



MAYFAIR Properties: Elite Real Estate Rental Market Review for the period of January-February, 2011

The beginning of 2011 manifested an unusual burst of activity in all segments of elite real estate. In January and February the elite rental residential real estate market dynamics was marked by an average 15-20 per cent surge in demand coming from international companies mostly due to the growing number of their employees. Hence, there are an increasing number of concluded deals by 10-15 per cent, on average.

Due to the growth of demand the elite rental residential real estate market showed an average upturn in budgeting in January-February by as much as 20 per cent.

According to the research carried out by the Analytical Department of MAYFAIR Properties in January the most in-demand apartments were those with the rental rate of 3,000-5,000 USD (55% of clients), the percentage of clients with the budget of over 5,000 USD made 33%, and over 10,000 USD – 12% accordingly. February was marked by a growing number of clients with the budget exceeding 5,000 USD: the greatest demand was for apartments with the rental rate of 3,000-5,000 (50% of clients), the share of clients with the budget over 5,000 USD made 37%, and over 10,000 USD – 13%.

As the analysis of the first two months of 2011 suggests the most in-demand apartments are traditionally those of 100-150 sq. m. in the Central Administrative District of Moscow, with the most expensive offers in the Golden Mile area and around the Patriarchy Ponds (up to 25,000 dollars per month).

The rise in demand from the part of clients became one of the key reasons for the upsurge of rental rates, which averaged 10-15 per cent in the period from January to February 2011.

Prices for apartments by the end of February 2011:

Number of rooms in apartments	Minimum (\$)	Maximum (\$)
1	1400	4500
2	1800	6800
3	3000	11 000
4	5000	21 500
5 and more	8500	25 000

Prices for compounds by the end of February 2011:

Direction	Sq.m.	Price (\$)
Pokrovskie hills, Serebrianny Bor, Nroice-Likovo, Pakrovskie hills, Rosinka	100-500	5000 (apartment)- 30000

Prices for rural real estate by the end of February 2011:

Direction	Sq.m.	Price (\$)
Rublevo-Uspenskoe, Novorizskoe, Ilinskoye	300-1000	5000- 60000
Mozaiskoe, Kievskoe, Kaluzskoe, Dmitrovskoe	150-700	3000- 15000

Spring forecast: the two or three upcoming months are most likely to bring about further growth in demand and amount of deals due to consolidation of the positive dynamics of rental residential real estate market.