

DUNA HOUSE BAROMETER

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2017. QI-2.
and 2017. JUNE



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FORTHCOMING ISSUES

Date of issue	Content
August 8, 2017	2017. July data
September 8, 2017	2017. August data
October 9, 2017	2017. Q3 data (including price indexes)

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GENERAL INFORMATION CONCERNING THE CONTENT OF THE PRESENT PUBLICATION

All data, information, estimates and professional statements presented in the publication are developed based on data gained from the activities of Duna House Holding members, or in some cases are based on subjective experience. Application of those for the entire Hungarian property market may require additional corrections.

Data sources - unless indicated differently at the given section- derive from the database operated by Duna House Holding, the content of which is compiled by members of the network upon their individual judgement and information gained from clients. The operator does not take responsibility for the comprehensiveness of the data. Data presented in the present publication is mainly based on parameters of property transactions in major Hungarian cities given by Duna House branch offices and agents.



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EXECUTIVE SUMMARY



Although the turnover on the real estate market has shown a fluctuant picture so far this year, it is still amongst the strongest first six months of the recent years. Number of sales and purchases reached nearly 13 thousand in June, which is 12% less than in the same, outstanding period of the last year. This year's value still exceeds all other previous June months.

Duna House has given a 75 thousand volume estimate for the total turnover in Q1-2 of 2017, which shows a 5% decline when compared to the same period of the previous year, but also which has been the strongest six months of the post-crisis era so far. Q3-4 in 2016 showed a volume below 68 thousand, compared to which, this year presents a 13% increase.

Following this year's 89 point highest score in February, demand has been decreasing in line with the trends, and ended at 74 point by the end of the first six months. Last year, the index reached its bottom point similarly in June, with 71 points.

The price decrease experienced in Q1 of this year doesn't seem to be permanent – the National residential property index has jumped from 117 points to a new high value of 121 points. The real index deflated with the consumer price index stands at 93 point, meaning it still has not reached the pre-crisis level of early 2008.

The National Panel Index, on the other hand, is at its peak on real value as well, arriving at the 100 points base value. The same doesn't apply to the Brick Index, which is still 12 points behind the pre-crisis level. Actually, both indexes have recovered from the setback in Q1 and are at 129, and 114 points (on nominal value).

Regional indexes have generally risen, with the exception of the brick index for East-Hungary, which has dropped from its 122 point peak at the end of last year to 112 firstly, and to 110 by now. In the same region, the panel index is at its peak with its 127 points. In the west side of the country, the indexes of brick and panel flats is the same, namely 109 points. In case of brick flats, with a strong jump, it actually presents the highest value so far.

In Budapest, prices of panel flats seem to be unable to stop rising. The index has nearly steadily grown during the past 3.5 years, standing at a peak of 159 points at present, which presents a record on real value as well with 123 points. The capi-tal's brick index also broke a record when it rose from 123 to 128 points and ended up only one point behind the base value.

When comparing the parameters of properties sold in the first six months of the year and those sold a year before, price increase can be detected. In Budapest, in Q1-2 of 2016, for example, only 10% of the buyers paid more than HUF 600 thousand for a square meter, while this year is was 27%. In the same price range, on the Pest side the ratio has doubled from 6%. In Budapest, the most popular properties are still in the size range of 40-60 m², chosen by 36% of the buyers. The ten-dency of the more expensive price levels accounting for a bigger portion this year than earlier is – less impressively – also detected. Here, 6% of the buyers paid more than HUF 300 thousand for a square meter last year, which is 12% at present. In Pest County, the ratio of the same price level grew from 9% to 17%.

In Q1-2 of 2017, regionally, Tolna County presented the lowest average unit-, and square meter prices (HUF 131 thousand/m²) for used brick flats. The same flat type regionally was sold on the highest price in Győr-Moson-Sopron County, where buyers paid HUF 292 thousand for a m².

In Budapest, District 22 ended up being the least expensive from all aspects (average HUF 281th/m²) when looking at used brick flats, while the most expensive area was District 5 with its HUF 787 thousand. The average square meter price was above HUF 500 thousand in another eight districts.

In case of panel flats the average unit-, and square meter price, similarly to brick flats, was the lowest in Tolna County. Here panel flats were available for HUF 124 thousand/m². Highest average m² prices, similarly to used brick flats, were found in Győr-Moson-Sopron County. The average HUF 276 thousand m² price found there is still HUF 50 thousand below the general Budapest average.

In Budapest, the most expensive panel prices were found in the panel-weak District 2, namely HUF 565 th/m². Among Districts with bigger panel volumes, prices exceeded HUF 400 thousand in District 11, in addition to which Districts 13 and 14 also presented HUF 370 thousand m² prices on average.

In Jász-Nagykun-Szolnok County, sellers lowered the listing prices by 3% on average (in some other counties it reached 4%), but the buyers were able to achieve a further 9% discount. In Borsod-Abaúj-Zemplén County buyers were able to make seller lower their prices by 4% on average, and sellers also decreased their original prices by 3%. In Budapest, the least volume-modification of prices was detected in District 3, where the original listing price remained nearly the same (2%). In District 1, buyers were forced to lower their original prices by 5%, which was followed by another 6% discount achieved by the buyers.

Further information

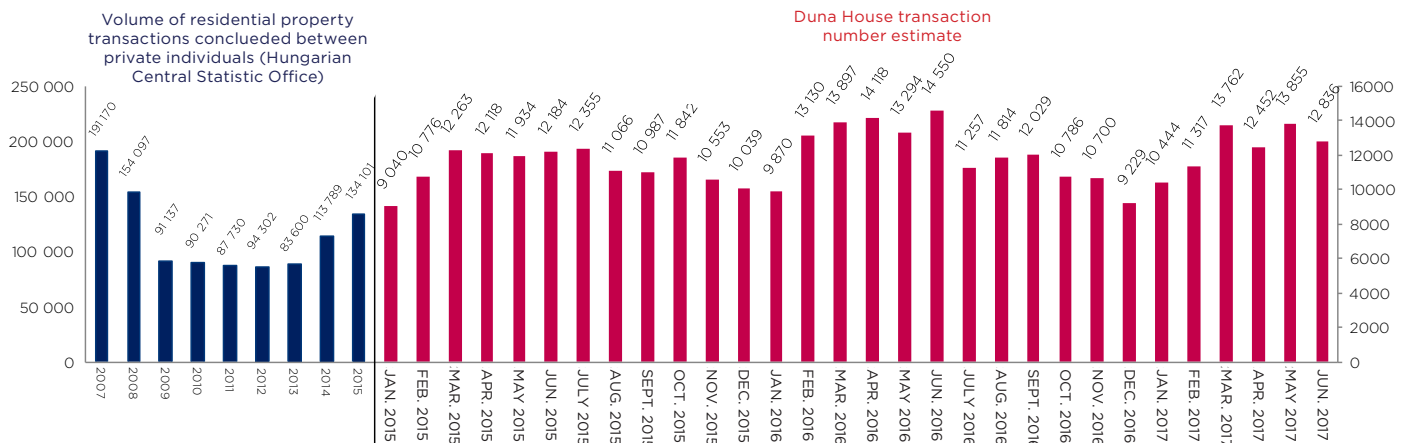
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TRANSACTION NUMBER AND DEMAND INDEX

DH -TE (Duna House Transaction Number Estimate)

Although the turnover on the real estate market has shown a fluctuant picture so far this year, it is still amongst the strongest first six months of the recent years. Number of sales and purchases reached nearly 13 thousand in June, which is 12% less than in the same, outstanding period of the last year. This year's value still exceeds all other previous June months.

Duna House has given a 75 thousand volume estimate for the total turnover in Q1-2 of 2017, which shows a 5% decline when compared to the same period of the previous year, but also which has been the strongest six months of the post-crisis era so far. Q3-4 in 2016 showed a volume below 68 thousand, compared to which, this year presents a 13% increase.

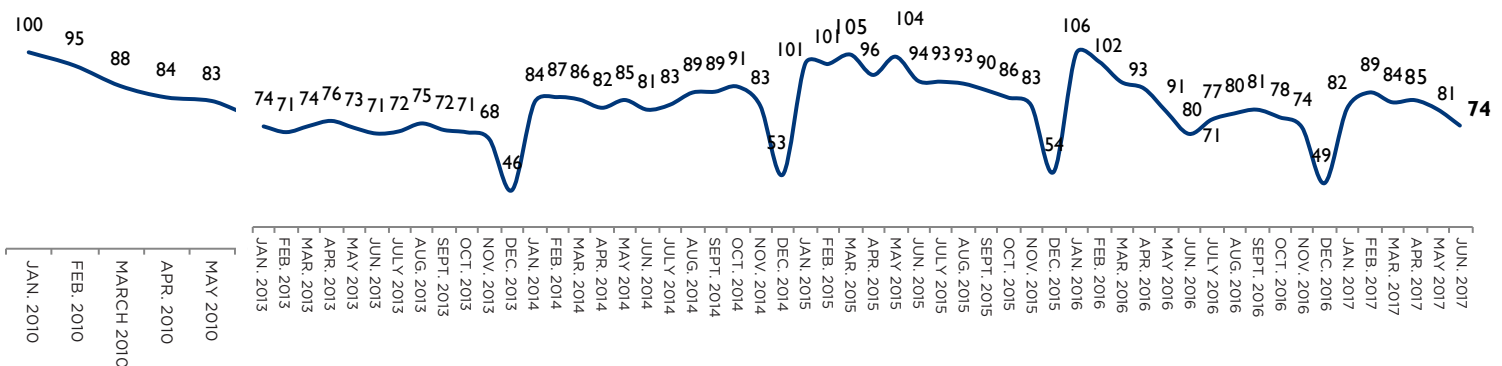


Methodology behind DH-TE

Regardless of the time, the most important indicator of the real estate market is the yearly sale-purchase transaction number. DH-TE is an estimate published by Duna House showing interim approximate data. The estimate is based on monthly transaction number of property brokered by Duna House and the estimated market ratio of Duna House. The estimate of the actual monthly market ratio of Duna House is based on the following indicators: 1. data published by the Hungarian Central Statistical Office on transactions among private individuals Since the Statistical Office publishes data with a months' delay, the correction of market ratio can be carried out retroactively with refining of the estimate as well. Attention! After 2016 and by the newly built flat boom, pre-contracted transactions are visible in the statistics of the Statistical Office with a delay of several months, even 1-2 years, only following the tariff of the capital transfer tax, resulting in anomalies in the statistics. 2. Amount of issued Energy certificates. 3. Subjective assessment based on other management information from the Duna House Holding. Please note that DH-TE data is not appropriate for defining the volume of transactions brokered by Duna House!

DH - DEMAND INDEX

Following this year's 89 point highest score in February, demand has been decreasing in line with the trends, and ended at 74 point by the end of the first six months. Last year, the index reached its bottom point similarly in June, with 71 points.



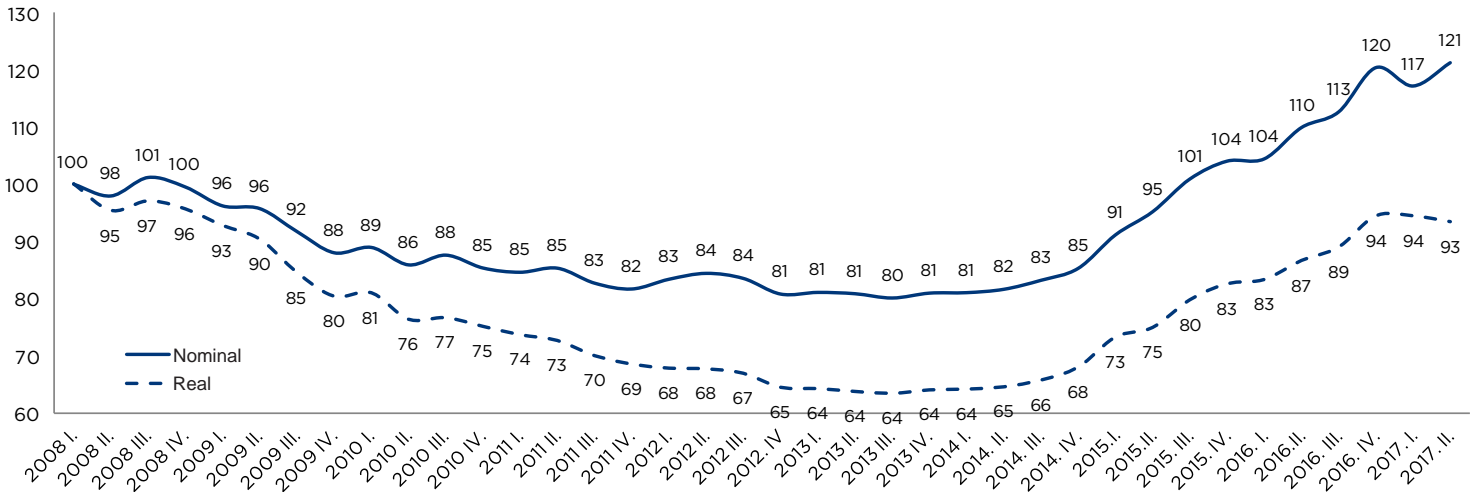
Methodology behind Demand Index

The basis of the estimate is the activity registered by our agents in various, mainly major cities and Duna House offices. Corrections are made depending on the number of active agents and working days. The Demand Index is an important indication of buyer side's reactions to political decision or solutions offered by the financial sector. Demand Index is a quantitative indicator which has no direct connection with the realized transaction numbers. The latter is a qualitative issue highly effected by market environment and available financial product.

FLAT INDEXES

DH - NATIONAL FLAT INDEX

The price decrease experienced in Q1 of this year doesn't seem to be permanent - the National residential property index has jumped from 117 points to a new high value of 121 points. The real index deflated with the consumer price index stands at 93 point, meaning it still has not reached the pre-crisis level of early 2008.

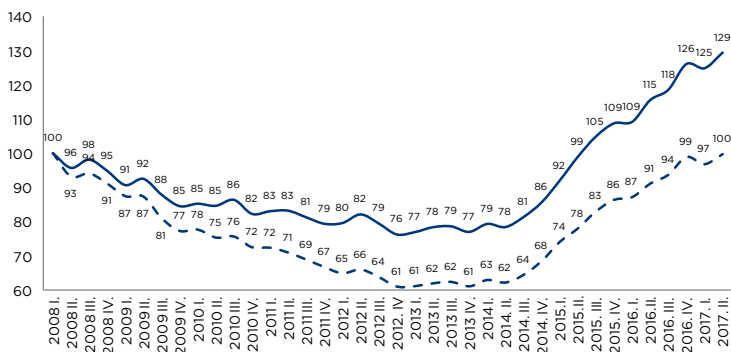


About our residential property indexes: We apply a system which tries to eliminate all kinds of type related differences. Similar indicators generally use normal averaging which does not take into consideration the variable elements of transactions. When developing DH residential property indexes we use the so called hedonic method, taking into account structure, state (scale 1-5), size, year of construction as well as parameters such as floor and location. Formed customer baskets are weighted unchanged on the time scale. For the weighing of national indexes we use the regional rate of transactions published by the Central Statistical Office.

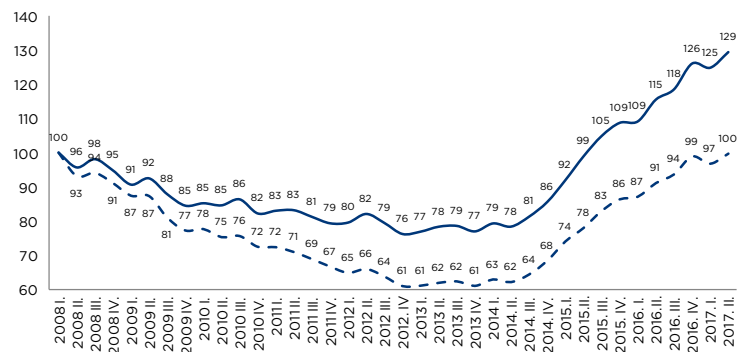
NATIONAL FLAT INDEXES

The National Panel Index, on the other hand, is at its peak on real value as well, arriving at the 100 points base value. The same doesn't apply to the Brick Index, which is still 12 points behind the pre-crisis level. Actually, both indexes have recovered from the setback in Q1 and are at 129, and 114 points (on nominal value).

DH - NATIONAL PANEL INDEX



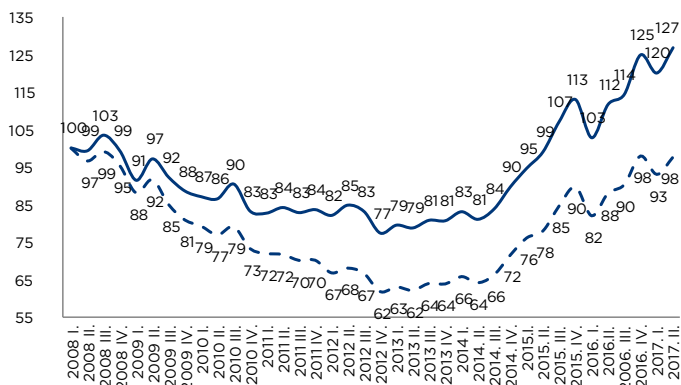
DH - NATIONAL BRICK INDEX



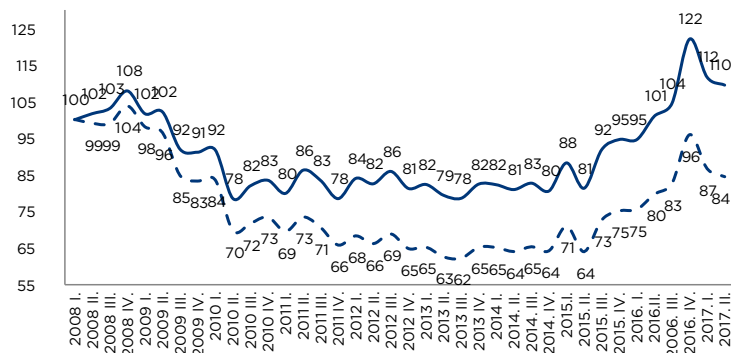
FLAT INDEXES - REGIONAL

Regional indexes have generally risen, with the exception of the brick index for East-Hungary, which has dropped from its 122 point peak at the end of last year to 110 firstly, and to 104 by now. In the same region, the panel index is at its peak with its 127 points. In the west side of the country, the indexes of brick and panel flats is the same, namely 109 points. In case of brick flats, with a strong jump, it actually presents the highest value so far.

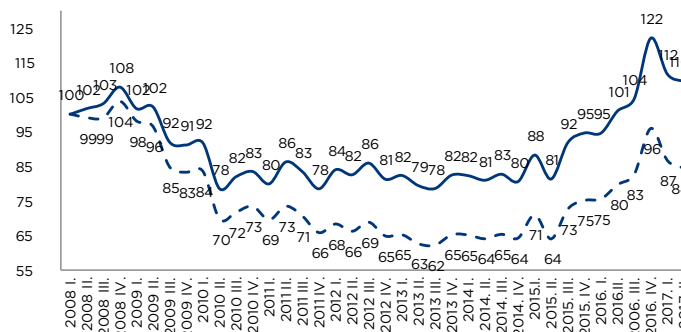
EAST - HUNGARIAN PANEL INDEX



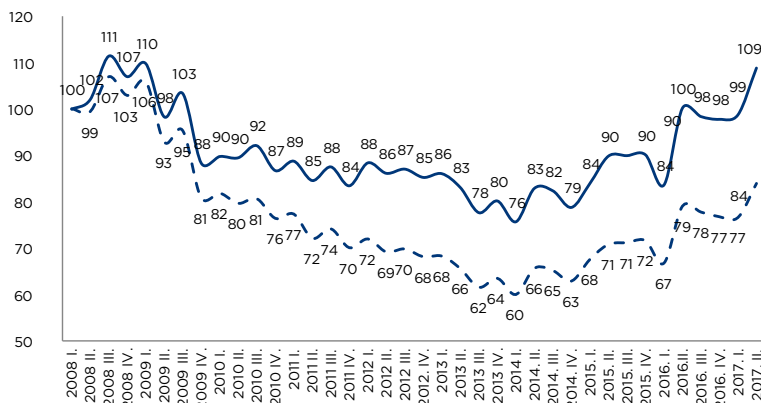
EAST - HUNGARIAN BRICK INDEX



WEST - HUNGARIAN PANEL INDEX



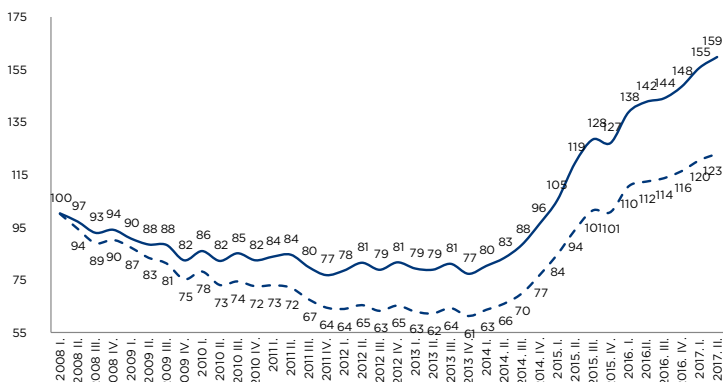
WEST - HUNGARIAN BRICK INDEX



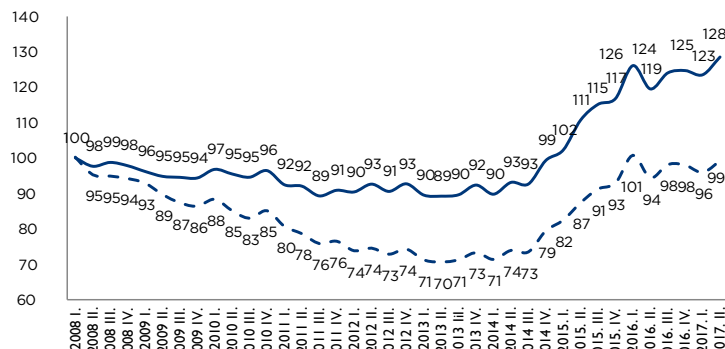
BUDAPEST FLAT INDEXES

In Budapest, prices of panel flats seem to be unable to stop rising. The index has nearly steadily grown during the past 3.5 years, standing at a peak of 159 points at present, which presents a record on real value as well with 123 points. The capital's brick index also broke a record when it rose from 123 to 128 points and ended up only one point behind the base value.

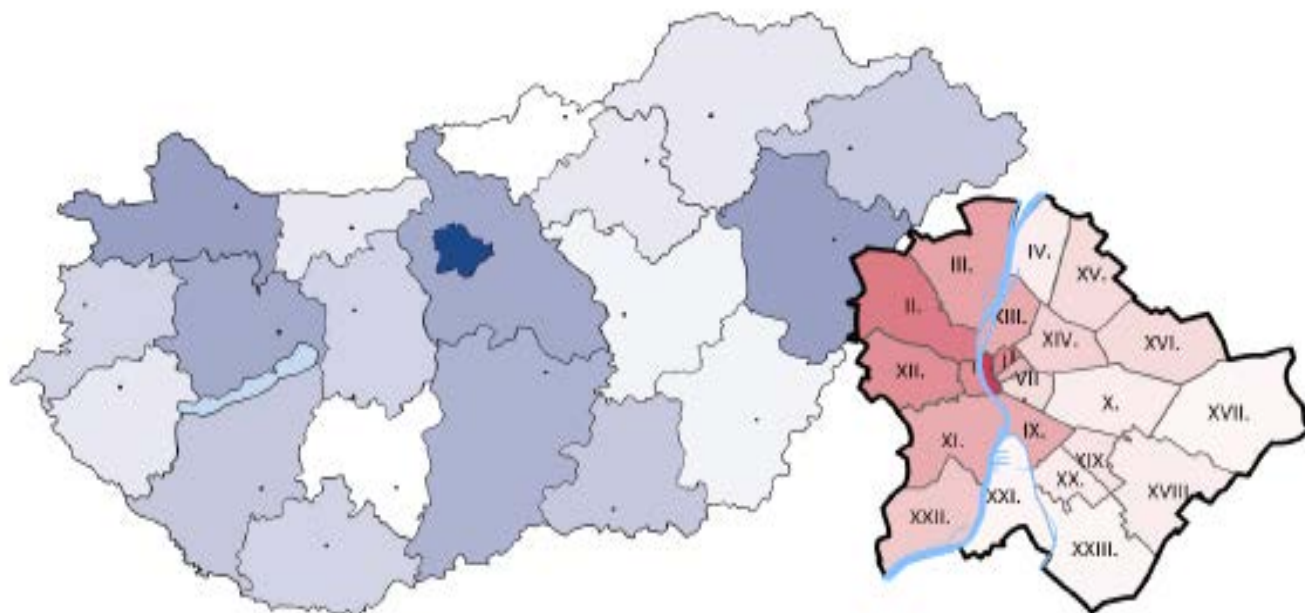
DH - BUDAPEST PANEL INDEX



DH - BUDAPEST BRICK INDEX



USED BRICK FLAT DATA - 2017. Q1-2.

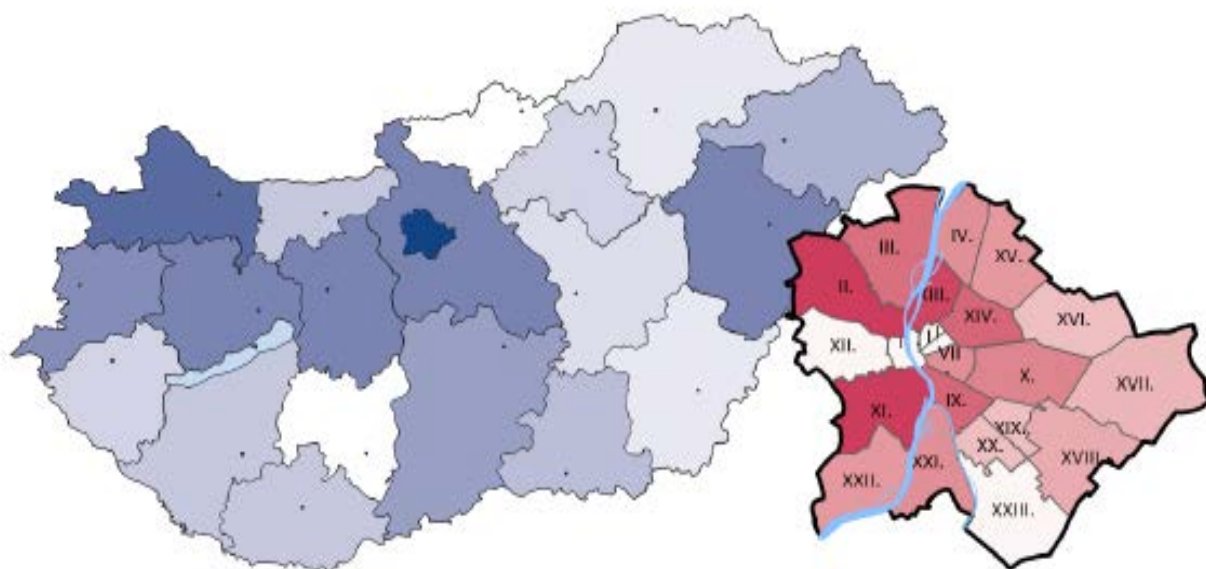


COUNTY	M ² PRICE	UNIT PRICE	TIME NEED OF SALE (DAY)	DISTRICT	M ² PRICE	UNIT PRICE	TIME NEED OF SALE (DAY)
Bács-Kiskun	252 000	14 397 000	98	Budapest 01.	579 000	39 303 000	148
Baranya	200 000	10 808 000	131	Budapest 02.	635 000	58 993 000	108
Békés	150 000	8 291 000	88	Budapest 03.	526 000	28 739 000	76
Borsod-Abaúj-Zemplén	168 000	9 212 000	155	Budapest 04.	334 000	17 544 000	154
Budapest	491 000	29 319 000	131	Budapest 05.	787 000	64 330 000	115
Csongrád	227 000	13 160 000	118	Budapest 06.	601 000	36 395 000	126
Fejér	206 000	14 409 000	126	Budapest 07.	482 000	25 517 000	146
Győr-Moson-Sopron	292 000	16 732 000	109	Budapest 08.	397 000	20 118 000	105
Hajdú-Bihar	286 000	15 821 000	85	Budapest 09.	508 000	24 228 000	126
Heves	171 000	9 135 000	83	Budapest 10.	333 000	15 526 000	120
Jász-Nagykun-Szolnok	158 000	7 885 000	109	Budapest 11.	516 000	30 907 000	166
Komárom-Esztergom	171 000	8 700 000	76	Budapest 12.	594 000	47 674 000	115
Pest	274 000	15 220 000	156	Budapest 13.	507 000	27 463 000	127
Somogy	233 000	11 715 000	234	Budapest 14.	414 000	22 702 000	145
Szabolcs-Szatmár-Bereg	218 000	11 105 000	133	Budapest 15.	383 000	20 563 000	96
Tolna	131 000	7 774 000	95	Budapest 16.	393 000	27 489 000	141
Vas	213 000	12 387 000	119	Budapest 17.	309 000	14 500 000	25
Veszprém	280 000	18 200 000	77	Budapest 18.	345 000	18 095 000	225
Zala	178 000	11 236 000	162	Budapest 19.	376 000	19 612 000	130
				Budapest 20.	340 000	16 278 000	240
				Budapest 21.	281 000	12 222 000	201
				Budapest 22.	445 000	24 900 000	55

Based on purchase prices of the given period of properties brokered by Duna House.

In Q1-2 of 2017, regionally, Tolna County presented the lowest average unit-, and square meter prices (HUF 131 thousand/m²) for used brick flats. The same flat type regionally was sold on the highest price in Győr-Moson-Sopron County, where buyers paid HUF 292 thousand for a m². Counted on average unit prices were the highest in Veszprém County, reaching HUF 18 Million for a brick flat. In Budapest, District 22 ended up being the least expensive from all aspects (average HUF 281th/m²) when looking at used brick flats, while the most expensive area was District 5 with its HUF 787 thousand. The average square meter price was above HUF 500 thousand in another eight districts.

PANEL FLAT DATA - 2017. Q1-2.

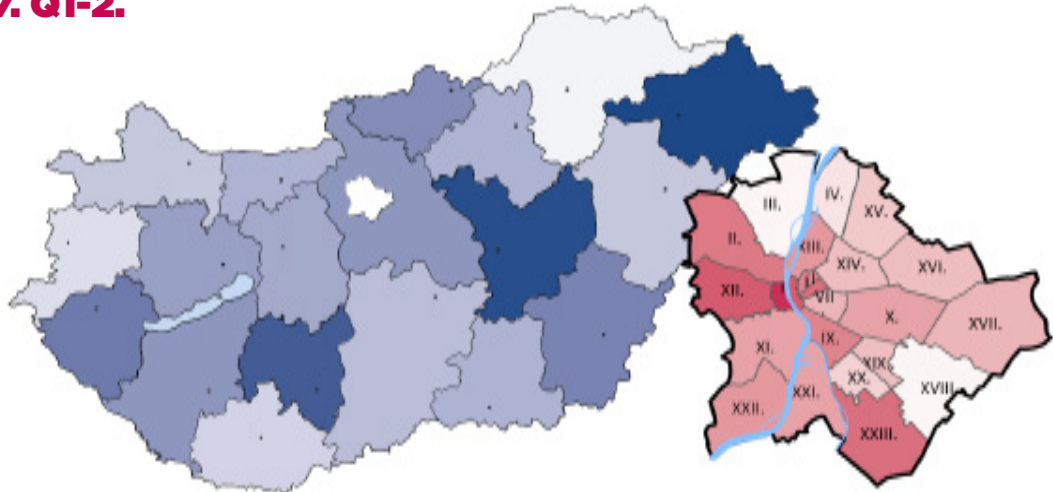


COUNTY	M ² PRICE	UNIT PRICE	TIME NEED OF SALE (DAY)	DISTRICT	M ² PRICE	UNIT PRICE	TIME NEED OF SALE (DAY)
Bács-Kiskun	210 000	10 997 000	92	Budapest 02.	565 000	36 167 000	69
Baranya	171 000	8 640 000	70	Budapest 03.	348 000	18 318 000	77
Békés	140 000	7 505 000	101	Budapest 04.	324 000	17 596 000	91
Borsod-Abaúj-Zemplén	140 000	7 035 000	58	Budapest 08.	325 000	18 686 000	113
Budapest	326 000	16 937 000	108	Budapest 09.	362 000	18 789 000	72
Csongrád	186 000	8 950 000	94	Budapest 10.	330 000	15 566 000	67
Fejér	243 000	12 596 000	57	Budapest 11.	402 000	21 779 000	101
Győr-Moson-Sopron	276 000	13 490 000	87	Budapest 13.	386 000	20 537 000	92
Hajdú-Bihar	245 000	12 249 000	92	Budapest 14.	361 000	17 862 000	129
Heves	167 000	9 210 000	37	Budapest 15.	310 000	15 315 000	147
Jász-Nagykun-Szolnok	150 000	7 659 000	77	Budapest 17.	272 000	16 260 000	169
Komárom-Esztergom	170 000	8 594 000	96	Budapest 18.	278 000	13 331 000	100
Pest	239 000	13 110 000	100	Budapest 19.	290 000	15 040 000	192
Somogy	173 000	8 806 000	120	Budapest 20.	276 000	14 870 000	115
Szabolcs-Szatmár-Bereg	189 000	10 184 000	142	Budapest 21.	268 000	13 527 000	77
Tolna	124 000	6 800 000	130	Budapest 22.	319 000	18 925 000	64
Vas	228 000	12 703 000	70	Budapest 23.	313 000	12 500 000	14
Veszprém	239 000	14 517 000	139	Budapest 18.	345 000	18 095 000	225
Zala	160 000	9 867 000	86	Budapest 19.	376 000	19 612 000	130
				Budapest 20.	340 000	16 278 000	240
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Based on purchase prices of the given period of properties brokered by Duna House

In case of panel flats the average specific-, and square meter price, similarly to brick flats, was the lowest in Tolna County. Here panel flats were available for HUF 124 thousand /m². Highest average m² prices, similarly to used brick flats, were found in Győr-Moson-Sopron County. The average HUF 276 thousand m² price found there is still HUF 50 thousand below the general Budapest average. In Budapest, the most expensive panel prices were found in the panel-weak District 2, namely HUF 565 th/m². Among Districts with bigger panel volumes, prices exceeded HUF 400 thousand in District 11, in addition to which Districts 13 and 14 also presented HUF 370 thousand m² prices on average.

BARGAIN - 2017. Q1-2.



The map indicates the price change in total: listing price change + bargain

DISTRICT	CHANGE IN LISTING	BARGAIN
Budapest 01.	-5%	-6%
Budapest 02.	-4%	-5%
Budapest 03.	-1%	-1%
Budapest 04.	-2%	-2%
Budapest 05.	-3%	-6%
Budapest 06.	-3%	-5%
Budapest 07.	-4%	-5%
Budapest 08.	-2%	-4%
Budapest 09.	-4%	-4%
Budapest 10.	-3%	-4%
Budapest 11.	-3%	-4%
Budapest 12.	-5%	-5%
Budapest 13.	-4%	-3%
Budapest 14.	-2%	-4%
Budapest 15.	-1%	-4%
Budapest 16.	-1%	-4%
Budapest 17.	-1%	-4%
Budapest 18.	1%	-4%
Budapest 19.	-1%	-4%
Budapest 20.	-3%	-2%
Budapest 21.	-2%	-4%
Budapest 22.	0%	-7%
Budapest 23.	-3%	-6%

COUNTY	CHANGE IN LISTING	BARGAIN
Bács-Kiskun	-2%	-7%
Baranya	-3%	-5%
Békés	-4%	-6%
Borsod-Abaúj-Zemplén	-3%	-4%
Budapest	-3%	-4%
Csongrád	-2%	-7%
Fejér	-3%	-6%
Győr-Moson-Sopron	-4%	-4%
Hajdú-Bihar	-2%	-6%
Heves	-2%	-7%
Jász-Nagykun-Szolnok	-3%	-9%
Komárom-Esztergom	-2%	-6%
Pest	-3%	-7%
Somogy	-4%	-6%
Szabolcs-Szatmár-Bereg	-3%	-10%
Tolna	-4%	-8%
Vas	-2%	-5%
Veszprém	-1%	-8%
Zala	-3%	-7%

Methodology:

Change in the listing price is the difference between the first price indicated by the seller and the last registered price at the time of the appearance of the buyer. Bargain shows additional changes in the price agreed upon by the seller and buyer. The two indicators together give a good picture of the difference in price between the original idea of the seller and the actual final price

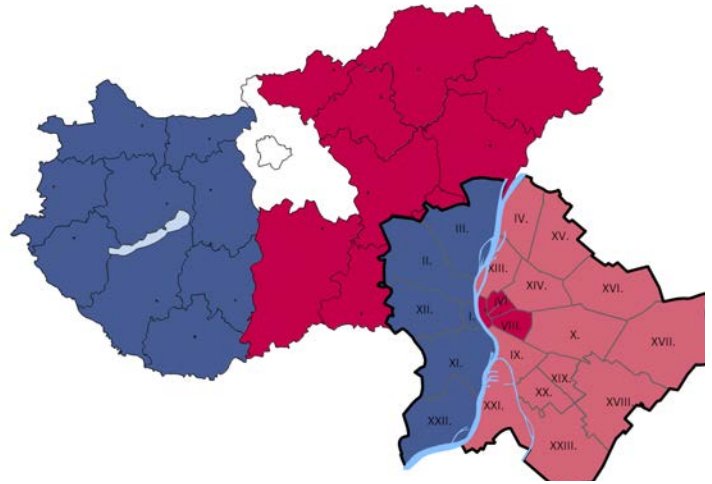
Based on purchase prices of the given period of properties brokered by Duna House.

In Jász-Nagykun-Szolnok County, sellers lowered the listing prices by 3% on average (in some other counties it reached 4%), but the buyers were able to achieve a further 9% discount. In Borsod-Abaúj-Zemplén County buyers were able to make seller lower their prices by 4% on average, and sellers also decreased their original prices by 3%. In Budapest, the least volume modification of prices was detected in District 3, where the original listing price remained nearly the same (2%). In District 1, buyers were forced to lower their original prices by 5%, which was followed by another 6% discount achieved by the buyers.

FLAT DATA - 2017. JUNE

In June, panel flats in the western part of the country were sold for HUF 177 th. on average, which is actually the lowest value in the country. In the eastern part, HUF 189 th. m2 prices were measured, next to which here the average unit price was also higher than in the last month.

In Buda, panel prices were higher than on the Pest side. The former presented HUF 370 th., while the latter HUF 290 th. per square meter on average. When looking at brick flats, the same ranking of the regions is visible. In the west part, HUF 173 th., in the east HUF 264 th., while in the capital much higher average m2 prices are present. On the Pest side, next to the average HUF 493 th., in the Inner City HUF 613 th. average prices are seen, with Buda presenting HUF 623 th. on average.



PANEL COUNTRYWIDE			
	Price	m ² price	Time need of sale /day
East	9 794 000	189 000	97
West	9 418 000	177 000	110

PANEL BUDAPEST			
	Price	m ² price	Time need of sale /day
Buda	19 524 000	370 000	162
Pest	20 991 000	290 000	161

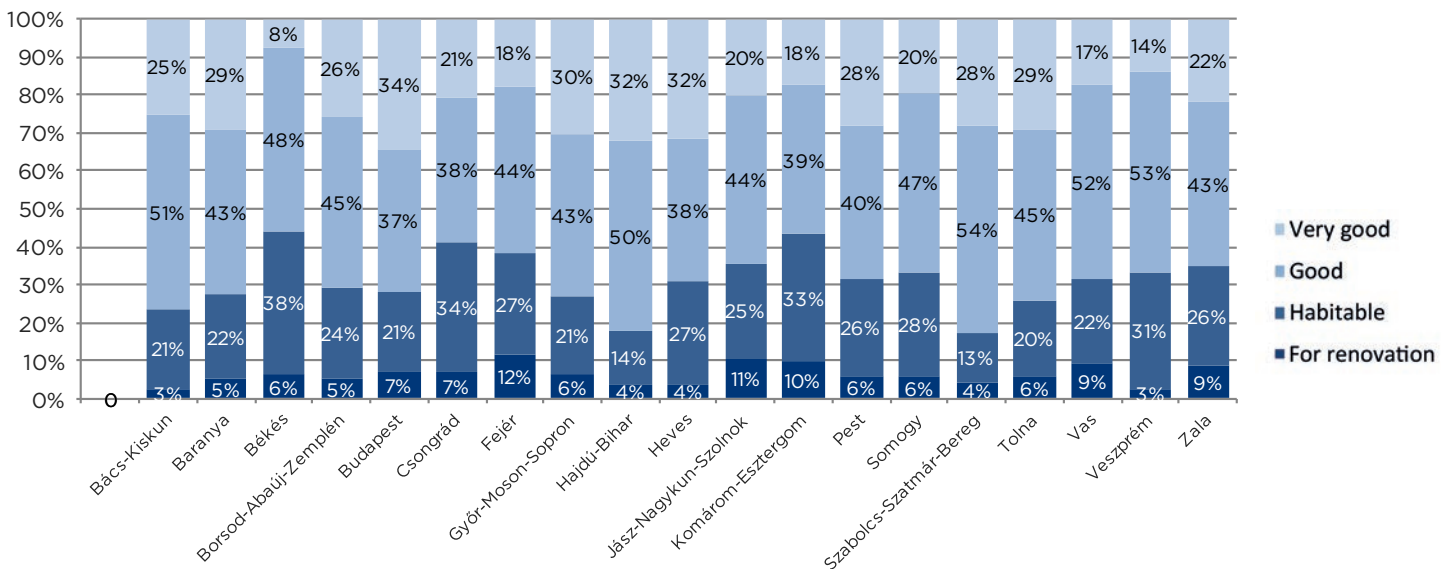
BRICK COUNTRYWIDE			
	Price	m ² price	Time need of sale /day
East	16 770 000	264 000	162
West	12 359 000	173 000	142

BRICK BUDAPEST			
	Price	m ² price	Time need of sale /day
Buda	42 455 000	623 000	122
Pest	23 483 000	493 000	125
Inner City	43 203 000	613 000	178

Based on purchase prices of the given period and location of properties brokered by Duna House.

QUALITY PREFERENCE (USED FLATS) - 2017.QI-2.

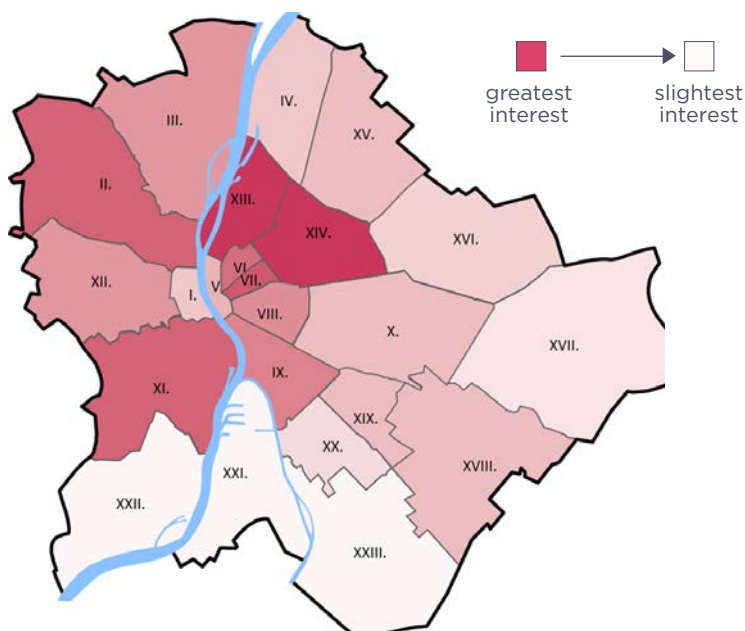
The highest number of flats for renovation were sold in Fejér County (12%), and those of habitable class in Békés County (38%). Flats of higher quality were looked for in Szabolcs-Szatmár-Bereg County (83%), where 54% of acquired flats were “good”, while 28% “very good” quality. In Budapest, the ratio of buyers obtaining “good” and “very good” quality flats were nearly the same, accounting for 72% in total. The joint ratio of “good” and “very good” quality flats, in all counties exceeded 55%.



Data is assessed based on real estate sold by Duna House. Territorial distribution of transactions brokered by Duna House may differ from the territorial distribution of the market in whole. Duna House Holding carries out its real estate agency activities mainly in Budapest and major cities. Duna House Holding does not make corrections in relation of the territorial distribution of own and market transactions.

INTEREST TOWARD DISTRICTS 2017. JUNE

DISTRICT	MAY	JUNE
Budapest 01.	6,7%	7,4%
Budapest 02. ker	11,5%	14,3%
Budapest 03.	11,5%	11,0%
Budapest 04.	7,9%	6,9%
Budapest 05.	10,5%	8,8%
Budapest 06.	14,5%	14,0%
Budapest 07.	15,0%	14,7%
Budapest 08.	11,3%	11,1%
Budapest 09.	12,4%	12,4%
Budapest 10.	7,5%	8,1%
Budapest 11.	14,1%	14,4%
Budapest 12.	10,3%	10,7%
Budapest 13.	17,6%	17,6%
Budapest 14.	16,4%	17,2%
Budapest 15.	8,7%	7,9%
Budapest 16.	7,1%	6,6%
Budapest 17.	4,7%	4,8%
Budapest 18.	8,6%	8,2%
Budapest 19.	8,5%	7,8%
Budapest 20.	7,3%	5,6%
Budapest 21.	3,8%	3,2%
Budapest 22.	4,0%	3,6%
Budapest 23.	3,4%	2,5%



Methodology: Our clients with purchasing aims indicate their preferences of districts (more at the same time) when meeting with our agents. The above preference map is put together based on this information.

Data is assessed based on real estate sold by Duna House. Territorial distribution of transactions brokered by Duna House may differ from the territorial distribution of the market in whole. Duna House Holding carries out its real estate agency activities mainly in Budapest and major cities. Duna House Holding does not make corrections in relation of the territorial distribution of own and market transaction

In Budapest, District 13 is the most popular among potential buyers, with nearly 18% of them indicating it as a target location. Nearly the same interest was seen toward District 14. This was followed by two Inner City districts, 5 and 6, and also two Buda districts, 2 and 11, indicated by around 15% of potential buyers.

BARGAIN - 2017. JUNE

In June, as far as stand alone houses are concerned, a 6% bargain was observed, while regionally it reached 8%. In case of flats, buyers were able to lower the prices by 3%, with only panels outside the capital showing a higher 4%. In case of panel flats in Budapest, change in the listing price was 0%, meaning the sellers didn't have to lower their original listing prices to get buyers interested.

	CHANGE IN LISTING	BARGAIN
FAMILY HOME		
Budapest	-3%	-6%
Pest County	-3%	-8%
Regional	-3%	-8%
PANEL		
Budapest	0%	-3%
Vidék	-1%	-4%
BRICK		
Budapest	-2%	-3%
Vidék	-2%	-3%
TOTAL		
Budapest	-2%	-3%
Vidék	-2%	-6%

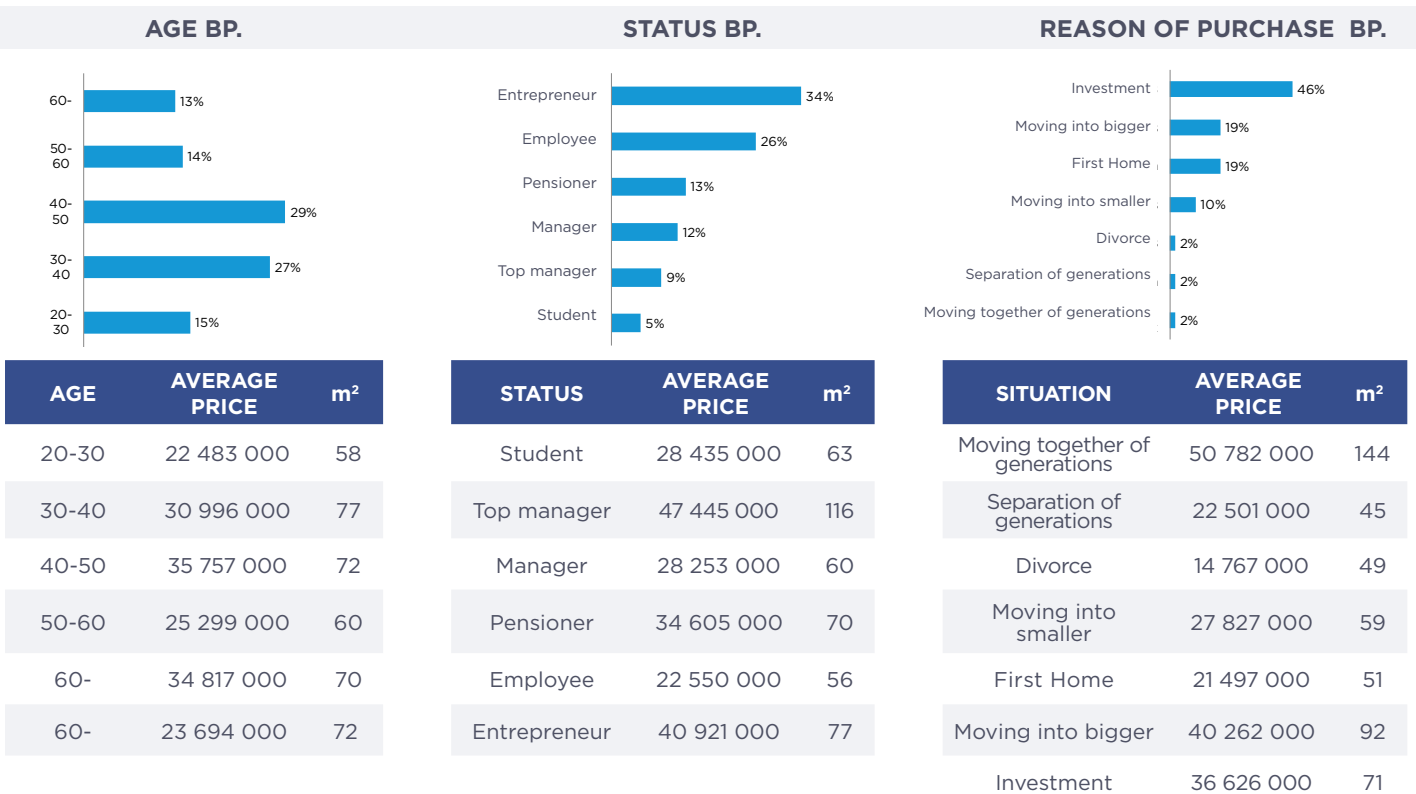
Methodology:

Change in the listing price is the difference between the first price indicated by the seller and the last registered price at the time of the appearance of the buyer. Bargain shows additional changes in the price agreed upon by the seller and buyer. The two indicators together give a good picture of the difference in price between the original idea of the seller and the actual final price

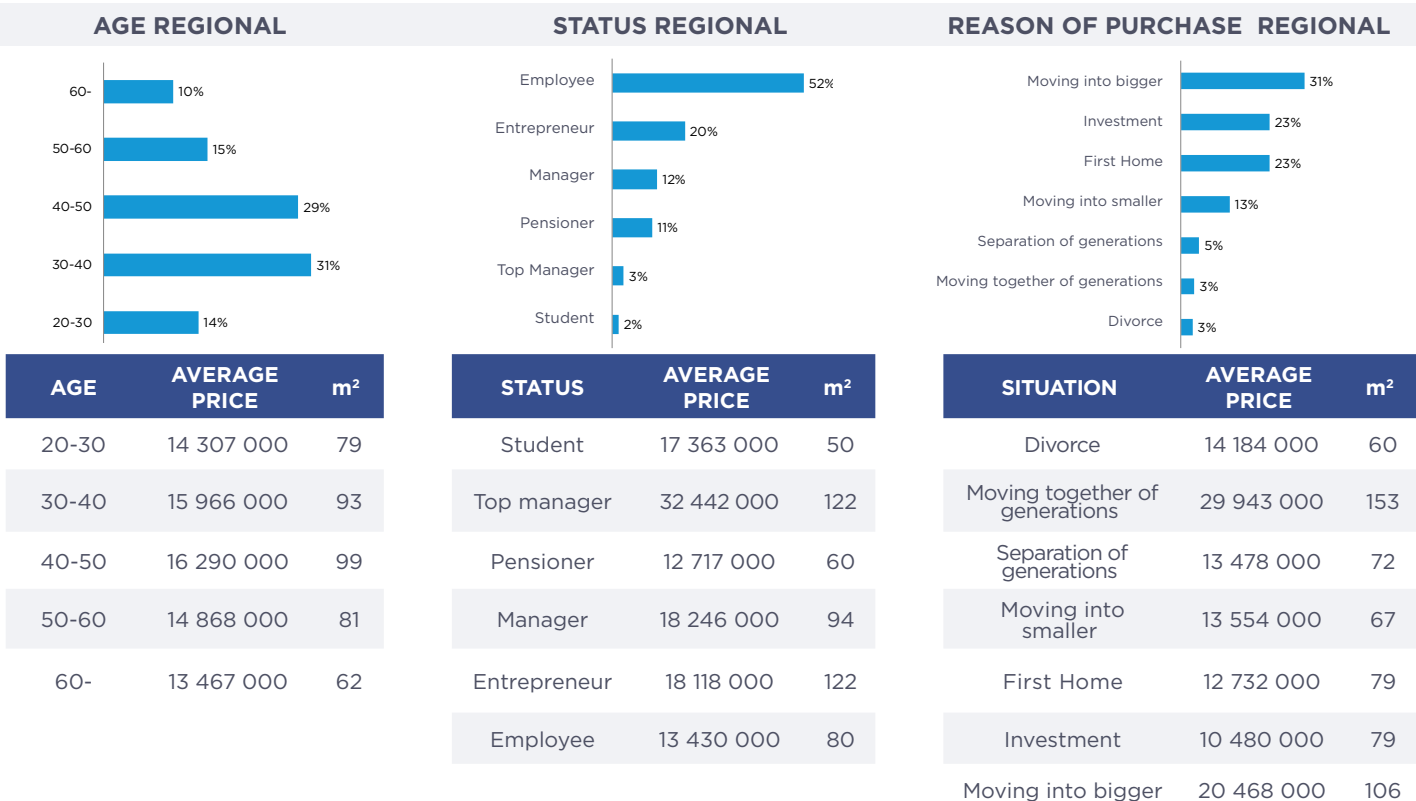
Based on purchase prices of the given period of properties brokered by Duna House.

CLIENT PROFILE: BUYERS IN JUNE

In June, the ratio of investment purpose property acquisitions remained high. 46% of buyers indicated it as the purpose of the transaction, valuing an average HUF 36.6 Million. One fifth of the buyers moved into a bigger property, next to which another one fifth bought their first home.



Outside the capital nearly one in every three buyers moved into a bigger property. They bought 106 m² properties for HUF 20.5 Million on average. 23% of buyers were investors, and the same ratio bought their first home. Both groups acquired 80 m² flats, but while investors paid HUF 10.5 Million on average, those buying their first home paid HUF 12.7 Million.

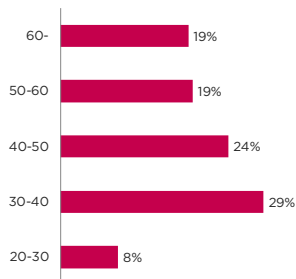


Data presented above relating age, status and reason of purchase have been acquired through the volunteer declaration of our clients. They qualify as sampling and are regarded as estimated values.

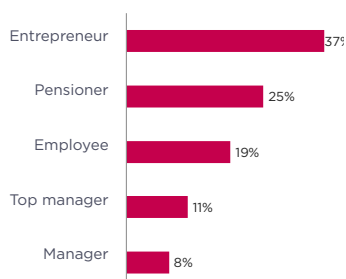
CLIENT PROFILE: SELLERS IN JUNE

57% of sellers in Budapest indicated moving into a bigger property as the reason behind the transaction. They sold their 55 m² flats for HUF 24.4 Million on average. One in every five sellers is planning to move into a smaller place, so they sold their 90 m² flats for HUF 35.9 Million on average.

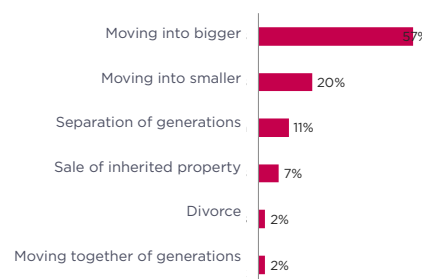
AGE BP.



STATUS BP.



REASON OF SALE BP.



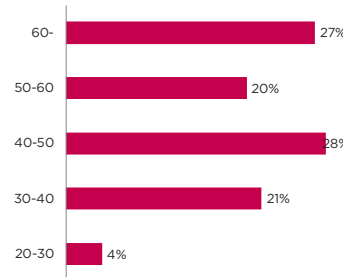
AGE	AVERAGE PRICE	m ²
20-30	24 235 000	49
30-40	25 053 000	56
40-50	28 926 000	78
50-60	37 328 000	73
60-	33 738 000	91

STATUS	AVERAGE PRICE	m ²
Top manager	37 682 000	99
Manager	23 060 000	45
Entrepreneur	41 076 000	79
Pensioner	34 311 000	77
Employee	25 489 000	63

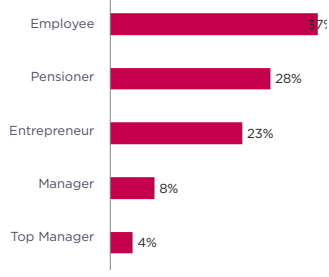
SITUATION	AVERAGE PRICE	m ²
Moving together of generations	51 150 000	71
Divorce	33 400 000	85
Sale of inherited property	16 817 000	54
Separation of generations	47 678 000	122
Moving into smaller	35 882 000	90
Moving into bigger	24 415 000	55

38% of buyers outside Budapest sold their inherited property, on HUF 10.5 Million average price. Also regionally, 23% of buyers would move into a bigger, and the same part into a smaller property .

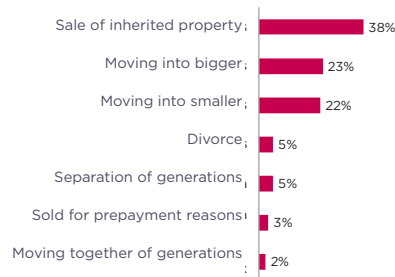
AGE REGIONAL



STATUS REGIONAL



REASON OF SALE REGIONAL



AGE	AVERAGE PRICE	m ²
20-30	12 787 000	71
30-40	17 858 000	85
40-50	16 096 000	86
50-60	14 786 000	107
60-	12 508 000	84

STATUS	AVERAGE PRICE	m ²
Manager	15 836 000	84
Top manager	23 968 000	114
Employee	11 553 000	89
Pensioner	11 627 000	82
Entrepreneur	23 394 000	101
Employee	12 054 000	74

SITUATION	AVERAGE PRICE	m ²
Moving together of generations	20 971 000	102
Sold for prepayment reasons	10 575 000	68
Separation of generations	19 347 000	95
Divorce	15 234 000	89
Moving into smaller	18 175 000	120
Moving into bigger	13 237 000	96
Sale of inherited property	10 522 000	74

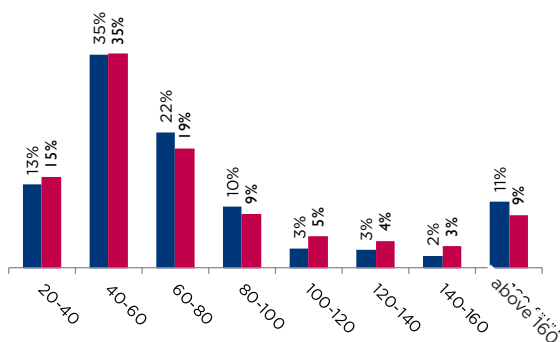
Data presented above relating age, status and reason of purchase have been acquired through the volunteer declaration of our clients. They qualify as sampling and are regarded as estimated values.

TRANSACTION PARAMETERS – BUDAPEST

When comparing the parameters of properties sold in the first six months of the year and those sold a year before, price increase can be detected. In Budapest, in Q1-2 of 2016, for example, only 10% of the buyers paid more than HUF 600 thousand for a square meter, while this year is was 27%. In the same price range, on the Pest side the ratio has doubled from 6%. In Budapest, the most popular properties are still in the size range of 40-60 m2, chosen by 36% of the buyers.

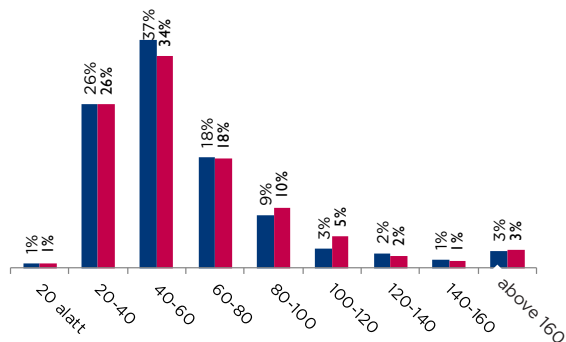
BUDA

Size (m²)

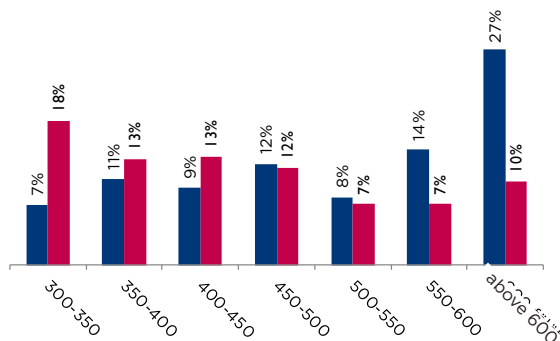


PEST

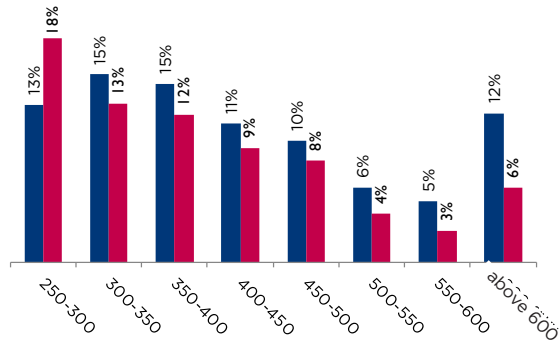
Size (m²)



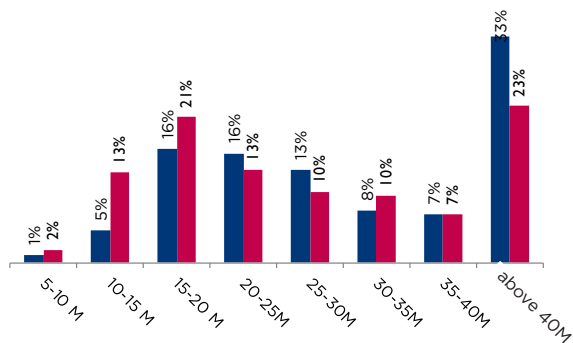
m² price (HUF thousand)



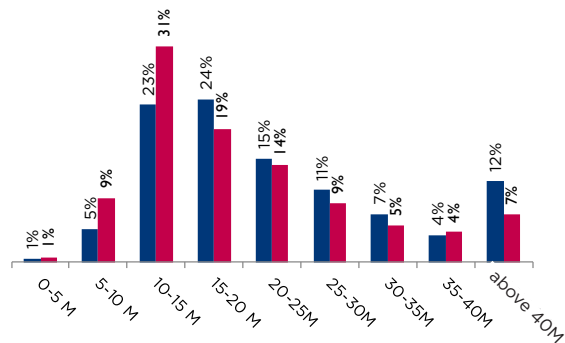
m² price (HUF thousand)



Price (HUF million)



Price (HUF million)



■ 2017. Q1-2
■ 2016. Q1-2

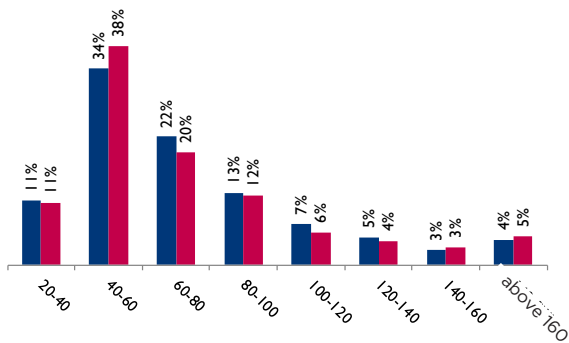
Based on property sold by Duna House Franchise network.

TRANSACTION PARAMETERS — REGIONAL

The tendency of the more expensive price levels accounting for a bigger portion this year than earlier is -less impressively- also detected. Here, 6% of the buyers paid more than HUF 300 thousand for a square meter last year, which is 12% at present. In Pest County, the ratio of the same price level grew from 9% to 17%.

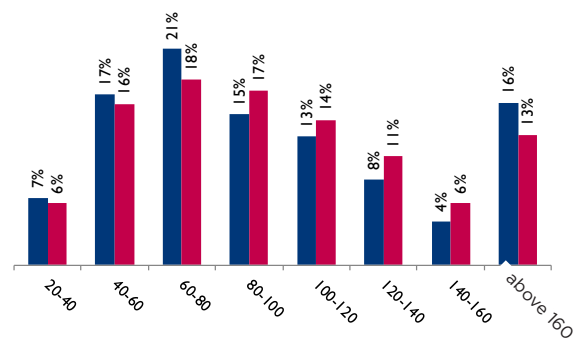
COUNTRYWIDE (EXCLUDING CENTRAL HUNGARY)

Size (m²)

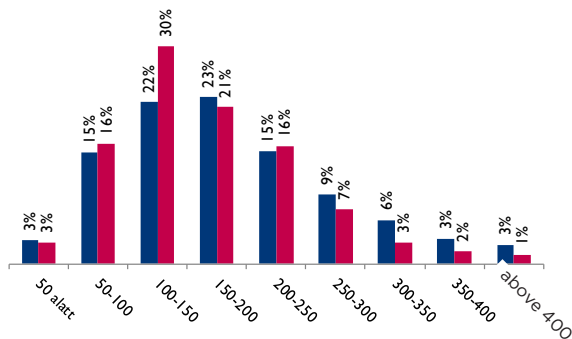


PEST COUNTY

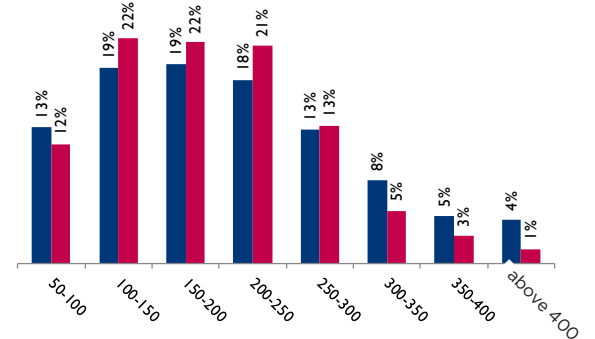
Size (m²)



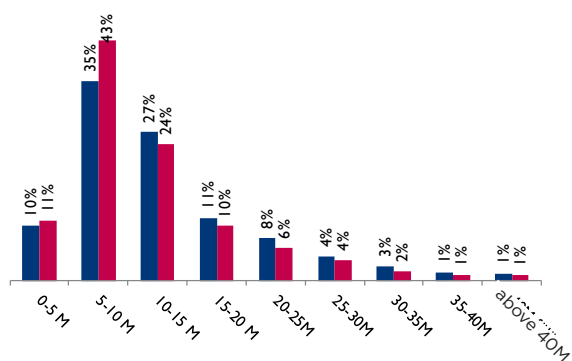
m² price (HUF thousand)



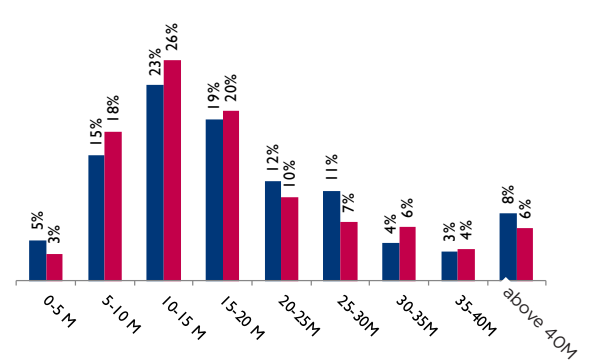
m² price (HUF thousand)



Price (HUF million)



Price (HUF million)



■ 2017.Q1-2
■ 2016.Q1-2

Based on property sold by Duna House Franchise network.



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