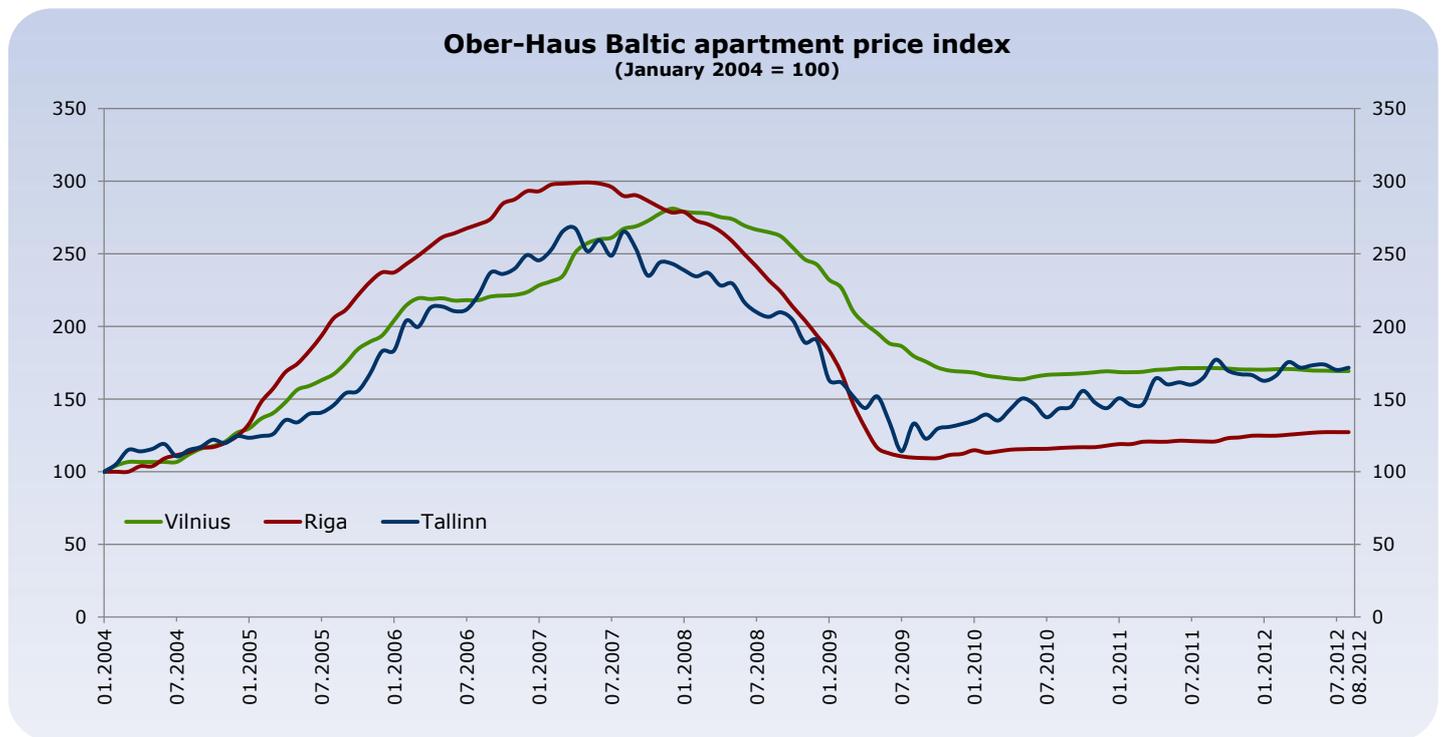


Ober-Haus Baltic Apartment Price Index

August 2012



City	Change in last month	Change in last 12 months	Change from the highest value	Average price EUR/sqm
Vilnius	0.0%	-1.2%	-39.8%	1,194
Riga	0.0%	+5.3%	-57.5%	988
Tallinn	+0.9%	+4.0%	-35.8%	1,095

After 0.2% decrease of apartment prices in July 2012 prices in Vilnius in August of this year remained stable and average price is the same as month ago – **1,194 EUR/sqm**. A negative annual change in apartment prices now stands at **1.2%**. Despite the slight decrease in apartment prices, the number of transactions has shown an increasing trend in last two months. In first eight months of this year the number of apartment transactions in Vilnius increased by 6.3% with increase of 27.2% only in August of this year.

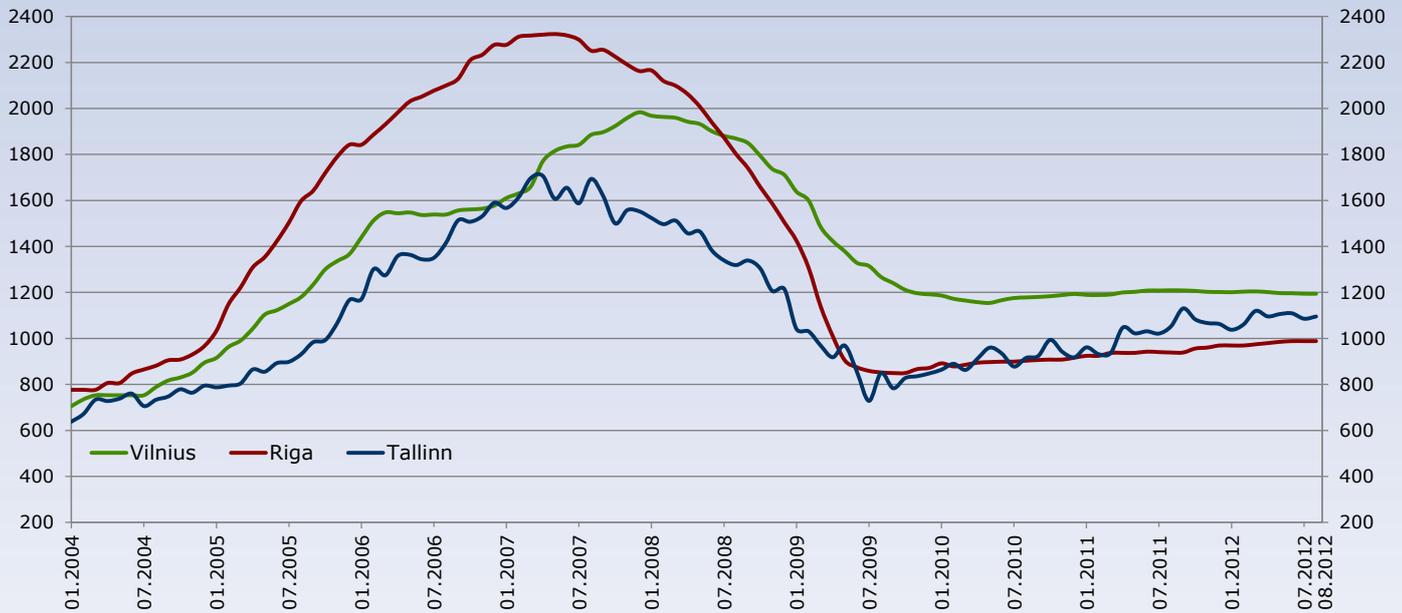
In August 2012, apartment prices in Riga remained stable and average price is the same as month ago - **988 EUR/sqm**. In January-August of 2012 market has been active; there were almost 32% more sale-purchase transactions with apartments than in the same period last year. During the past 12 month the average apartment price has increased by **5.3%**.

Average apartment price in Tallinn increased by **0.9%** to **1,095 EUR/sqm** in August 2012. Comparing with August 2011, average price have increased **4.0%**, mainly due to more deals with new and more expensive properties. The number of transactions with apartments in Tallinn increased by 30% during first eight months of 2012. Even 649 transactions were registered in August making it highest since spring 2008.

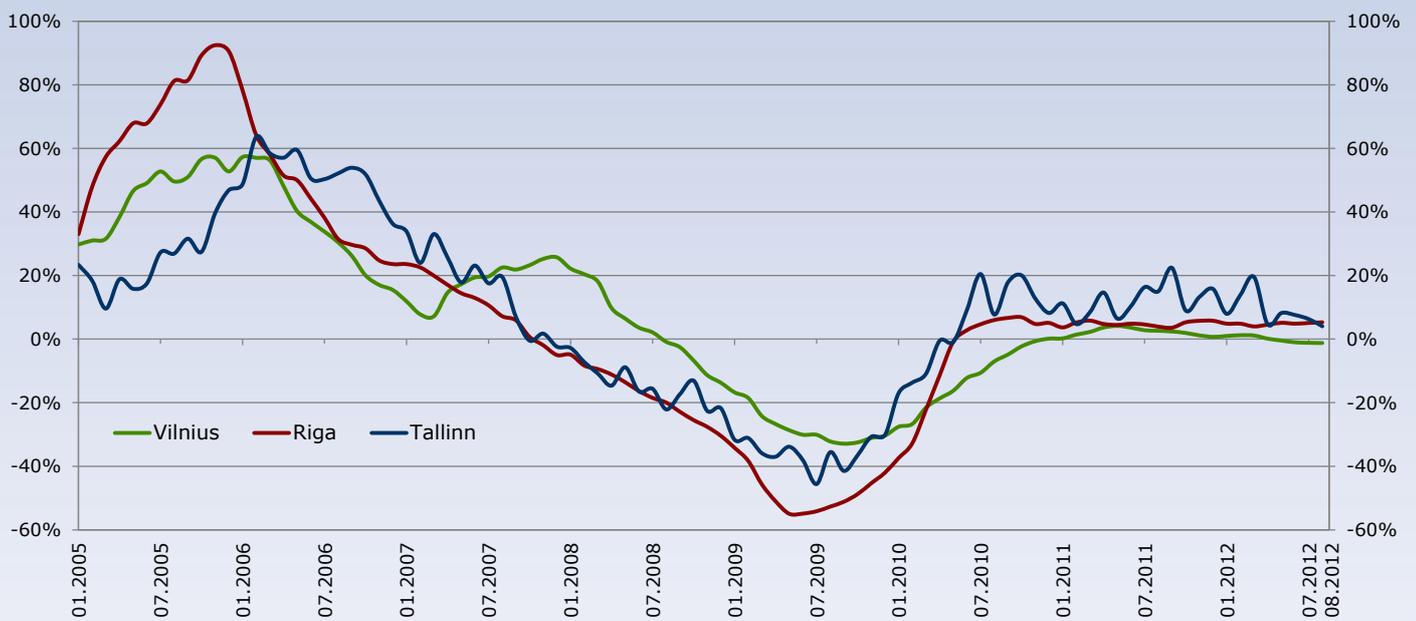
Ober-Haus Baltic Apartment Price Index

August 2012

Average apartment prices in Baltic capitals
(EUR/sqm)



Annual apartment price changes in Baltic capitals



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