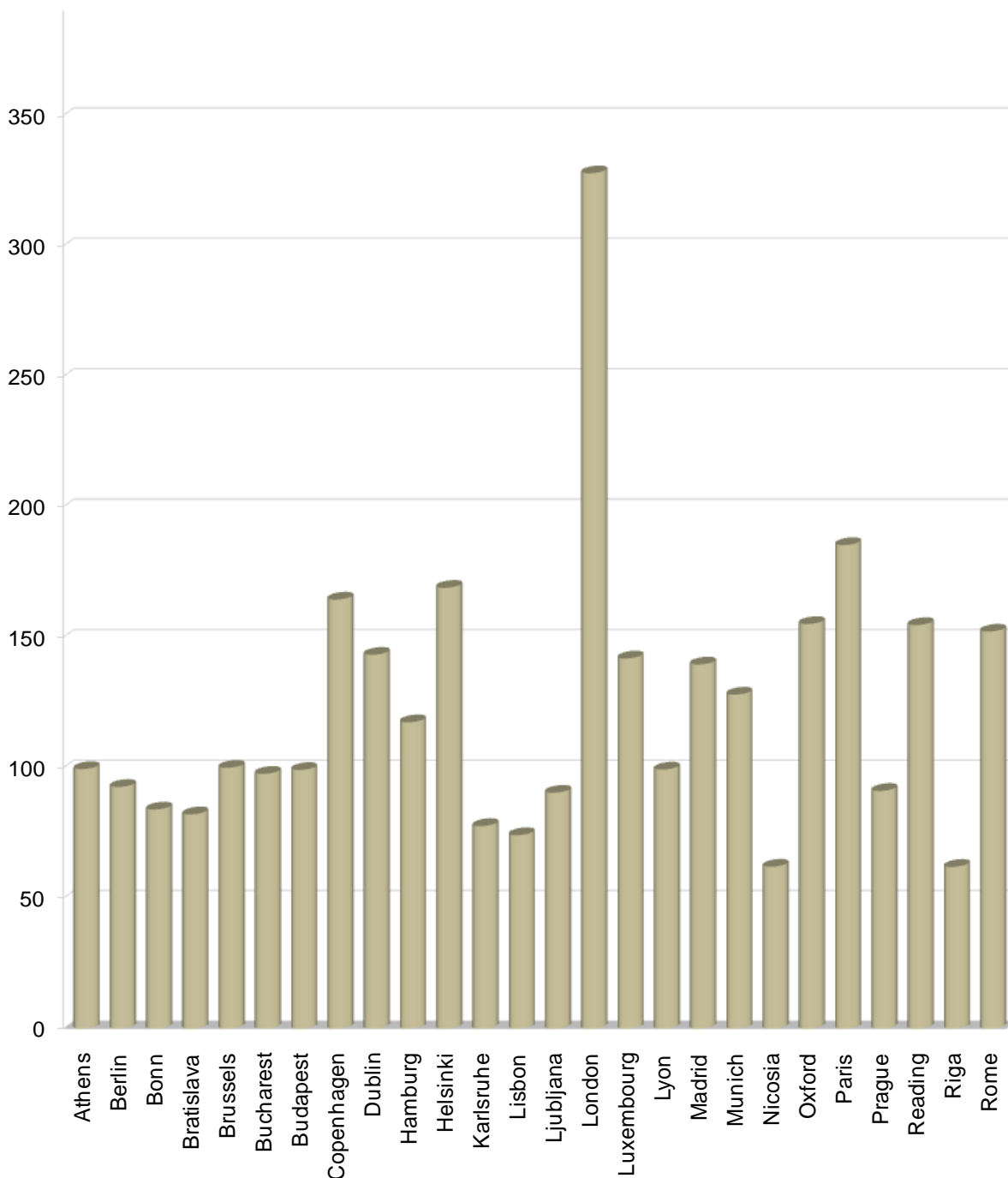
Average rent per month given in the local currency of each place

COUNTRY / City		Flats			Houses		Currency
		3-bedroom	2-bedroom	1-bedroom	Non-Detached	Detached	
<i>European Union</i>							
Austria	Vienna	1 600	1 190	900	1 600	2 600	EUR
Belgium	Brussels	1 250	990	750	1 350	1 750	EUR
Bulgaria	Sofia	1 600	940	670	-	2 050	BGN
		820	480	340	-	1 050	EUR
Cyprus	Nicosia	760	610	480	920	1 380	EUR
Czech Rep.	Prague	30 400	22 800	17 400	39 800	55 200	CZK
		1 200	890	680	1 550	2 150	EUR
Denmark	Copenhagen	14 000	9 550	7 100	15 100	21 700	DKK
		1 900	1 300	950	2 050	2 900	EUR
Estonia	Tallinn	10 100	7 100	5 400	11 200	15 300	EEK
		650	450	350	720	980	EUR
Finland	Helsinki	1 950	1 250	1 020	1 940	2 750	EUR
France	Paris	2 350	1 800	1 000	2 400	3 150	EUR
	Lyon	1 150	890	620	1 120	1 650	EUR
Germany	Berlin	1 200	900	690	1 300	1 900	EUR
	Bonn	1 100	810	630	1 100	1 600	EUR
	Hamburg	1 550	1 150	850	1 650	2 500	EUR
	Karlsruhe	980	760	580	1 100	1 650	EUR
	Munich	1 650	1 240	960	1 750	2 600	EUR
Greece	Athens	1 550	970	770	1 800	2 900	EUR
Hungary	Budapest	405 500	224 000	128 500	481 500	779 000	HUF
		1 400	780	450	1 700	2 700	EUR
Ireland	Dublin	1 400	1 150	900	1 550	1 800	EUR
Italy	Rome	1 900	1 500	1 150	1 800	2 200	EUR
	Varese	880	710	550	1 250	1 900	EUR
Latvia	Riga	580	420	330	710	1 050	LVL
		820	590	470	1 000	1 500	EUR
Lithuania	Vilnius	2 300	1 700	1 200	3 150	4 500	LTL
		670	490	350	910	1 300	EUR
Luxembourg	Luxembourg	1 800	1 400	1 050	2 150	3 000	EUR
Malta	Valletta	820	620	440	1 130	2 000	EUR
Netherlands	The Hague	1 500	1 150	870	1 600	-	EUR
Poland	Warsaw	5 650	4 450	2 600	5 950	9 050	PLN
		1 350	1 070	630	1 450	2 200	EUR
Portugal	Lisbon	1 050	770	590	1 300	1 850	EUR
Romania	Bucharest	5 700	4 150	2 250	-	8 100	RON
		1 300	950	510	-	1 850	EUR
Slovakia	Bratislava	1 000	800	650	1 330	1 700	EUR
Slovenia	Ljubljana	1 100	820	540	1 250	1 800	EUR

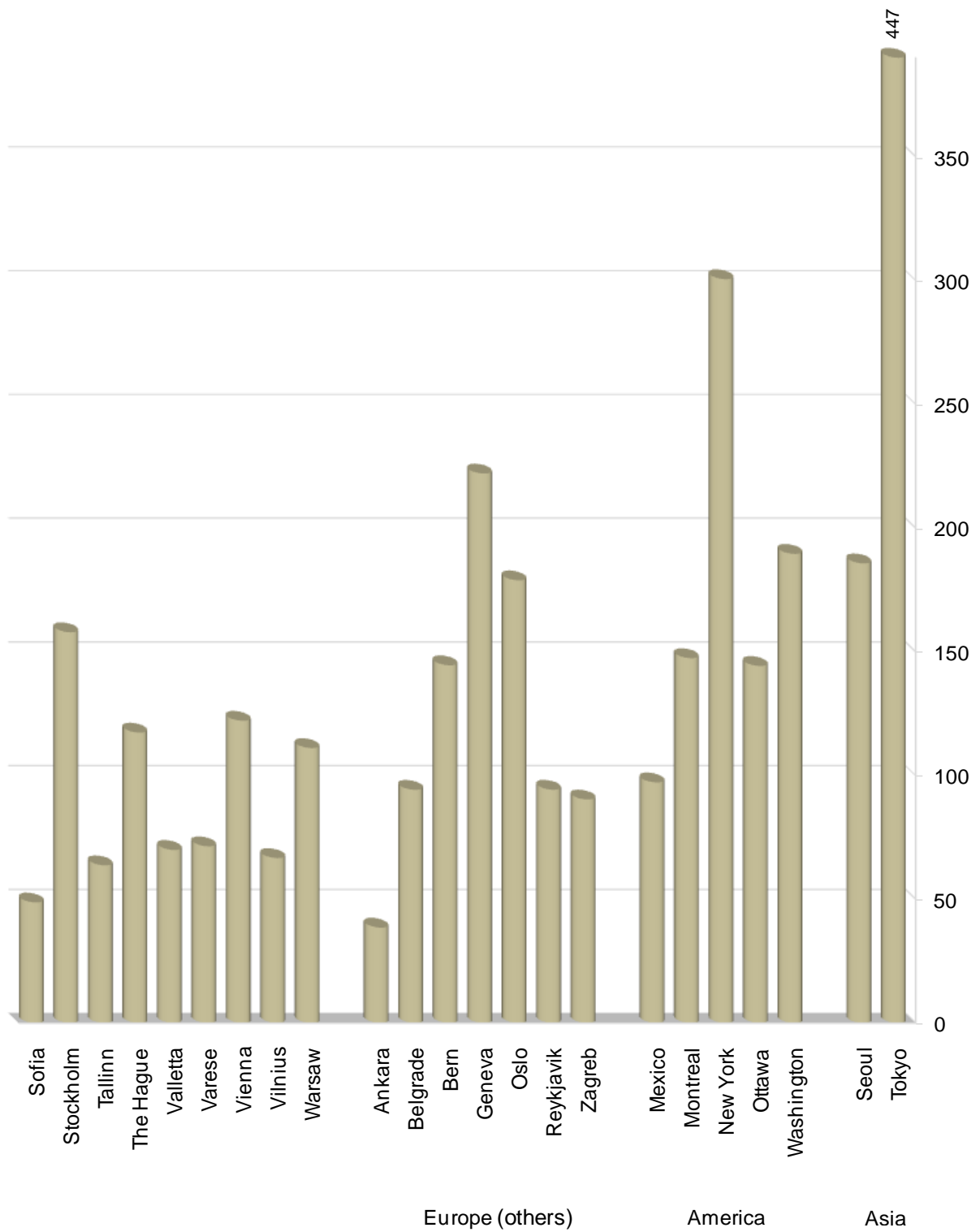
COUNTRY / City	Flats			Houses		Currency	
	3-bedroom	2-bedroom	1-bedroom	Non-Detached	Detached		
<i>European Union</i>							
Spain	Madrid	1 550	1 100	830	1 900	2 650	EUR
Sweden	Stockholm	19 500	15 400	10 500	20 400	25 400	SEK
		2 050	1 600	1 100	2 150	2 650	EUR
UK	London	2 550	1 950	1 450	2 900	3 500	GBP
		3 150	2 400	1 800	3 600	4 300	EUR
	Oxford	1 100	930	740	1 120	1 450	GBP
		1 350	1 150	910	1 400	1 800	EUR
Reading	1 200	900	700	950	1 430	GBP	
	1 500	1 100	860	1 170	1 750	EUR	
<i>Europe (Others)</i>							
Croatia	Zagreb	9 000	6 250	4 450	10 100	18 000	HRK
		1 250	870	620	1 400	2 500	EUR
Iceland	Reykjavik	138 500	114 000	80 200	171 500	201 000	ISK
		880	730	510	1 100	1 300	EUR
Norway	Oslo	17 800	14 100	10 500	20 100	25 400	NOK
		2 250	1 800	1 350	2 550	3 200	EUR
Serbia	Belgrade	140 500	94 720	66 600	145 750	275 850	RSD
		1 350	910	640	1 400	2 650	EUR
Switzerland	Bern	2 550	1 800	1 400	3 100	3 750	CHF
		1 900	1 350	1 050	2 350	2 850	EUR
	Geneva	3 850	3 000	2 050	5 250	6 600	CHF
		2 900	2 250	1 550	3 950	5 000	EUR
Turkey	Ankara	890	720	700	1 200	2 200	TRY
		460	370	360	620	1 150	EUR
<i>America</i>							
Canada	Ottawa	2 750	1 800	1 500	2 600	3 450	CAD
	Montreal	2 950	2 050	1 300	4 000	4 850	CAD
Mexico	Mexico	21 300	15 800	12 100	22 000	26 700	MXN
USA	Washington	2 950	2 250	1 750	3 000	3 750	USD
	New York	6 200	3 700	2 500	2 950	4 350	USD
<i>Asia</i>							
Japan	Tokyo	641 000	476 500	345 500	590 000	901 000	JPY
South Korea	Seoul	4 000	2 700	1 800	4 750	7 850	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 1/07/2010

TREND OF RENTS 2010/2009

Average development of rents for flats and houses

COUNTRY / City		Flats (annual trend)	Houses (annual trend)	
European Union	Austria Vienna	▲ +5%	▼ -12%	
	Belgium Brussels	▲ +1%	▼ -1%	
	Bulgaria Sofia	▼ -8%	▼ -14%	
	Cyprus Nicosia	▲ +2%	▼ -12%	
	Czech Rep. Prague	▼ -7%	▼ -5%	
	Denmark Copenhagen	▲ +6%	▲ +10%	
	Estonia Tallinn	▼ -7%	▼ -2%	
	Finland Helsinki	▼ -3%	▲ +5%	
	France	Paris	▲ +1%	▲ +5%
		Lyon	▲ +3%	▲ +2%
	Germany	Berlin	▲ +9%	▲ +1%
		Bonn	▲ +5%	▲ +1%
		Hamburg	▲ +7%	▲ +4%
		Karlsruhe	▲ +4%	▲ +3%
		Munich	▲ +2%	▲ +1%
	Greece Athens	▼ -4%	▼ -6%	
	Hungary Budapest	▼ -15%	▼ -19%	
	Ireland Dublin	▼ -11%	▼ -3%	
	Italy	Rome	0%	▲ +4%
		Varese	▼ -2%	▼ -7%
	Latvia Riga	▼ -3%	▲ +3%	
	Lithuania Vilnius	▼ -11%	▼ -9%	
	Luxembourg Luxembourg	▲ +6%	▲ +1%	
	Malta Valletta	▼ -2%	▼ -3%	
	Netherlands The Hague	▼ -12%	▼ -11%	
	Poland Warsaw	▼ -5%	▼ -16%	
	Portugal Lisbon	0%	▼ -4%	
	Romania Bucharest	▼ -8%	▼ -11%	
	Slovakia Bratislava	▼ -4%	▲ +6%	
	Slovenia Ljubljana	▼ -12%	▼ -11%	
	Spain Madrid	▼ -5%	▼ -9%	
	Sweden Stockholm	▼ -2%	▲ +4%	
UK	London	▲ +9%	▲ +6%	
	Oxford	▲ +5%	▲ +6%	
	Reading	▲ +8%	▲ +7%	
Europe (others)	Croatia Zagreb	▼ -14%	▼ -14%	
	Iceland Reykjavik	▲ +5%	▼ -3%	
	Norway Oslo	▼ -1%	▼ -3%	
	Serbia Belgrade	▼ -16%	▼ -18%	
	Switzerland	Bern	▼ -5%	▲ +5%
		Geneva	▲ +4%	▲ +4%
	Turkey Ankara	▼ -7%	▼ -13%	
America	Canada	Ottawa	▲ +14%	▲ +8%
		Montreal	▲ +4%	▲ +3%
	Mexico Mexico	▲ +5%	▲ +5%	
	USA	Washington	▲ +7%	▲ +8%
New York		▲ +2%	▲ +2%	
Asia	Japan Tokyo	▼ -10%	▼ -6%	
	South Korea Seoul	▲ +3%	▲ +6%	

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	Valletta	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, Kreuzberg.

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), Nordului-Herastrau.

Budapest - *Buda side*: Districts I, II, XI (Gellert area), 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, Winterhude.

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, Kristiine.

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

Valletta - Sliema, St. Julian's, Mellieha, Valletta, Vittoriosa, Senglea, Cospicua, Gzira, St. Paul's Bay, Qawra, Bugibba, Marsaskala.

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 - *Center*: districts I - V (Kirchenfeld, Brunnadern, Elfenau, Obstberg, Murifeld, Mattenhof, Altenberg), Muri, Gümligen, Spiegel.

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

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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