



# GLOBAL PROPERTY GUIDE

THE INVESTORS GUIDE TO RESIDENTIAL PROPERTY BUYING ABROAD



# GLOBAL PROPERTY GUIDE

**The Global Property Guide** is a global residential research house, dedicated to the supply of independent market research. We are unique in conducting research exclusively into residential property - right around the world, following a methodology we have pioneered.

We give investors, analysts, bankers and buyers the financial tools to compare residential property trends in 121 countries around the world.



- Prices per square metre
- Rents
- Yields
- Valuation ratios
- Price changes
- Transaction costs
- Tax rates (capital gains and income tax)
- Tenant legislation
- Inheritance law
- Macroeconomic indicators

## ■ ABOUT US

Small properties, large properties. High-yielding areas, and under-performing areas. We spotlight where it makes sense to invest. Places where international property investors buy.

### **Who will benefit from our data?**

- Fund managers and investors
- Analysts and researchers who want easy access to global residential data in Excel spreadsheet format
- Developers with residential projects outside their home country
- Realtors with far-flung client bases
- Researchers in universities and multilateral institutions



**A niche site for the residential property investor**  
[www.globalpropertyguide.com](http://www.globalpropertyguide.com)

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## Professional data for professional property investors.

Our core product is square metre prices and rents data produced by our in-house research team, covering 121 countries. Note: this data is current, i.e., not a time-series.

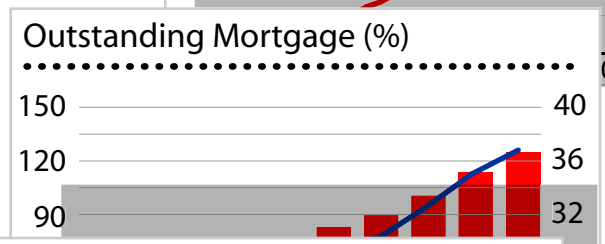
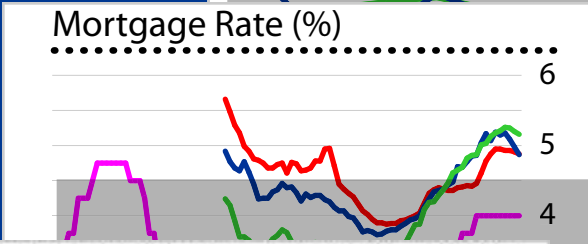
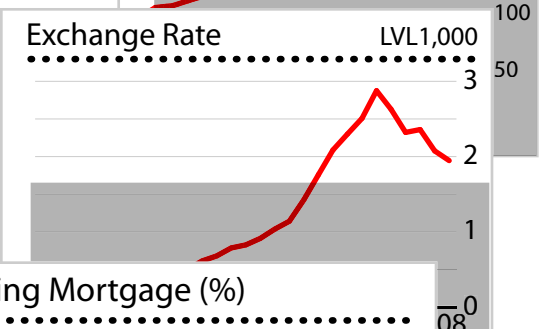
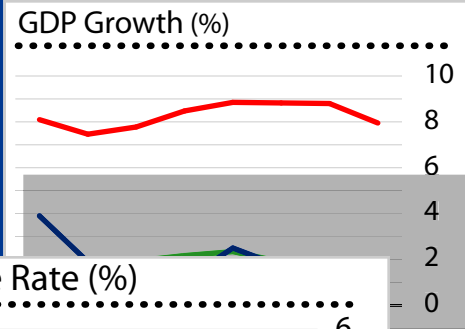
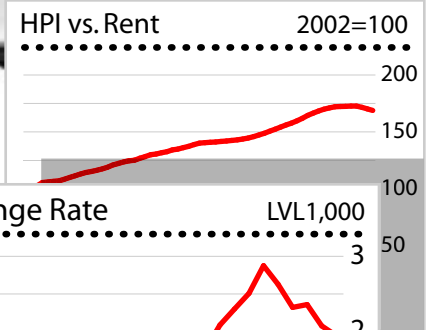
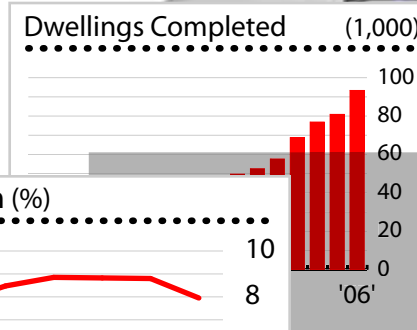
### Data sample - Egypt, Cairo

last updated August 24, 2007					
CAIRO - MAADI <sup>1</sup> - Apartments	COST (US\$)		YIELD (p.a.)	PRICE/SQ.M. (US\$)	
	TO BUY	MONTHLY RENT		TO BUY	MONTHLY RENT
<b>150 sq.m.</b>	60,900	576	<b>11.35%</b>	406	3.84
<b>200 sq.m.</b>	82,400	858	<b>12.50%</b>	412	4.29
<b>250 sq.m.</b>	136,000	1,963	<b>17.32%</b>	544	7.85
<b>300 sq.m.</b>	288,300	2,439	<b>10.15%</b>	961	8.13
<b>400 sq.m.</b>	n.a.	2,868	<b>n.a.</b>	n.a.	7.17
<b>500 sq.m.</b>	n.a.	3,110	<b>n.a.</b>	n.a.	6.22
CAIRO - MOHANDESSEEN - Apartments					
<b>100 sq.m.</b>	42,300	201	<b>5.70%</b>	423	2.01
<b>150 sq.m.</b>	70,800	416	<b>7.04%</b>	472	2.77
<b>200 sq.m.</b>	112,200	670	<b>7.17%</b>	561	3.35
<b>250 sq.m.</b>	149,750	1,000	<b>8.01%</b>	599	4.00
<b>300 sq.m.</b>	181,800	1,155	<b>7.62%</b>	606	3.85
<b>350 sq.m.</b>	233,800	1,239	<b>6.36%</b>	668	3.54
<b>400+ sq.m.</b>	352,400	2,420	<b>8.24%</b>	881	6.05
CAIRO - ZAMALEK - Apartments					
<b>100 sq.m.</b>	70,800	433	<b>7.34%</b>	708	4.33
<b>150 sq.m.</b>	109,800	617	<b>6.74%</b>	732	4.11
<b>200 sq.m.</b>	186,400	1,498	<b>9.64%</b>	932	7.49
<b>250 sq.m.</b>	294,750	1,680	<b>6.84%</b>	1,179	6.72
<b>300 sq.m.</b>	371,400	2,328	<b>7.52%</b>	1,238	7.76
<b>350 sq.m.</b>	402,500	3,066	<b>9.14%</b>	1,150	8.76
<b>400+ sq.m.</b>	570,000	2,740	<b>5.77%</b>	1,425	6.85

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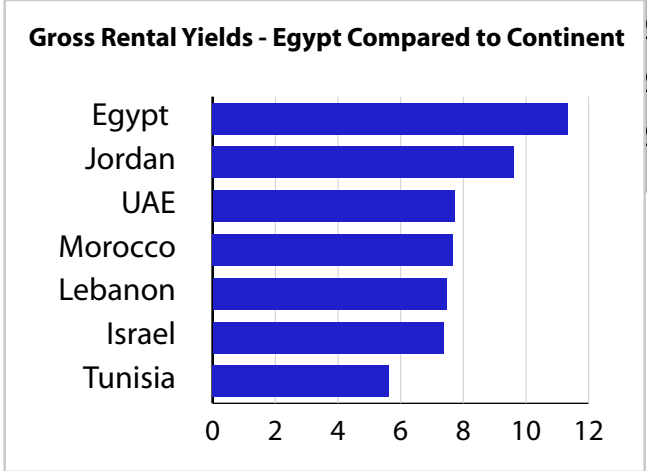
## How our data can benefit you.

Our easy interface enables housing market data to be pulled out along multiple different parameters for easy comparison, continent-wide or world-wide. No need to search for housing market data again - **it's here!**



**House Price Changes Around the World**

Country	year-on-year	
	2007 Q1	2008
US (FHFD)	1.92	↓ -4.16
Portugal	-0.46	↓ -4.32
Malta	2.59	↓ -4.38
Luxembourg	-0.84	↓ -5.80
US (FHFB)	-4.02	↓ -6.35
Ukraine- Kiev	63.08	↓ -6.36
Estonia- Tallinn	-0.44	↓ -6.50
Lithuania- Vilnius	20.65	↓ -7.50
Ireland	2.25	↓ -13.24
US (Case-Shiller)	-1.05	↓ 10.07
Spain- Bies	26.52	↓ 20.00



# GLOBAL PROPERTY GUIDE

## Prices, Rents and Yields

Global Property Guide publishes prices per square metre, rents, and rental yields data for residential property based on our valuation of upper-end apartments in prestigious areas. Expressed as a percentage of today's property purchase price, the rental yield is a useful yardstick of whether property is over-valued or under-valued. Note: this is not a time-series.

Our unique methodology allows us to offer the widest set of house price and rents data in existence (105 countries). It will appeal to fund managers with multi-country residential portfolios, and to academics researching residential property.

### Europe

- Austria
- Belgium
- Bulgaria
- Croatia
- Cyprus
- Czech Republic
- Denmark
- Estonia
- Finland
- France
- Germany
- Greece
- Hungary
- Ireland
- Italy
- Latvia
- Lithuania
- Luxembourg
- Macedonia
- Malta
- Moldova
- Monaco
- Netherlands
- Norway
- Poland
- Portugal
- Romania
- Russia
- Serbia
- Slovakia
- Slovenia
- Spain
- Sweden
- Switzerland
- Turkey
- UK
- Ukraine

### North America

- Canada
- United States

### Latin America

- Argentina
- Brazil
- Chile
- Colombia
- Costa Rica
- Ecuador
- El Salvador
- Guatemala
- Honduras
- Mexico
- Nicaragua
- Panama
- Paraguay
- Peru
- Uruguay
- Venezuela

### Pacific

- Australia
- CNMI
- New Zealand

### Africa

- Botswana
- Cape Verde
- Kenya
- Mauritius
- Namibia
- Nigeria
- South Africa

### Caribbean

- Antigua & Barbuda
- Aruba
- Bahamas
- Barbados
- Belize
- Bermuda
- British Virgin Is.
- Cayman Is
- Dominican Republic
- Guadeloupe
- Jamaica
- Martinique
- Netherlands Antilles
- Puerto Rico
- St. Kitt's & Nevis
- St. Lucia
- Trinidad & Tobago
- Turks & Caicos
- US Virgin Is

### Asia

- Cambodia
- China
- Hongkong
- India
- Indonesia
- Japan
- Malaysia
- Pakistan
- Philippines
- Singapore
- South Korea
- Sri Lanka
- Taiwan
- Thailand
- Vietnam

### Middle East

- Egypt
- Israel
- Jordan
- Lebanon
- Morocco
- UAE



### Price, Rents and Yields GLOBAL Set

Individual	US\$ 1,250
Academic	US\$ 1,250
Corporate	US\$ 4,000

### Also available per region

Africa	US \$100
Caribbean	US \$350
Middle East	US \$170
Asia	US \$250
Europe	US \$400
Pacific	US \$100
Americas	US \$250

- All data in one large Excel spreadsheet for 105 countries
- Convenient country price comparator, also in Excel Record of every house price and rent in the data set, and details of where data found, also in Excel
- Monthly updates e-mailed at the beginning of each month
- Access to our research team and two economists for any research questions you may have.
- Unrestricted access to the Global Property Guide's web site, with its rich data resources

## YIELDS DATA

\$1,250 p/a

# GLOBAL PROPERTY GUIDE



## House-price time-series

The Global Property Guide's House-price time-series gives you our database of 89 house price time-series in 57 countries. These are publicly sourced and feature every country where house-price time series are available. We provide both nominal house prices and inflation-adjusted house prices. Our computations of house price changes allow you to observe house price trends over time and compare house price movements across countries.

Note: this time-series data set only includes residential prices, not rents or yields.

Buyers get the complete historical data in one large Excel file emailed on a quarterly basis, expanded as countries come on-stream with house-price data.

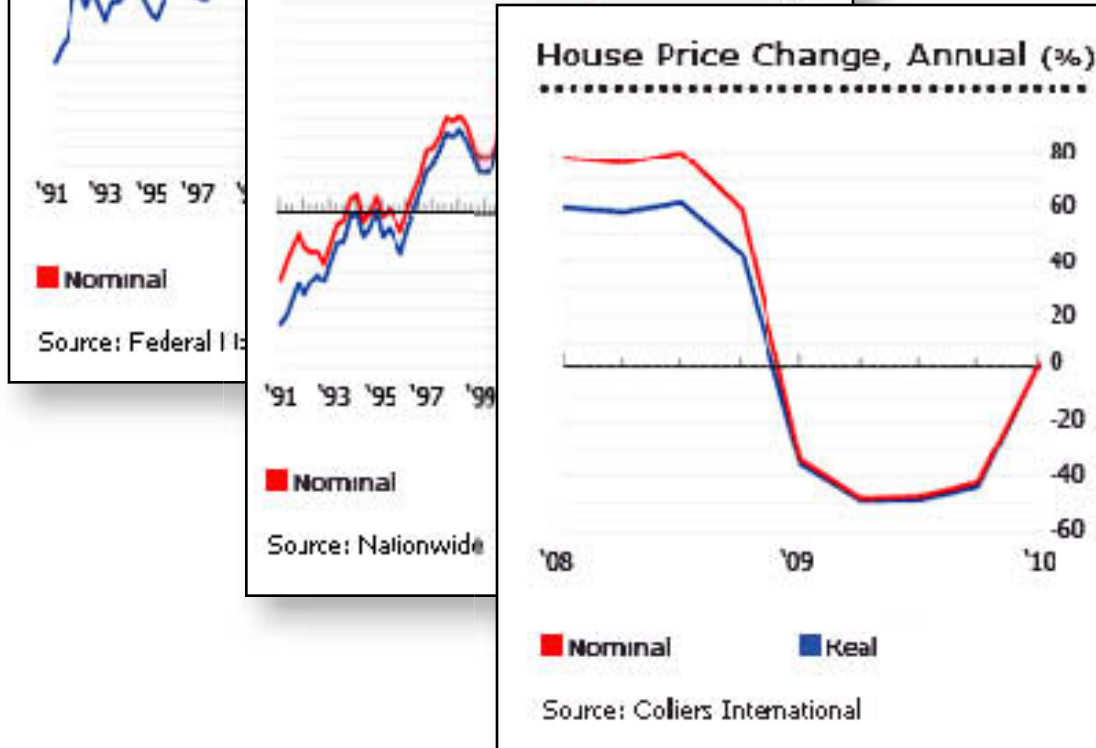
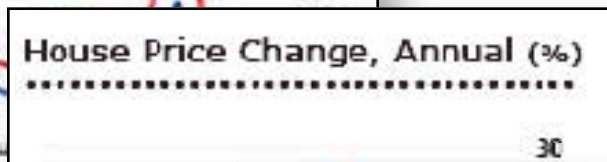
## TIME SERIES

\$1,250 p/a

## LICENSE PRICING

Individual \$1,250  
Corporate \$3,000

'Individual' =  
person/office  
in a company  
(see p7)



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**Time series are available for the following countries:**

country	data frequency	house price data	data range from	to	source
Argentina	biennial	Avg. value of old apartments, Buenos Aires	1981	2007	Reporte Inmobiliario
Australia	quarterly quarterly	HPI Avg. of 8 capital cities Median prices, new & established houses, 8 Capital Cities	Q1-2002 Q3-1978	Q3-2010 Q2-2010	AusStats Real Estate Institute of Australia
Austria	quarterly quarterly	Residential property price index, Vienna Residential property price index, Austria	Q3-1986 Q1-2000	Q3-2010 Q3-2010	Oesterreichische (Austria)Nationalbank Oesterreichische (Austria)Nationalbank
Belgium	quarterly annual	Avg. price of all houses, Belgium Residential property prices, index, flats, Belgium	Q1-1990 1991	Q2-2010 2009	Statistics Belgium Statistics Belgium
	annual annual	Avg. price of all houses, Belgium House price index, Belgium	1953 1953	2009 2009	Stadim Consultancy Stadim Consultancy
Bulgaria	quarterly	Avg. quarter market prices of dwellings, Bulgaria	Q1-2006	Q3-2010	National Statistics Office
Canada	monthly	New housing price index, Canada	Jan-81	Sep-10	Statistics Canada
China	monthly monthly	House price index, 70 cities Second-hand house price index, Shanghai	Sep-05 Jan-03	Sep-10 Oct-10	National Bureau of Statistics in China Ehomeday
	quarterly quarterly	New housing price index, total of 23 municipalities Used house price index, Bogotá, Medellín, Cali, Soacha, Bello and Envigado e Itaguí	Q1-1997 Q1-1988	Q4-2008 Q2-2010	Departamento Administrativo Nacional de Estadística Banco de la Republica Colombia
Croatia	monthly semi-annual	Property price index Price index of new dwellings sold	May-06 2H 2000	Oct-10 1H 2009	Centar Nekretnina Croatian Bureau of Statistics
	monthly	Buy/Sell house price index, Cyprus	Jan-04	Mar-09	MAP S. Platis
Czech Republic	quarterly	Apartment prices, transfer prices according to tax returns	Q1 1999	Q4 2009	Czech Statistical Office
Denmark	quarterly quarterly	Price index for sales of property, 1-family houses, Denmark Single-family and Terrace Houses, Denmark	Q1-1992 Q1-1995	Q2-2010 Q3-2010	StatBank Denmark Association of Danish Mortgage Banks
	annual	Mean price of housing unit, cash purchase, Egypt	2003	2008	Bearing Point, Inc.
Estonia	quarterly	Avg. price per sq.m. of dwellings, 2 rooms & kitchen, Tallinn	Q1-1997	Q4-2009	Statistical Office of Estonia
Finland	quarterly quarterly	Dwellings in old blocks of flat, Finland Price index of old dwellings	Q1-1983 Q1-2005	Q4-2008 Q3-2010	StatFin -Online Service StatFin -Online Service
	quarterly quarterly quarterly	Price of existing apartments, France Price of existing apartments, Paris Price of existing apartments, France	Q1-1996 Q2-1980 Q1-2000	Q1-2010 Q1-2010 Q3-2010	INSEE INSEE FNAIM
Germany	monthly annual	Hedonic house price index, Apartments Price for owner-occupied flats, Germany	Jan-05 1990	Sep-10 2009	Hypoport BulwienGesa AG
Greece	quarterly quarterly	Index of prices of dwellings, urban areas Index of prices of dwellings, Athens	Q1-1997 Q1-1997	Q3-2010 Q3-2010	Bank of Greece Bank of Greece
	monthly	HK private domestic, price index, all classes	Jan-93	Sep-10	Ratings and Valuation Department
Hungary	quarterly quarterly	Nominal house price, offer prices, Budapest Nominal house price, actual sales price, Hungary	Q4-2001 Q1-1998	Q2-2009 Q3-2009	Origo, Magyar Nemzeti Bank FHB Mortgage Bank
	quarterly annual	Transaction price of all dwellings, Hungary Avg. price of old condominiums, Budapest	Q1 2007 2000	Q2-2010 2007	Otthon Centrum Otthon Centrum

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**Time series are available for the following countries:**

country	data frequency	house price data	data range from to		source
Iceland	monthly	House price index, Iceland	Mar-00	Oct-10	Statistics Iceland
India	annual	NHB Residex	2001	2008	National Housing Bank
	semi-annual	NHB Residex	2007	2H-2009	National Housing Bank
Indonesia	quarterly	Residential price index, new houses, big cities	Q1-1994	Q2-2010	Bank of Indonesia
	quarterly	Revised residential property price index, new Houses, 14 cities	Q1-2007	Q3-2010	Bank of Indonesia
Ireland	monthly	Avg. house price, Ireland	Mar-96	Dec-09	Permanent Tsb/ ESRI
	quarterly	House price index Ireland	Q1 1996	Q3-2010	ESRI/ Permanent TSB
	quarterly	Residential property prices, new houses, Ireland	Q1-1988	Q1-2010	DOEI
Israel	quarterly	Avg. prices of owner occupied dwellings, Israel	Q2-1998	Q3-2010	Central Bureau of Statistics (Israel)
Italy	semi-annual	Avg. price for residential, ave. 13 urban areas	1H 1990	1H-2008	Nomisma Spa -> Real Estate
	semi-annual	House price index	1H 2002	1H 2009	Banca D'Italia
Jersey	quarterly	Avg. price of dwellings, Jersey	1Q 1990	Q2-2010	States of Jersey Statistical Bureau
Japan	monthly	Avg. price of new condominium sales in Tokyo Metro Area	Oct-04	Sep-10	The Land Institute of Japan
	monthly	Avg. price of existing condominium sales in Tokyo Metro Area	Oct-04	Oct-10	The Land Institute of Japan
	semi-annual	Land prices, urban, residential, index, Japan	1H 1955	1H-2010	Japan Real Estate Institute
Latvia	semi-annual	Land prices, residential, index, 6 major cities,	1H 1955	1H-2010	Japan Real Estate Institute
	monthly	Avg. price of a standard type of apartment, Riga	Mar-05	Dec-08	Latio
	monthly	Avg. price of a standard-type apartment, Riga	Sep-07	Sep-10	Arco Real Estate
Lithuania	annual	Avg. price, sales of dwellings, Latvia	2004	2008	Central Statistical Bureau of Latvia
	monthly	Ober Haus apartment price index, 5 largest cities (Vilnius, Kaunas, Klaipeda, Siauliai and Panevezys)	Jan-94	Oct-10	Ober Haus
	quarterly	Avg. prices apartments, Vilnius City Center, Old Town	Q2-2005	Q4-2008	Inreal
Luxembourg	quarterly	Advertised selling price of houses, Luxembourg	Q1-2005	Q2-2010	Ministere du Logement
	quarterly	Avg. price, all dwellings, Luxembourg	Q1-2007	Q1-2010	STATEC Luxembourg
Malaysia	annual	Price of habitable surface, single family houses, Luxembourg	1985	2006	STATEC Luxembourg
	quarterly	House price index, Malaysia	Q1-2000	Q4-2009	Bank Negara Malaysia :: Statistics
Malta	annual	House price index, Malaysia	1988	2009	Bank Negara Malaysia :: Statistics
	monthly	Property Price Index- apartments, Malta	Jan-02	Mar-08	Central Bank of Malta
	quarterly	Property prices index, based on advertised prices, Malta	Q1-2000	Q2-2010	Central Bank of Malta
Netherlands	annual	House price index, Malta	1980	2008	Central Bank of Malta
	monthly	Price index of existing owner-occupied homes, Netherlands	Jan-95	Oct-10	Statistics Netherlands
New Zealand	quarterly	Development house prices, Netherlands	Q1-1985	Q3-2010	NVM
	monthly	Median sales price, New Zealand	Jan-98	Oct-10	Real Estate Institute of New Zealand
	quarterly	House price index, detached houses, New Zealand	Q2-1962	Q2-2010	Reserve Board of New Zealand



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**Time series are available for the following countries:**

country	data frequency	house price data	data range from	to	source
Norway	quarterly	HPI, all dwellings, Norway	Q1-1992	Q3-2010	Statistics Norway
Philippines	quarterly	Prime 3BR condominium price, Makati Central Business District	Q4-1994	Q2-2010	Colliers International: Philippines
Poland	quarterly	Avg. asking price per unit	Q3-2006	Q3-2010	REAS Konsulting
	quarterly	Index of avg. prices of units in the market	Q1-2007	Q2-2010	REAS Konsulting
	annual	Avg. prices of new flats, Warsaw	2000	2007	Central Statistical Office Poland
Portugal	quarterly	Bank evaluation on housing, Mainland	Q3-2001	Q3-2010	Instituto Nacional de Estatistica
Puerto Rico	annual	Median house price, Puerto Rico	1996	2008	Studios Tecnicos Inc.
Russia	quarterly	Price index, All apartments, secondary market, Russia	Q1 2001	Q3-2010	Federal State Statistics Service
	quarterly	Price index, All apartments, secondary market, Moscow	Q1 2001	Q3-2010	Federal State Statistics Service
	quarterly	Price index, All apartments, secondary market, St. Petersburg	Q1 2001	Q3-2010	Federal State Statistics Service
Serbia	semi-annual	Price of Dwellings of New Construction, Serbia	1H 1999	1H 2010	Statistical Office of the Republic of Serbia
Singapore	quarterly	Property price index, all residential, Singapore	Q1-1975	Q3-2010	Urban Redevelopment Authority
Slovakia	quarterly	Residential Property Prices, Slovakia	Q1-2005	Q3-2010	National Bank of Slovakia
Slovenia	quarterly	Avg. price of apartments, Ljubljana	Q2-1995	Q2-2010	SLONEP
	quarterly	Price index of second-hand flats, Ljubljana	Q1-2003	Q1-2010	Statistical Office of Slovenia
South Africa	monthly	ABSA House price index, South Africa	Jan-00	Dec-09	ABSA
	monthly	ABSA HPI, med-sized houses , South Africa	Jan-06	Oct-10	ABSA
South Korea	monthly	Housing price index, South Korea	Jan-86	Aug-10	KOSIS
Spain	quarterly	HPI, appraised housing, Spain	Q1-1990	Q3-2010	Banco de España
	monthly	HPI, Spain	Jan-10	Sep-10	TINSA
Sweden	quarterly	Real estate price index for 1&2 dwelling buildings, Sweden	Q1-1986	Q3-2010	Statistics Sweden
Switzerland	quarterly	House price index of rental apartments, Switzerland	Q1-1970	Q3-2010	Swiss National Bank
Taiwan	quarterly	Sinyi house price index, Taiwan	Q1-1998	Q3-2010	Sinyi Real Estate
Thailand	quarterly	HPI, single detached house, Thailand	Q1-1991	Q3-2010	Bank of Thailand
	quarterly	HPI, single detached house w/land, Thailand	Q1-1991	Q3-2010	Bank of Thailand
Trinidad & T.	annual	Median house price	1980	2008	Central Bank of Trinidad and Tobago
Ukraine	monthly	Price of flat, Kiev	Jan-01	Sep-10	Blagovest
UAE	quarterly	HPI, foreign ownership areas, Dubai	Q1 2007	Q3-2010	Colliers International: UAE
UK	monthly	Avg. house price, UK	Q1-1952	Oct-10	Nationwide
	monthly	HPI, all houses, seasonally-adjusted, UK	Jan-83	Oct-10	Halifax
	monthly	HPI, England and Wales	Jan-95	Sep-10	Land Registry
	quarterly	Nominal house prices, UK	Q1-1952	Q3-2010	Nationwide
US	monthly	Avg. house price, composite 10 cities	Jan-87	Aug-10	Standard and Poor's
	monthly	Purchase-only index, Seasonally-adj., US	Jan-91	Sep-10	Federal Housing Finance Agency
	quarterly	House price Index, US	Q1-1975	Q3-2010	Federal Housing Finance Agency
	quarterly	Case-Shiller, national house price index, US	Q1-1987	Q2-2010	Standard and Poor's
	quarterly	Purchase-only index, Seasonally-adj., US	Q1-1991	Q3-2010	Federal Housing Finance Agency
Uruguay	semi-annual	Avg. price of apartments, Montevideo	1H 1999	1H 2008	Situacion Inmobiliario

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### **Fees**

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## **The Global Property Guide**

Knowledge for residential investors

We don't sell property.

We aren't developers.

We aren't agents.

We have no conflict of interest.

We just do research.

Residential data. 121 countries

**Place your order for data now!**

**Matthew Montagu-Pollock**

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