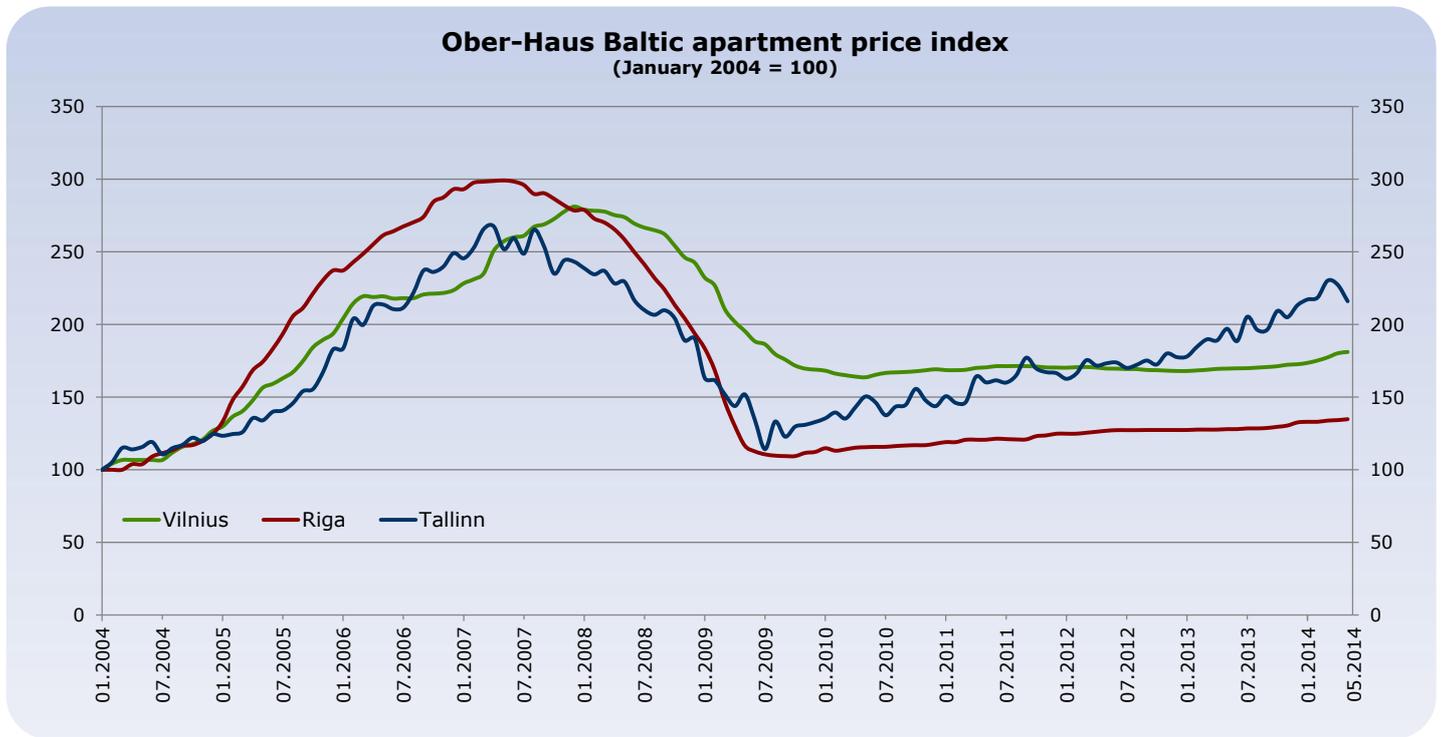


Ober-Haus Baltic Apartment Price Index

May 2014



City	Change in last month	Change in last 12 months	Change from the highest value	Average price EUR/sqm
Vilnius	+0.5%	+6.8%	-35.6%	1,278
Riga	+0.5%	+5.3%	-54.9%	1,047
Tallinn	-5.0%	+9.6%	-19.2%	1,379

After significant increases in apartment prices in March and April, price rise slowed down in May 2014. Vilnius apartment prices rose by **0.5%** to **1,278 EUR/sqm** in May. During a year apartment prices in Vilnius increased by **6.8%**, and since the last lowest price level (May 2010) have raised 10.7% (+123 EUR/sqm). There were over 4,475 apartment transactions in January-May 2014 in Vilnius – 29% more than in the same period of 2013.

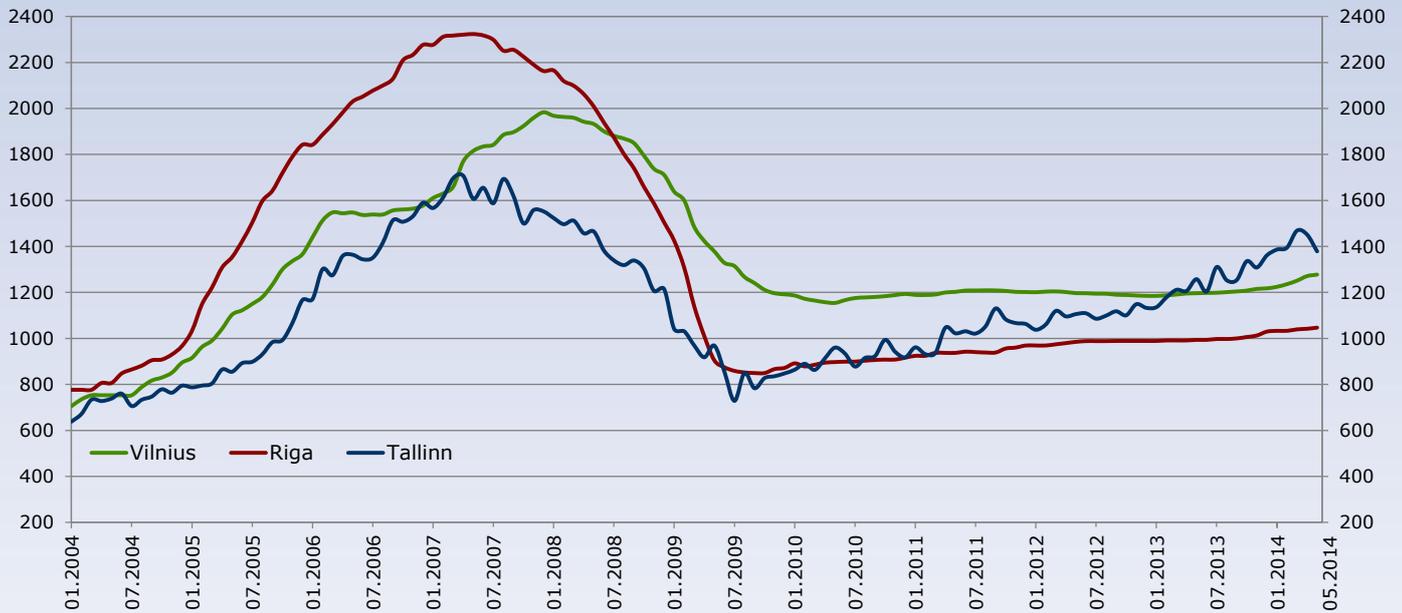
In May 2014, apartment prices in Riga have increased by **0.5%** to average price of **1,047 EUR/sqm**. Over the past 12 months, the average apartment price has increased **5.3%**. Increase in May was mainly influenced by rise in prices of old construction apartments in residential districts. The number of apartment transactions in May 2014 reached 751 and increased by 2.7% compared to May 2013.

The average apartment price in Tallinn decreased **5.0%** to **1,379 EUR/sqm** in May 2014, which means that annual increase dropped to **9.6%**. Although prices plummeted last month rapidly (due to less transactions with new apartments), increase can be noticed in old soviet era apartments in residential districts like Lasnamäe, where prices of smaller apartments have soared even up to 30% during the year. There were 3,108 apartment transactions during first five months of 2014 in Tallinn, which is 0.6% less than during the same period in 2013.

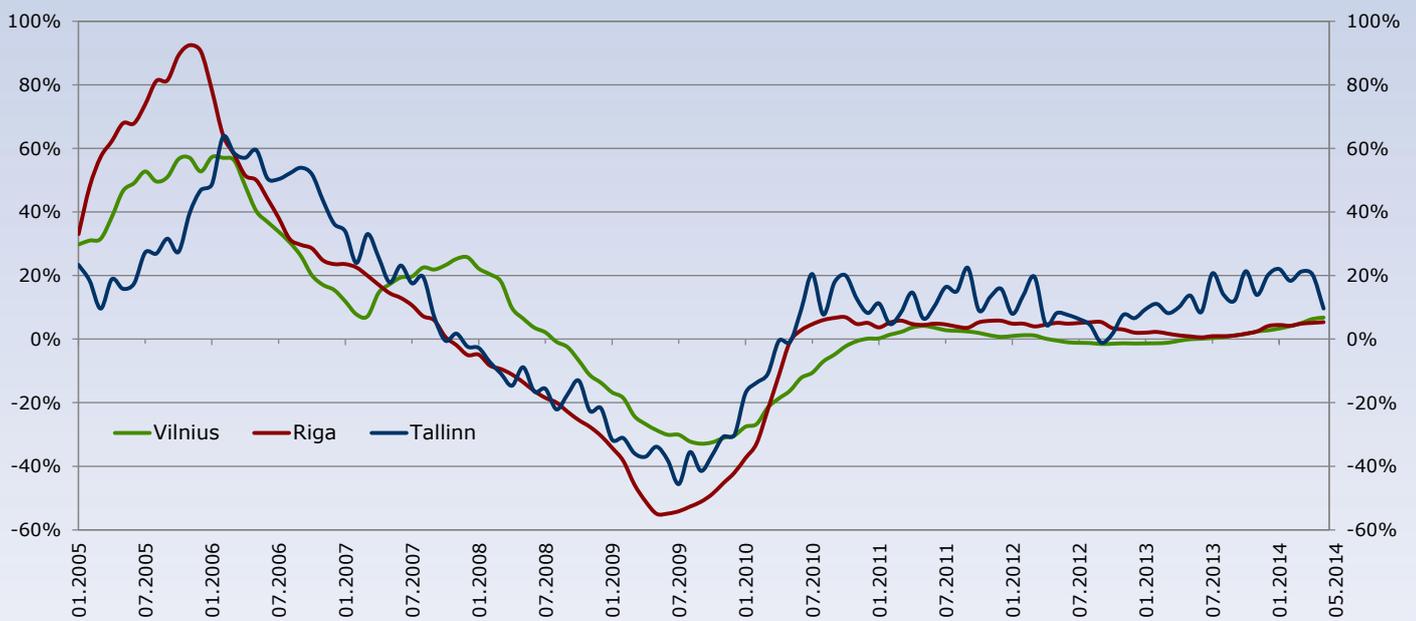
Ober-Haus Baltic Apartment Price Index

May 2014

Average apartment prices in Baltic capitals
(EUR/sqm)



Annual apartment price changes in Baltic capitals



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