

EUROPEAN RESIDENTIAL MARKET OVERVIEW Q3/2024

	%	€	🏠
AUSTRIA			
Vienna	→ 4.30	€15.50	€6,740
Graz	↗ 4.60	€11.00	€4,520
Innsbruck	→ 4.30	€21.50	€7,640
Salzburg	→ 4.20	€18.50	€7,520

	%	€	🏠
BELGIUM			
Antwerp	↗ 4.65	€13.90	€4,000
Liège	↗ 5.75	€11.00	€2,500
Brussels	↗ 4.30	€16.50	€4,900

	%	€	🏠
DENMARK			
Aarhus	→ 4.25	€20.00	€5,200
Copenhagen	→ 4.25	€27.50	€7,300

	%	€	🏠
FINLAND			
Helsinki (Metropolitan area)	→ 4.40	€22.30	€4,930
Turku	→ 5.00	€16.50	€3,000
Tampere	→ 4.80	€17.00	€3,420
Oulu	→ 5.30	€14.80	€2,440
Jyväskylä	→ 5.50	€15.40	€2,310
Lahti	→ 5.80	€14.30	€1,640

	%	€	🏠
FRANCE			
Paris	→ 3.80	€30.60	€9,350
Nantes	→ 4.75	€14.10	€3,400
Montpellier	↗ 4.00	€14.00	€3,900
Lyon	→ 4.70	€16.20	€4,300
Bordeaux	→ 4.50	€14.60	€3,550
Toulouse	↗ 4.10	€17.50	€4,900
Marseille	→ 4.25	€15.25	€3,800
Nice	→ 4.75	€20.10	€5,000

	%	€	🏠
GERMANY			
Berlin	→ 4.40	€17.10	€5,780
Cologne	→ 4.90	€15.00	€5,270
Dusseldorf	→ 5.00	€14.50	€5,550
Frankfurt	→ 4.50	€19.20	€7,070
Hamburg	→ 4.40	€17.00	€6,800
Munich	→ 4.20	€24.10	€9,950
Stuttgart	→ 4.90	€18.10	€5,500

	%	€	🏠
IRELAND			
Dublin	→ 5.50	€35.00	€6,250
Cork	→ 6.25	€27.00	€4,500

	%	€	🏠
LUXEMBOURG			
Luxembourg	↗ 4.25	€30.75	€10,000

	%	€	🏠
NETHERLANDS			
Amsterdam	→ 4.25	€26.75	€8,000
The Hague	→ 5.10	€18.20	€5,000
Rotterdam	→ 5.00	€17.30	€5,300
Eindhoven	→ 5.00	€17.15	€5,100
Utrecht	→ 4.80	€22.60	€6,050

	%	€	🏠
NORWAY			
Oslo	→ 3.00	€29.10	€7,570

	%	€	🏠
POLAND			
Krakov	→ 6.00	€16.50	€3,900
Wroclaw	→ 6.00	€16.00	€3,200
Warsaw	→ 5.75	€20.00	€4,200

	%	€	🏠
PORTUGAL			
Lisbon	→ 5.00	€20.80	€5,540
Porto	→ 5.30	€17.20	€3,610

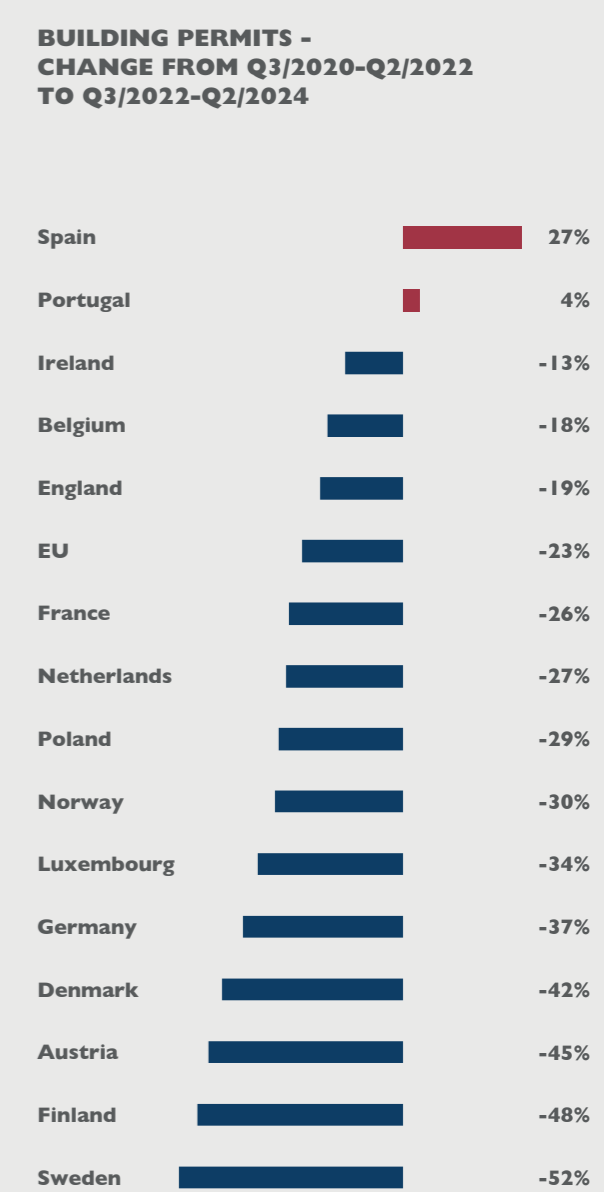
	%	€	🏠
SPAIN			
Madrid	→ 4.30	€20.90	€5,230
Seville	→ 5.30	€11.70	€2,380
Malaga	→ 5.20	€14.60	€3,060
Barcelona	→ 4.40	€22.80	€4,590

	%	€	🏠
SWEDEN			
Stockholm	→ 2.50	€14.25	€7,420
Malmo	→ 4.50	€11.60	€2,700
Gothenborg	→ 4.30	€13.00	€4,470

	%	€	🏠
SWITZERLAND			
Zurich	→ 2.50	€29.90	€14,000
Bern	→ 2.75	€22.30	€9,920
Geneva	→ 2.70	€34.70	€15,770

	%	€	🏠
UNITED KINGDOM			
London	→ 4.25	€37.60	€13,930
Birmingham	→ 4.75	€23.60	€4,840
Manchester	→ 4.50	€27.10	€5,520
Leeds	→ 4.75	€21.25	€4,420

	%	€	🏠
AVERAGE			
	→ 4.59	€19.70	€5,666



About Catella

Catella is a leading specialist in property investments and fund management, with operations in 12 countries. The group has EUR 13 billion in assets under management. Catella is listed on Nasdaq Stockholm in the Mid Cap segment.

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Sources:
Catella, APAM Ltd, geomap GmbH, NOTARY, Thylander, Notaire FR, idealista

Definitions:
APARTMENT RENT: All prices are average monthly rents per sqm for apartments on offer, regardless of year of construction and floor area. Houses for rent are excluded.

PRIME YIELD: Gross initial yield for a property of the highest quality specification in a prime location within the area.

APARTMENT PRICE: All prices are average prices per sqm for apartments on offer, regardless of year of construction and floor area.

Sources: OECD, Office for National Statistics