

EUROPEAN RESIDENTIAL MARKET OVERVIEW Q1/2025



- %

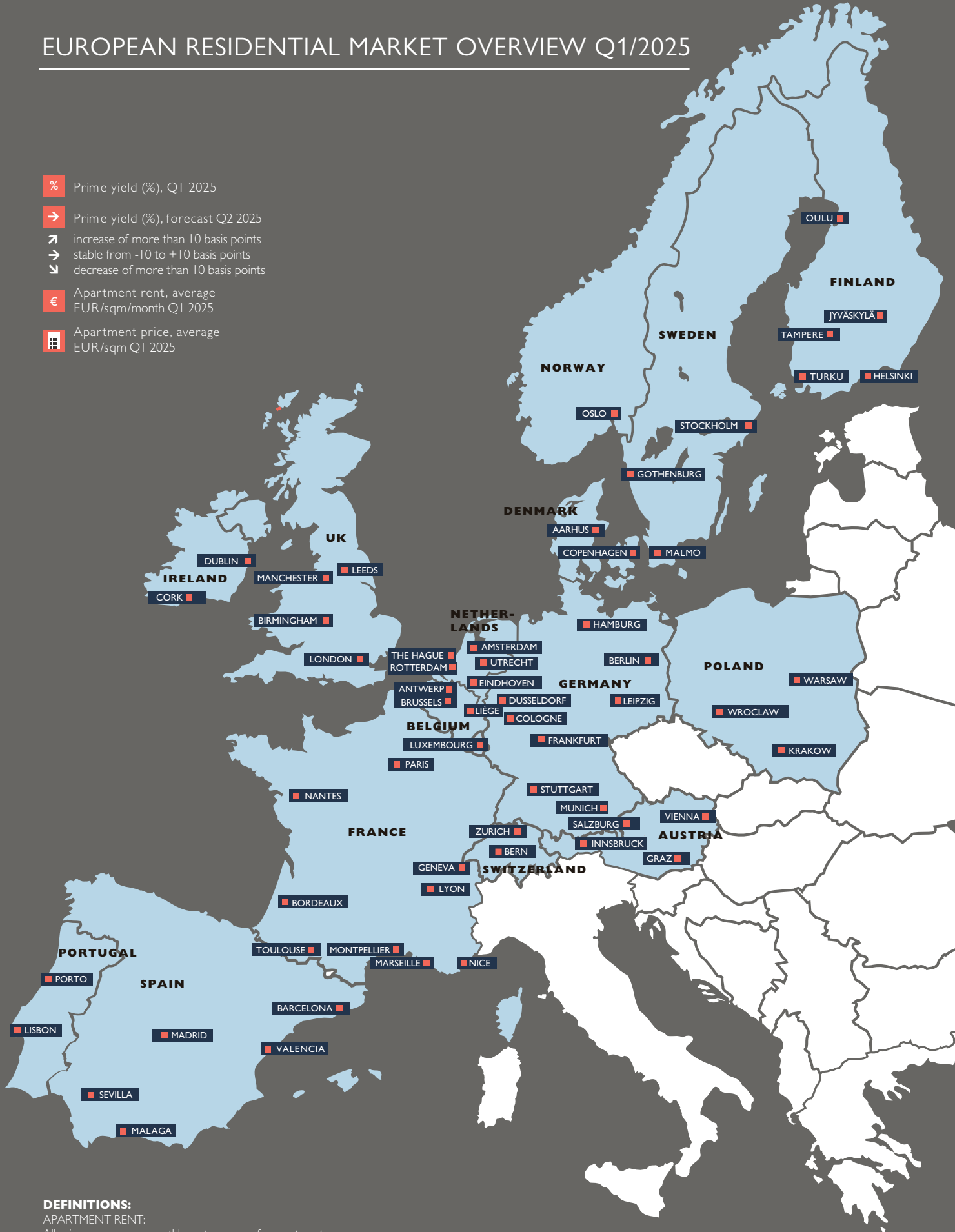
Prime yield (%), Q1 2025
- Prime yield (%), forecast Q2 2025
- ↗

increase of more than 10 basis points
- stable from -10 to +10 basis points
- ↘

decrease of more than 10 basis points
- €

Apartment rent, average
EUR/sqm/month Q1 2025
- 🏠

Apartment price, average
EUR/sqm Q1 2025



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:
Catella, yanport, Real Estate Pilot, idealista, Statistics Sweden, Statistics Norway

	%	€	🏠
AUSTRIA			
Vienna	→ 4.30	€15.70	€6,750
Graz	→ 4.50	€11.10	€4,590
Innsbruck	→ 4.30	€21.70	€7,700
Salzburg	→ 4.10	€18.60	€7,650

BELGIUM			
Antwerp	→ 4.65	€14.00	€4,000
Liège	→ 5.75	€11.05	€2,500
Brussels	→ 4.30	€16.55	€4,900

DENMARK			
Aarhus	→ 4.75	€20.00	€5,400
Copenhagen	→ 4.25	€28.00	€8,000

FINLAND			
Helsinki (Metropolitan area)	→ 4.40	€22.30	€4,750
Turku	→ 4.90	€16.60	€2,840
Tampere	→ 4.70	€17.00	€3,250
Oulu	→ 5.30	€14.90	€2,370
Jyväskylä	→ 5.50	€15.50	€2,240

FRANCE			
Paris	→ 3.80	€31.10	€9,470
Nantes	→ 4.60	€14.80	€3,700
Montpellier	→ 4.50	€15.10	€3,550
Lyon	→ 5.00	€16.90	€4,240
Bordeaux	→ 4.50	€15.40	€3,780
Toulouse	→ 4.60	€18.30	€4,600
Marseille	→ 4.20	€16.00	€4,000
Nice	→ 4.70	€19.60	€4,930

GERMANY			
Berlin	→ 4.30	€17.40	€5,880
Cologne	→ 4.90	€15.30	€5,320
Dusseldorf	→ 5.00	€15.00	€5,530
Frankfurt	→ 4.60	€19.50	€6,980
Hamburg	→ 4.40	€17.20	€6,810
Munich	→ 4.20	€24.50	€9,970
Stuttgart	→ 4.90	€18.30	€5,510
Leipzig	↘ 5.25	€10.30	€3,280

IRELAND			
Dublin	↘ 5.50	€40.00	€6,500
Cork	→ 6.25	€30.00	€4,500

LUXEMBOURG			
Luxembourg	→ 4.25	€30.80	€10,000

NETHERLANDS			
Amsterdam	→ 4.15	€26.90	€8,150
The Hague	→ 4.95	€18.40	€5,000
Rotterdam	→ 4.95	€17.60	€5,300
Eindhoven	→ 4.95	€17.25	€5,100
Utrecht	→ 4.75	€22.75	€6,300

NORWAY			
Oslo	→ 2.90	€29.50	€7,970

POLAND			
Krakow	→ 6.00	€16.00	€3,900
Wroclaw	→ 6.00	€16.00	€3,300
Warsaw	→ 5.75	€20.00	€4,200

PORTUGAL			
Lisbon	→ 5.10	€20.70	€5,420
Porto	→ 5.30	€17.30	€3,650

SPAIN			
Madrid	→ 4.00	€21.70	€5,850
Seville	→ 5.00	€12.30	€2,580
Malaga	→ 4.75	€15.30	€3,280
Barcelona	↗ 4.50	€22.90	€4,740
Valencia	→ 4.75	€15.60	€2,630

SWEDEN			
Stockholm	→ 2.50	€14.60	€8,010
Malmö	→ 4.40	€11.90	€2,860
Gothenburg	→ 4.20	€13.30	€4,940

SWITZERLAND			
Zurich	↘ 2.70	€32.20	€13,870
Bern	→ 2.80	€21.60	€9,470
Geneva	→ 2.70	€34.50	€15,720

UNITED KINGDOM			
London	↗ 4.25	€39.30	€13,440
Birmingham	↗ 4.75	€24.40	€4,960
Manchester	↗ 4.50	€28.25	€5,460
Leeds	↗ 4.75	€21.20	€4,500

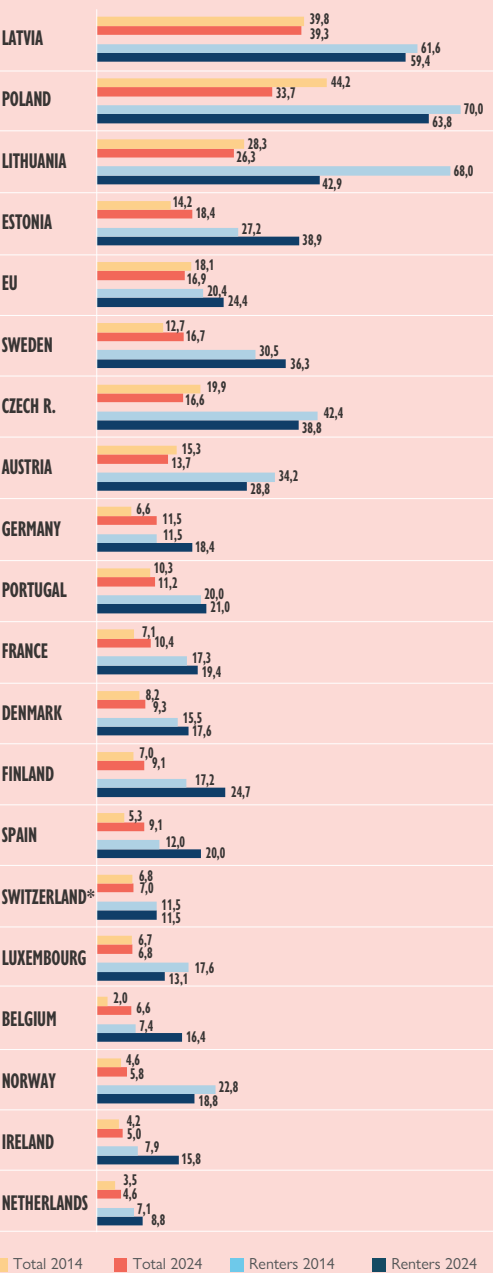
AVERAGE			
	→ 4.58	€20.02	€5,696

ABOUT CATELLA

Catella is a leading specialist in property investments and fund management, with operations in 12 countries. The group has over EUR 14 billion in assets under management. Catella is listed on Nasdaq Stockholm in the Mid Cap segment.

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OVERCROWDING RATE OF TOTAL POPULATION AND RENTERS AT MARKET PRICES



*2014-2023 Source: Eurostat

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