



RESIDENTIAL MARKET M O N I T O R

2012 SECOND QUARTER



WELCOME

DEAR READER, DEAR PEERS!

The momentum observed early this year on the residential market was lost in the second quarter of the year. It is highly probable that the increase in demand experienced in the first quarter came from purchases brought forward because of the one-off repayment scheme. Therefore, in terms of turnover, we can expect with a high probability a transaction number at around 90,000 this year, a number we became used to in previous years. From price changes as well, we can conclude that prices on the residential market have already hit the bottom. The forecast of stagnation applies to the market of homes for resale, and even though this makes more than 95 percent of the total market, no trend change can be seen yet on the market of newly-built homes. Residential construction indicators continue to show a downward trend, even if the rates are slower. Programmes initiated in order to stimulate residential market demand, such as social benefit and interest rate subsidy, did not become widespread in practice, for the time being. At any rate, these are not likely to bring a trend change; for that to happen, economic growth and, based on more favourable financing conditions, an expansion of demand is needed.

Attila Dérv

Otthon Centrum Senior Analyst





HOME CONSTRUCTION

HEDGE-HOPPING

CONTINUES: at a national level, another 20 percent decrease occurred in the number of occupied homes in the first half of

2012, to the same period of the previous year. The number of construction permits dropped by 17 percent for

the same period.

CONSIDERABLE

REGIONAL DIFFERENCES: in the cities with county rights, an increase of 33 percent, in the capital city, a decrease of 54 percent can

be observed in the number of homes built. In Budapest, the reason behind the significant decrease is the

further on low-key activity of property developers.

NO TREND CHANGE

CAN BE EXPECTED: the number of construction permits shows a further decline, therefore, in the near term, no trend change

can be expected on the market of newly built homes.

FINANCING ENVIRONMENT

A WEAK SECOND QUARTER:

according to data of NBH (National Bank of Hungary), in the second quarter of the year, the new housing-

purpose borrowings of households lagged 38 percent behind the figure for the same period of last year,

and it is 47 percent less than the value measured in the second half of 2010.

A DUAL PROBLEM: the reason behind poor performance in household lending is that both loan demand and loan schemes

offered are at low levels. The average APR (cost of credit) indicator continuously increased since September

2011, even though an NBH survey forecasts some easing in lending terms in the near future.

NO TREND

CHANGE EXPECTED: NBH expects, in 2013 as well, a degradation of stocks on the market of household loans.

HOUSING POLICY AND REGULATION

GOVERNMENT

SUBSIDIES: for the time being, no expansion in demand can be expected from government subsidies. The popularity of social

benefits ("szocpol") is low, due to the strict terms and the low amount of the subsidy, at the same time, the system of interest rate subsidies would have meant the creation of schemes unfavourable for the banks. As to this latter, legislation has been changed, but it is still doubtful, whether in the present economic environment and at the

current loan demand levels, government subsidies could have a noticeable demand-stimulating effect.

EXCHANGE RATE

by the end of June 2012, those who joined the exchange rate fixing scheme concluded more than 20,000

omnibus account contracts. This might bring a contraction on the offer side, and that might reduce the pressure on prices, originating from oversupply. Foreign currency loans protected by the exchange rate

fixing scheme represent 9 percent of the total stock of foreign currency debt.

AUCTION QUOTA

SYSTEM: banks do not utilise the full quota, in the last three quarters, respectively, 72, 82 and 84 percent of the

full quota was utilised. According to HFSA (Hungarian Financial Supervisory Authority) data, in spite of the

start of forced sales, the basis for the forced sales quota increased by almost 7000 properties.

ENERGY PERFORMANCE CERTIFICATE:

for the time being, the energy certificate represents only an administrative liability for both sellers and

buyers. This means that the seller usually obtains the certificate when the sale and purchase contract is

concluded, that is, its contents do not form a part of the price bargain.



MARKET OF THE NEWLY BUILT HOMES

DECLINING SALES: at a national level, sales of newly-built homes continuously decreased in recent years, according to KSH (Central Statistical

Office) data. On the buyers' side, the lack of confidence shifts housing demand towards the already delivered homes.

SMALLER PROJECTS: Property developers turned toward smaller volume projects, representing lower risks. In the case of

projects completed in 2011 and the ones planned for completion in 2012, the average number of flats is

around 20, as opposed to 60 flats in 2007.

THE MARKET OF HOMES FOR RESALE

PURCHASES BROUGHT

FORWARD:

recovery in demand was experienced mainly in the first quarter of the year; in the second quarter, the number of sale and purchase transactions was already at about the levels of last year. This means that many purchases were brought forward due to the one-off repayment, and these were realised in the first quarter of the year.

GROWTH IN BARGAINING:

sellers are compelled to make concessions not only at the time of concluding the contract, but also prior to that, during the selling process, they have to lower the offered prices. In the first half of this year, the rate of both price reductions in the selling process and price-cutting given at the time of concluding the contract increased in a comparison with the first half of last year. This year, the price envisaged when entering the market decreased, at national level in the first-half, by almost 13 percent by the time of the sale on an average. Out of that, the reduction of the offer price by the seller in the selling process accounted for 5.5 percent, whilst the buyer managed to bargain 7.5 percent, when the contract was signed.

UNCHANGED

SELLING TIMES: in the last year, time required for the sale of properties did not change in any of the segments.

MARKET OF RENTED HOMES

STAGNATING RENTALS: In the first half of 2012, rentals of block house dwellings and brick houses did not change as compared to

the same period of the previous year. At the same time, the rentals of brick-built homes increased over

the same period, but even so, this is now the level of 2010.

YIELDS: at present, in the case of properties purchased for the purpose of letting, yields of 8 to 10 percent can be

achieved over an investment period of 10 years.

HOUSING LAND MARKET

PLOT PRICES: In Budapest, on an average, per square meter, plots in urban areas could be purchased at a price of about

25,000 forints in the first half of 2012. In Pest County, the price of construction plots per square meter was

around 7,000 forints, on average.

PLOTS LOOKED FOR: In Budapest, demand is most important for plots with a value between 10 and 15 million forints, with sizes

of 500-600 square meters, in Pest county, for plots of 6 million forints, sizes of 500-1,000 square meters. In both the eastern and western parts of the country, demand is concentrated on plots between 2 and 9 million forints. In the western part of the country, one-fifth of the searchers had an interest in plots of

higher values, up to 14 million forints.





KEY FINDINGS

HEDGE-HOPPING CONTINUES:

at a national level, another 20 percent decrease took place in the number of occupied homes in the first half of 2012, as compared to the same period of the previous year. The number of construction permit dropped by 17 percent for the same period.

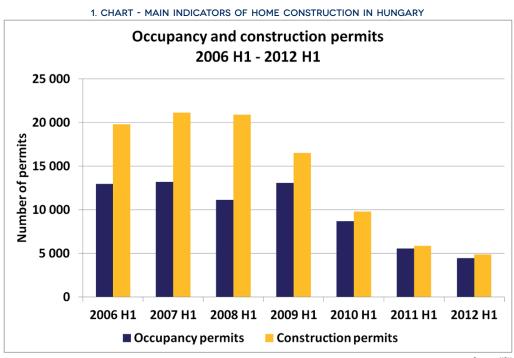
CONSIDERABLE

REGIONAL DIFFERENCES: in the cities with county rights, an increase of 33 percent, in the capital city, a decrease of 54 percent can be observed in the number of homes built. In Budapest, the reason behind the significant decrease is the further on low-key activity of property developers.

NO TREND CHANGE CAN BE EXPECTED:

the number of construction permits shows a further decline, therefore, in the near term, no trend change can be expected on the market of newly built homes.

On the basis of KSH (Central Statistical Office) data, in the first half of 2012, 20 percent less homes were completed than in the same period of 2011. As compared to 2006 and 2007, in the first half of 2012, residential construction dropped to one-third of previous levels. At the same time, at the country's level, a slowdown is observed in the decline in the number of homes built, given that the drop of 35 percent for both the period of first-half 2009 to first-half 2010 and the period of first-half 2011 in the number of occupancy permits was this year already only 20 percent.



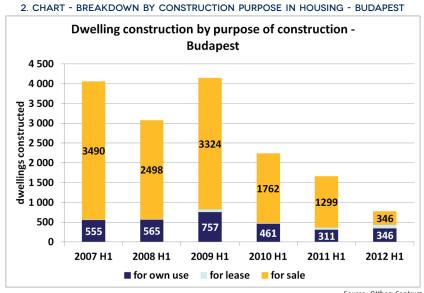
Source: KSH



In the number of construction permits, at a national level, a drop of 17 percent was observed between the first-half of 2011 and the same period of 2012. This indicates a slower reduction, similarly to the case of occupancy permits, given that between the first half of 2009 and that of 2010, as well as first-half 2010 and 2011, the drop in the number of construction permits issued was 40 percent.

The number of construction permits barely exceeded the number of occupancy permits in the first-half periods of recent years. In addition, when examining end-of-year data, we see that from 2009 to 2011, each year, the number of occupied homes was higher than the number of construction permits. This means that there is no improvement in the expectations of the market players; the willingness to build remained very low. The number of construction permits can be a good indicator for a recovery in the home construction, but persistently declining trend does not anticipate a change in the trend in the near future.

When we consider country-wide data in a regional breakdown, a far more nuanced picture emerges. In Budapest, in the first half of the year, 780 dwellings were delivered, which is one-fifth of the number measured in the first half of 2009. 2009 was already a full year affected by the crisis. Still, quite a number of developers decided to flee forward, that is, they completed their construction projects started earlier. Comparing the first half of 2011 to the first half of 2012, the drop in the number of occupied homes was 54 percent, which is well above the average for the country. Also the number of permits issued in the capital city dropped more, by 21 percent, than the average for the country.



Source: Otthon Centrum

Behind such drastic decrease in the number of homes built, we find a drop in the number of homes built for sale, i.e. a drastic cutback in property developer activity. Whilst in the first half of both 2007 and 2008, the number of homes built for sale was above 80 percent, this ratio decreased to 50 percent in the first half of 2012.

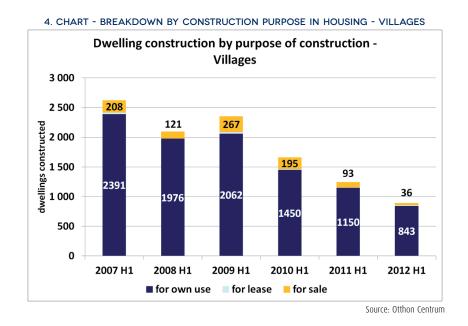
Whilst in the capital city, the significant decrease in the number of homes built deteriorated the national average, in the countryside, in cities with county rights, an increase took place in the number of homes built, by 34 percent, in a comparison of the first-half periods of 2011 and 2012. Even though in the cities and towns excluding cities with county rights, the number of occupancy permits decreased, by 13 percent, representing a drop somewhat smaller than the average for the country, if we consider cities with county rights and other cities/towns together, we find already an increase of 5 percent in the first half of this year, as compares to the same period of last year.



3. CHART - BREAKDOWN BY CONSTRUCTION PURPOSE IN HOUSING CITIES AND TOWNS IN THE COUNTRYSIDE

When examining the ratio of homes built for own use and those built for sale, it is clearly visible that the 5 percent increase came from homes built for sale, in the first half of this year. The number of homes built for own use stood, in the first six months of 2012, 58 percent lower than the figure measured for the same period in 2007, and the number of homes built for sale also show the same size of drop.

In the villages, the number of homes built was 29 percent lower in the first half of this year than in the same period of last year. The drop was 30 percent in the first-half periods of the past 3 years. In villages, the number of homes built for sale is minimal.





FINANCING ENVIRONMENT

KEY FINDINGS

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SECOND QUARTER:

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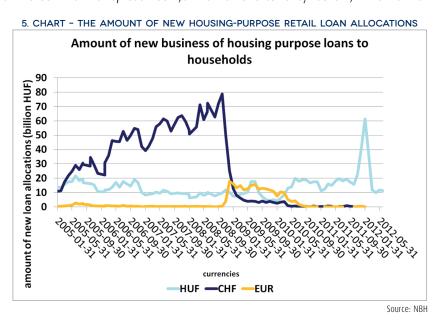
A DUAL PROBLEM:

the reason behind poor performance in household lending are the low levels of both loan demand and loan schemes offered. The average APR (cost of credit) indicator continuously increased since September 2011, even though an NBH survey forecasts some easing in lending terms in the near future.

NO TREND CHANGE EXPECTED:

NBH expects, in 2013 as well, a degradation of stocks on the market of household loans.

2012, the loan stock of households decreased by 24.7 billion forints. In June, households were net borrowers in terms of forint loans, that is, in June, borrowings exceeded repayments by 2.5 billion forints, whilst with regard to currency loans, they were net repayers, as redemptions exceeded new loans by 27.2 billion forints. The stock of housing-purpose retail loans amounted to 3,632 billion in June 2012, whereof loans denominated in forints represented 1,641 billion and currency loans 1,991 billion forints.

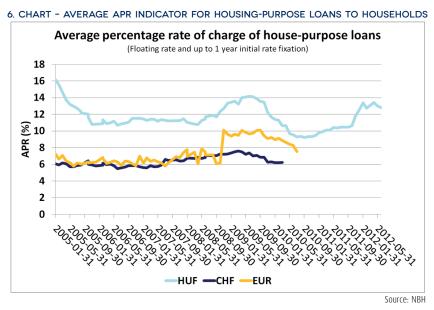


New, housing-purpose loan allocations were 11.2 billion forints in June 2012, which is 1.2 billion more than the contractual amount of new housing loans in April, when that level was the lowest, but aside from effects of the one-off repayment scheme, the current year shows a very low-level activity in lending. This year, in the second quarter, banks allocated 33 billion forints in new housing loans to households, which lags 38 percent behind the figure for the same period of last year, and is 47 percent lower than the value measured in the second half of 2010.

In the opinion of NBH, the present low level of lending is attributable to low levels of both loan demand and loan supply. On the offer side, in 2011, an increased strictness of the lending terms for households was characteristic, and this continued to apply in the



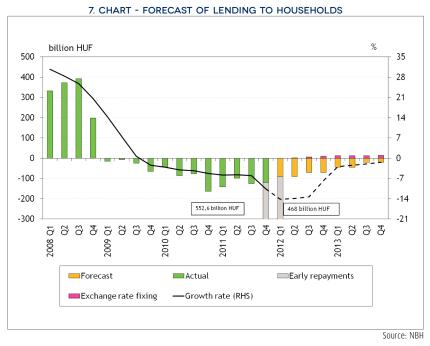
first months of 2012 as well. On the basis of a lending survey prepared by NBH, however, the share of banks applying stricter terms significantly decreased in the first quarter of 2012, in a comparison with the preceding quarter. The reason behind tightening was the one-off repayment scheme and now, with the closing of that option, NBH expects some correction in the near future.



A rise occurred in the conditions of interest rates for both housing and general purpose mortgage loans, on a continuous basis, in the past two years. On the supply side as well, another limit may emerge, according to NBH, banks are focusing not on a vitalisation of new allocations, but rather on the management of the existing stock of household loans.

LENDING FORECAST

NBH expects a recovery in household lending by the end of 2013. According to NBH forecast, household lending may decrease by 7.7 percent in 2012, adjusted for exchange rates, while in 2013, by 1.4 percent (excluding the effect of the one-off repayment, 3 percent and 1.3 percent, respectively).



For a resurrection of lending to households, a takeoff is needed in housing market demand as well. NBH forecasts for 2012 and 2013 do not paint a rosy picture from the point of view of the housing market; for 2012, we expect stagnation. Economic growth might already bring positive changes in demand from 2013, but for a significant growth in demand, the expansion of financing opportunities and an easing of the terms thereof will be also needed.



HOUSING POLICY AND REGULATION

KEY FINDINGS

GOVERNMENT SUBSIDIES:

for the time being, no expansion in demand can be expected from government subsidies. The popularity of social benefits ("szocpol") is low, due to the strict terms and the low amount of the subsidy, at the same time, the system of interest rate subsidies would have meant the creation of schemes unfavourable for the banks. As to this latter, legislation has been changed, but it is still doubtful, whether in the present economic environment and at the current loan demand levels, government subsidies could have a noticeable demand-stimulating effect.

EXCHANGE RATE FIXING:

by the end of June 2012, those who joined the exchange rate fixing scheme concluded more than 20,000 collection account contracts. This might bring a contraction on the offer side, and that might reduce the pressure on prices, originating from oversupply. Foreign currency loans protected by the exchange rate fixing scheme represent 9 percent of the total stock of foreign currency debt.

AUCTION QUOTA SYSTEM:

banks do not utilise the full quota, in the last three quarters, respectively, 72, 82 and 84 percent of the full quota was utilised. According to HFSA data, in spite of the start of forced sales, the basis for the forced sales quota increased by almost 7000 properties.

ENERGY PERFORMANCE CERTIFICATE:

for the time being, the energy certificate represents only an administrative liability for both sellers and buyers. This means that the seller usually obtains the certificate when the sale and purchase contract is concluded, that is, its contents do not form a part of the price bargain.

In the first quarter of 2012, several measures were implemented in housing policy that could have an important impact on the housing market. For the year 2011 in general, but most probably also for 2012 we can state that political measures had and will have a more important effect on the housing market than it was usual. A portion of these measures represent decisions and regulatory steps that are not aimed directly at exercising an influence on the housing market, but several pieces of legislation, aimed at other objectives had a "side-effect" on the property market. It is sufficient to mention the moratorium measures, lifted in 2011, and the auction quota system introduced parallel to that lifting, designed to exercise an impact on market processes for several years to come. The measure of the one-off repayment option can be also classified here, as it significantly subverted the market of residential properties at the end of the year 2011 and in the first quarter of 2012. In this chapter, we present regulatory elements that had an impact on the property market in the first quarter of 2012 or were introduced in that period.

HOUSING SUBSIDY AND INTEREST SUBSIDY

From 1 January 2012, Government Regulation No. 256/2011. (XII. 6.) on housing subsidies entered force. We have already dealt with the rules of subsidies for the construction of new homes, popularly called "szocpol", in the previous issues of Residential Market Monitor. This subsidy, available for the purchase and construction of newly built properties, is a non-refundable amount between HUF 800,000 and HUF 2,500,000, depending on the number of children and the ground area of the home. The property to be purchased shall have at least "B" rating in energy performance, and its price per square meter shall not exceed HUF 300,000 excluding VAT and the price of the plot. Given that advertisements indicate, in general, only gross prices of the newly-built properties, i.e. including the



price of the plot as well, taking into account that the VAT rate is 27 percent and the average share of land is 15-20 percent in the price, this means roughly a price of 450,000–475,000 forints per square meter.

Based on press news, until now, this new non-refundable assistance form did not prove popular. At the time when the analysis was prepared, such assistance could be applied for only at two banks. The reason for such lack of success can be found in the strict terms, on the one hand, and in the expectations of the households, on the other. Social benefits are available for the purchase or construction of newly built homes, but newly built homes are increasingly pushed into the background on the residential market. Less and less households dare to go into the purchase of a newly-built home, homes for resale represent an ever increasing share in sale and purchase.

The size of the subsidy, provided under strict conditions does not strengthen the popularity of social benefit either. Assistance accounts for 4-10 percent on an average of the value of a home, subject to the price of the property to be purchased and the amount applied for. It seems that this is not sufficient to stimulate demand for newly-built homes.

Parallel to the social benefit, since the first quarter of this year, theoretically, an interest rate subsidy for home creation is also available, but similarly to the case of the social benefit, it is not widespread in the practice yet.

1. TABLE - KEY TERMS AND CONDITIONS OF THE INTEREST SUBSIDY FOR HOME CREATION, IN EFFECT FROM MARCH 2012

Туре	value of the loan purpose	maximum value of the loan	rate of the inte- rest subsidy*	accessibility
For purchasing/buil- ding a new home	HUF 30 m	HUF 10 m	60% (70%) - 55%(65%) - 50%(60%) - 45%(55%) - 40%(50%)**	31.12.2014
Purchase / upgrading of existing flats	HUF 15 m	HUF 6 m	50% - 45% - 40% - 35% - 30%	31.12.2014

There are two reasons why interest rate subsidy products are not prevalent in practice. One the one hand, for the loan offer side, the transaction interest rate determined by legislation proved too low in view of the present sourcing costs, such schemes would produce losses for the banks. The other reason for low popularity is the low level of demand for loans.

The limit on the offer side might be eliminated by the change in rules announced in mid-July 2012. According to the initial regulation, in the case of products with a 1-year interest rate period, the transaction interest rate was not allowed to exceed the level of the average yield on 12-months discount treasury bills plus 3 percentage points, whilst in the case of a loan with fixed interest payment, the maximum value of the transaction interest was not allowed to exceed the average yield of the 5-years nominal maturity government bond plus 3 percentage points. In accordance with the new, modified rule, both in the case of loans with interest rate periods of one year or exceeding one year, the basis for transaction interest will be 130 percent of the average yields and this can be increased by 3 percentage points. However, the rise in the level of transaction interest rates also means that the monthly instalments of homebuyers making use of this scheme also increase, which counteracts the penetration of interest-subsidised products again.

Both in respect of interest subsidies and social benefits we can state that their penetration is hampered, in addition to the disadvantageous terms, by the economic environment and the low borrowing appetite as well. This is why, for the time being, we cannot expect some striking demand-simulation effect from any of the government assistance forms, and not even a combination of these can bring a trend change on the residential property market on a stand-alone basis. We can expect some more serious demand stimulation effect from these only when the economic and financing environment improves, with high probability from 2013, at the earliest.

EXCHANGE RATE FIXING AND CHANGE OF THE CURRENCY

We already presented in detail the system of exchange rate fixing in the previous issue of Residential Market Monitor (first quarter of 2012), therefore, we now review the practical results of the period since that time.

In the new, modified system of exchange rate fixing, the fixed exchange rate – in the case of the Swiss franc, 180 HUF/CHF, in the case of the euro, 250 HUF/EUR, in the case of the Japanese yen, 2,5 HUF/JPY - shall be paid in full by the debtor. As to the portion of the instalment that exceeds the fixed exchange rate, which is the difference between the instalments calculated on the basis of the exchange rate on the market and the instalment calculated at the above, fixed exchange rate, the debtor is liable only for the payment of the principal's portion. Even that is not to be paid immediately, but this amount is recorded by the bank on an omnibus account, in the form of a credit, payable by the debtor. The bank remits the other portion of the instalments due above the fixed exchange rate, the portion of interests and interest-type fees, and the debtor will not be required to pay that later as well. By the way, this amount will be borne by the bank and the government in equal portions.

Until 30 June 2012, according to HFSA data, 20,361 collection account loan contracts were concluded, where until now 902 million forints of debt was accumulated by the users of this scheme. The total stock of foreign currency loans protected by exchange rate fixing was roughly 183 billion forints at the end of the first half of the year, representing 9 percent of the total currency loan stock.

^{*} proportionately to government bond yields, 5 years support period, annually changing rate



The exchange rate fixing system is available only for currency loan debtors with overdue liabilities of less than 90 days. For debtors with delays of payment exceeding 3 months, the conversion of their currency loans into forints could mean a help. In the case of debtors who were in delay with the payment of at least 78,000 forints for more than 90 days as at 30 September 2011 and their default is continuing, an opportunity was provided to change the currency of the loan to forint. The bank may convert, by 31 August 2012, the total debt originating from the currency loan into a forint-denominated receivable, at the average of the medium exchange rates of the National Bank of Hungary for the period between 15 May 2012 and 15 June 2012.

No official statistics are available on the success of the conversion of currency loans into forints, but on the basis of press news, the interest was moderate. To this, it contributed that in the period specified for the establishment of the exchange rate required for that conversion, i.e. between the 15th of May and 15th of June, the forint was weak, the average medium exchange rate of CHF was HUF 249, the EUR exchange rate was at around HUF 299. That is, the banks could convert currency loans into forints at terms unfavourable for debtors.

The above may result in a narrowing of supply, as a direct effect observable on the property market. In the first half of 2011, it is estimated that the number of those who offered their properties for sale explicitly because of payment difficulties might have been 10-15 percent. These people, if they are in a position to join the exchange rate fixing scheme and the new terms and conditions already mean an affordable burden for them, might withdraw their offer to sell. This would mean a decrease in supply on the market, and that might have a positive impact in the present situation of oversupply. It is difficult to give an estimate on the exact outcome, because the one-off repayment scheme provided an opportunity for many property owners with payment difficulties, allowing them to get rid of their currency loans by selling their property, at favourable conditions, getting rid of their payment difficulties, at the same time. According to the experiences of Otthon Centrum, the properties sold because of the one-off repayment option represented 22 percent of total sales in the period from October 2011 to January 2012. Therefore, even if the narrowing of the supply is expected to be inferior to the above 10-15 percent, its impact will be positive, in any case.

AUCTION QUOTA

The auction quota system is operational already since mid-2011, its rules were covered in detail in previous issues of Residential Market Monitor. Essentially, this is a facility for banks to transfer for forced sale, on a quarterly basis, only a certain portion of their loan stocks in default since more than 90 days. This means that banks can initiate the sale of such properties outside court, or file an application for enforcement regarding that property. In 2012, that quota represents 3 percent for each quarter of the calendar year.

The auction quota was designed to avoid a situation where properties representing collaterals behind loans in default come to the market, all of them at the same time, generating a major drop in the prices there. According to HFSA data for the first quarter of 2012, the number of properties concerned was 100,820. In the second quarter of the year, this number increased, and 107,302 properties represented the basis of that quota. That is, in spite of forced sales, the number of loans in default continues to grow. In the country, the basis of the quota decreased only in Budapest, the counties of Hajdú-Bihar, Jász-Nagykun-Szolnok and Szabolcs-Szatmár-Bereg. Even so, in spite of a minimal decrease, the second largest stock of properties offered as collaterals for loan contracts in default and available for forced sale is in Budapest.

2. TABLE - NUMBER AND TERRITORIAL BREAKDOWN OF PROPERTY COLLATERALS BEHIND LOANS WITH OVERDUE AMOUNTS EXCEEDING 90 DAYS

Area	Prope	Properties		
Area	number (pc)	share (%)	change 1Q-2Q2012	
Budapest	12,574	11.72%	-156	
Bács-Kiskun County	4,705	4.38%	35	
Baranya County	4,768	4.44%	743	
Békés County	5,620	5.24%	740	
Borsod-Abaúj-Zemplén County	8,915	8.31%	852	
Csongrád County	3,778	3.52%	380	
Fejér County	5,090	4.74%	831	
Gy r-Moson-Sopron County	3,559	3.32%	478	
Hajdú-Bihar County	5,774	5.38%	-11	
Heves County	4,814	4.49%	386	
Jász-Nagykun-Szolnok County	4,563	4.25%	-169	
Komárom-Esztergom County	3,898	3.63%	477	
Nógrád County	3,191	2.97%	146	
Pest County (without Budapest)	15,569	14.51%	1,389	
Somogy County	3,445	3.21%	199	
Szabolcs-Szatmár-Bereg County	5,705	5.32%	-1,078	
Tolna County	2,172	2.02%	146	
Vas County	2,474	2.31%	709	
Veszprém County	3,915	3.65%	459	
Zala County	2,773	2.58%	432	
Total	107,302		6,988	

Source: HFSA (Hungarian Financial Supervisory Authority, HFSA)



Every quarter, HFSA publishes the number of properties selected for forced sale and the quota utilisation level. Statistics for the last quarter of 2011 and the first quarter of 2012 show a somewhat surprising picture, because until now, financial institutions did not use their possibilities in full in terms of forced sale. In the fourth quarter of 2011, they made use of 78.4 percent of the auction quota, and in the first quarter of 2012, its use was 82.5 percent. There was no change in this trend in the second quarter of 2012 either, banks utilised only 84 percent of the full quota.

The sale of the property upon mutual consent between the bank and the debtor may be one of the alternatives of the forced sales described above. According to the experiences of Otthon Help (a company belonging to the same corporate group as Otthon Centrum, providing help in the sale, management, value appraisal of properties provided as collaterals for loans in default from the point of view of banks), even though the possibilities existed already last year for the joint sale of properties behind bad debts, by the bank and the debtor, in 2012, banks manifest an increased interest in this solution. This is also shown by the fact that from 2011 to 2012, the order stock of Otthon Help with banks has been tripled.

The auction quota system shall remain in force until the end of 2014, but the liquidation of bad loans shall last, according to an estimate of Otthon Help, taking account of the joint sale option with the debtor's involvement as well, at least until the end of the operation of the auction quota system, that is, three years, but even a longer period, of one or two additional years might be also needed.

The auction quota system is designed to lessen any pressures on prices from forced sales. In practical life, this operated well until now, and it is highly likely that we shall not expect a decrease in the prices due to forced sales in the future either. The purpose of a sale jointly with the debtor is selling at market prices, therefore, no pressure will be exercised on prices and, depending on the timing of such sales, it might bring some expansion in the supply.

ENERGY PERFORMANCE CERTIFICATE

From 1 January 2012, also in the sale and purchase of homes from owners, the preparation of an energy performance certificate is mandatory. Since 2009, this measure was already in place for newly built homes.

A certificate might provide a good tool for comparisons for the buyers. Still, it is important to know that the energy performance characteristics of a home are not the only feature influencing decision-making in the purchasing process of a property. Price, size, the number of rooms, location are ranked above energy performance considerations within decision-making criteria. Moreover, for buyers, the energy performance rating of a chosen property is important not only in itself, but rather due to the maintenance costs implied, in other words, because of the amount of the monthly costs.

According to the experiences of Otthon Centrum, for the time being, the energy certificate represents only an administrative liability for both sellers and buyers. This means that the seller usually obtains this certificate only at the time of concluding the contract, that is, its contents do not form a part of the price bargain, and the buyer also does not consider important yet the energy rating of the home, and this supports the above description

.



MARKET OF THE NEWLY BUILT HOMES

KEY FINDINGS

DECLINING SALES:

at a national level, sales of newly-built homes continuously decreased in recent years, according to KSH data. On the buyers' side, the lack of confidence shifts housing demand towards the already delivered homes.

SMALLER PROJECTS:

Property developers turned toward smaller volume projects, representing lower risks. In the case of projects completed in 2011 and the ones planned for completion in 2012, the average number of flats is around 20, as opposed to 60 flats in 2007.

Notes to the methodology: accurate data on the sale and purchase of newly built homes are available from the procedure of imposing the respective fee. NAV (the Hungarian tax authority), in charge of maintaining that database, makes the decision on the basis of the fee allowance applicable to the purchase of new homes whether the property in the given sale and purchase was a new one, or an existing one. It can happen, however, the prior to the purchase of a new home, the buyer already sold a property, and for him/her, the fee payable is more preferential, if the fee due for the new home can be diminished by deducting the fee already paid, instead of making use of the fee allowance offered for the purchase of the new home. In other words, it is thinkable that NAV classifies some of the transactions implying newly built homes as sale and purchase of existing residential property. Therefore, the number of transactions for newly built homes in the KSH statistics, originating from NAV, shall be considered as a lower estimate for the number of transactions with new homes.

Statements on the Budapest market of newly-built homes are based on the project database of Otthon Centrum. This database contains data, retrospectively, from 2005, the data of newly built homes and projects offered for sale, as at the date of the semi-annual updating process. For instance, the number of sales transactions, the delivered and unsold stock of homes and the main characteristics of the homes.

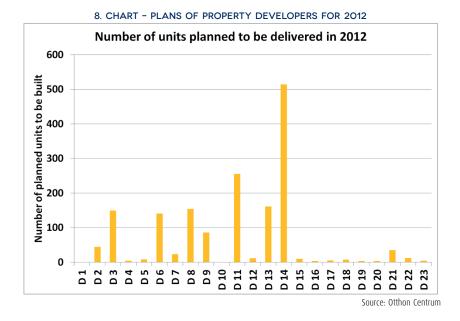
According to KSH data, the number of newly-built homes sold is permanently decreasing since the crisis in Hungary. Whilst the number of all deliveries was permanently around the level of 90,000 the number of new homes sold is declining, reflecting both a narrowing of the supply and the lack of buyers' confidence. Property developers responded to the drop in demand on the housing market – with a delay of about one year – with a significant cutback of their activities. This can be clearly seen both from the number of new housing construction projects and the number and structure of the newly built homes on the market. The lack of confidence at the buyers is manifest from a preference given to already delivered homes or homes very close to delivery, because buyers dare less and less to pay instalments of the purchase price for a longer period in advance, for a home of new construction to be completed later in the future.

3. TABLE - NUMBER OF NEWLY-BUILT HOMES IN HUNGARY

Sales of newly-built homes	2008	2009	2010	2011
Hungary	14,100	8,300	4,800	3,900
Thereof: in Budapest	5,800	3,100	2,000	2,200*

Source: KSH, Otthon Centrum * On the basis of Otthon Centrum's database

According to feedback received from developers, in 2012, the largest number of new homes might be delivered in District XIV; more than 500 homes will be completed in this district. Last year's winner, District XI shall rank second, with about 250 deliveries. These will be followed by Districts XIII, VIII and III, but the size of deliveries planned there shall be far smaller.



In the chapter dealing with regulations we already presented the potential effects of social benefit and interest subsidy on the market of newly built homes. These measures may give an impetus for new-home demand, but still, due to a low propensity to indebtedness and the present environment in the economy, they will be able to exercise their effects probably from 2013, in practice.

4. TABLE - AVERAGE PRICE PER SQUARE METER OF NEWLY BUILT HOMES

	2007	2008	2009	2010	2011
Budapest	347	361	364	350	343
County capitals	246	255	245	228	224
cities and towns	254	256	245	231	221

Source: KSH

On the basis of KSH statistics processing home sales, similarly to the pricing of homes sold by owners, the prices of newly built homes also decrease continuously; in the capital city, from 2009, in the cities and towns of the countryside, from 2008.



THE MARKET OF HOMES FOR RESALE

KEY FINDINGS

PURCHASES BROUGHT

FORWARD:

recovery in demand was experienced mainly in the first quarter of the year; in the second quarter, the number of sale and purchase transactions was already at about the levels of last year. This means many purchases brought forward due to the one-off repayment, and these were realised in the first quarter of the year.

GROWTH IN BARGAINING:

sellers are compelled to make concessions not only at the time of concluding the contract, but also prior to that, during the selling process, they have to lower the offered prices. In the first half of this year, the rate of both price reductions in the selling process and price-cutting given at the time of concluding the contract increased in a comparison with the first half of last year. This year, the price envisaged when entering the market decreased, on an average, at national level in the first-half, by almost 13 percent by the time of the sale. Out of that, the reduction of the offer price by the seller in the selling process accounted for 5.5 percent, whilst the buyer managed to bargain 7.5 percent, when the contract was signed.

UNCHANGED SELLING TIMES:

in the last year, time required for the sale of properties did not change in any of the segments.

In this chapter, we present the main trends on the market of homes for resale. Detailed analyses on the market of residential property from owners are included in our <u>Residential Market Adviser</u> publication.

Buyers evidently turned toward purchases of private homes from their owners, where the reasons in the background include that the market of homes for resale looks more "exciting" for the buyers, anticipating chance bargains, on the one hand, and a loss of confidence in property development projects, in particular, uncompleted investments, on the other. On the basis of the number of property market transactions, published by KSH for the year 2011, which may be considered final, the share of newly-built homes in total sales was halved from 2008 to 2011.

5. TABLE - SHARE OF NEWLY-BUILT HOMES WITHIN TOTAL SALES

2008	2009	2010	2011
9,15%	9,11%	5,32%	4,44%

Source: KSH, Otthon Centrum

SLOW CORRECTION

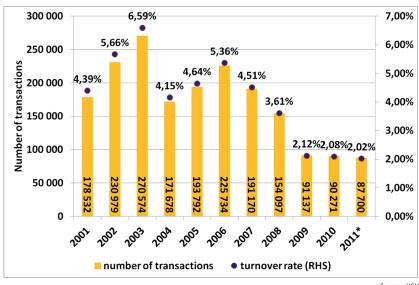
After a strong start of the year, the second quarter of 2012 was already about correction in terms of the number of sale and purchase contracts. In the first half of this year, according to experiences of Otthon Centrum, sale-and-purchase transactions increased by 17 percent on the residential property market, as compared to the same period of last year. However, the additional demand originates mainly from the first quarter of the year when, together with the one-off repayment, the number of sale-and-purchase transactions was 40 percent higher than in the first quarter of 2011. In the second quarter of this year, the number of transactions was already at the level of the second quarter of last year. This clearly shows that even though the one-off repayment option was over in January, many buyers went on with their search for properties in the following months, but a large portion of these purchases were brought forward. For the second quarter already, this temporary recovery in demand did not persist.





The turnover on the residential market on the basis of KSH statistics, considered to be final, represented 87,800 transactions in 2011. This is identical with Otthon Centrum's estimate of 88,000 transactions. The turnover value of the residential market in 2011 is 3 percent below the level experienced in 2010.

9. CHART NUMBER OF SALE AND PURCHASE TRANSACTIONS OF RESIDENTIAL PROPERTY IN HUNGARY



Source: KSH

EVOLUTION OF PRICES

On the market of **brick-built homes** for resale, in the second quarter of 2012 we registered already, with the exception of Budapest, a minimal increase of 1-2 percent, but as opposed to this, in the capital city we experienced a 1 percent decrease. On the market **blockhouse flats** the one-off repayment had no effects. Neither in a comparison of this year's first half to the first half of the previous year, nor in terms of comparing the second quarter of this year to the first quarter could we experience a decrease in prices; the market of blockhouse flats is characterised by stagnation. On the market of **brick-built houses**, the average prices per square meter decreased from the first quarter of 2012 to the second quarter of 2012.

6. TABLE - AVERAGE SELLING PRICES PER SQUARE METER, BY TYPES OF PROPERTY AND AREAS, IN THE SECOND QUARTER OF 2012 (HUF THOUSANDS)

2Q2012 (HUF '000)	brick home for resale	block home for resale	brick house for resale
Budapest	274	176	212
East	183	123	120
West	174	138	131
Pest County	217	180	175

Source: Otthon Centrum

This year, the decline in prices might already stop completely. The price level may bottom out this year, unless the market becomes exposed to some external influence, comparable to the one-off repayment option. Still, after a stagnation, an immediate price increase cannot be expected; in the absence of a well-founded expansion in demand and especially, in the absence of more favourable financing terms and stronger demand, no major price increase shall be anticipated on the market.

PRICE BARGAIN

For calculating the price bargain, we investigate the total price-cutting granted in the selling process. In the case of total price-cutting, we compare the price indicated by the seller when the order was given, to the selling price. The difference between the two prices comes from the price bargain in selling, on the one hand, achievable by the buyer in the process of concluding the contract. On the other hand, it also comes from price reductions granted by the seller in the process of selling.



It can be seen clearly that somewhat less than half of the total price-cutting comes from reducing the offer price prior to the emergence of a serious buyer. A larger portion of the total price-cutting is frayed out by buyers, in the framework of negotiations about the contract.

7. TABLE - SIZE OF THE TOTAL PRICE-CUTTING, BY TYPES OF PROPERTIES, 2Q2012

type of the property	total price-cutting	thereof: when contract is concluded
brick home for resale	11.85%	6.84%
brick house for resale	17.58%	10.96%
block home for resale	7.98%	5.10%

Source: Otthon Centrum

Both with regard to price bargain at the conclusion of the contract and in respect of total price-cutting, it can be seen that the high level in the first quarter of the year decreased in the second quarter, mostly because the effects of the one-off repayment were gone.

It is important to know that the above extents of bargain always show the average size of price-cutting; reductions smaller or larger than that also occur. The extent of the allowance to be made by the sellers from the initial price is largely dependent on how sanguine their hopes were when they started and how far they can accept the market price levels.

SELLING TIME

No significant change was observed in the amount of time required for selling in this past period. Due to the crisis, the period required for the sale of properties increased significantly, no major changes can be observed for any of the property types from the first half of 2011 to the first half of 2012.

8. TABLE - AVERAGE SELLING TIMES IN DAYS, BY TYPES OF PROPERTIES

type of the property	1H2009	1H2010	1H2011	1H2012
Brick home for resale	81	110	121	120
Block home for resale	84	91	79	74
Brick house for resale	147	171	197	199

Source: Otthon Centrum

A shorter selling time for blockhouse homes, in a comparison with the other types of property, could be observed already before the crisis. In the background, the reason might be that as opposed to brick-built homes and houses, blockhouse flats mean a more homogeneous conglomerate, the parameters of differences among them are less in number, and this shortens the time required for making comparisons and the decision about the purchase.

When assessing data, it should be taken into consideration that the time needed for the sale of properties shows a huge standard deviation; we can come across flats sold within a matter of weeks, and it is not a rarity either that the property spends even a full year on the market. We shall evaluate average selling times in knowledge of that.





KEY FINDINGS

STAGNATING

RENTALS: in the first half of 2012, rentals of block house dwellings and brick houses did not change as compared to

the same period of the previous year. At the same time, the rentals of brick-built homes increased over

the same period, but even so, this is the level of 2010.

YIELDS: at present, in the case of properties purchased for the purpose of letting, yields of 8 to 10 percent can be

achieved over an investment period of 10 years.

Notes to the methodology: on the market of rented homes, we only have limited information available. Due to the high ownership ratio, the relatively narrow market of rented property generates few renting contracts in itself, in addition, many contracts belong to the gray or black zones of the economy, therefore, information hidden there cannot be accessed. In accordance with that, no central register exists for lease contracts (similar to the one used for sale and purchase information, from the database of NAV or KSH), that is, statistics we became used to in the case of sale and purchase, covering the whole of the market, are not available here. Therefore, in the analysis we could use only data on the transactions administered through the Otthon Centrum network.

In this chapter, we present the developments in rentals and the yields achievable through letting. Further information on the rental market is available in our publication, Residential Market Adviser.

EVOLUTION OF RENTALS

From the first half of 2011 to the first half of 2012, the average rentals of brick-built homes increased for the whole of the country, but it is also true that even so, only to the proximity of the level of HUF 1,400 per square meter, the typical value of the period 2009-2010. In the case of blockhouse flats, we experienced stagnation in the last one year, at leases administered through Otthon Centrum. But the rentals of brick-built houses continued to decline from the first half of 2011 to the first half of 2012.

9. TABLE - AVERAGE RENTALS PER SQUARE METER, BY TYPES OF PROPERTIES

type of the property	1H2009	1H2010	1H2011	1H2012
Brick home for resale	HUF 1,430	HUF 1,410	HUF 1,290	HUF 1,380
Block home for resale	HUF 1,050	HUF 900	HUF 990	HUF 980
Brick house for resale	HUF 1,050	HUF 1,050	HUF 980	HUF 950

Source: Otthon Centrum

LODGINGS LOOKED FOR

In the second quarter of 2012, in Budapest, in most cases, people were looking for rents at monthly rental levels of 55,000-65,000 forints on the market of brick-built homes. Most of the queries arrived for dwellings of about 50 square meters, available for rent. Also brick-built homes offered at rentals of about 80,000 forints were being searched for. These are, in overwhelming majority, properties in the range of 55-65 square meters, generating the largest number of enquiries for lease.

In Pest county, in the segment of brick-built houses (where we include family houses, semi-detached houses, row-houses as well), most of the enquiries arrived for lodgings at around HUF 100,000, but the demand is spread over a very wide range. Lodgings sought for HUF 100,000 cover houses of about 100 square meters.



In the eastern part of the country, in the segment of brick-built homes available for rent, most of the enquiries were generated by homes available at about HUF 50,000 (HUF 45-55k) and HUF 40,000 (HUF 35-45k). In the western part of the country, in the segment of brick-built homes available for rent, most of the enquiries were generated by homes available at about HUF 50,000 (HUF 45-55k) and HUF 40,000 (35-45k). Among houses in the range of about 50,000 forints in terms of rental, most of the properties had a ground area of about 80 square meters, but many enquiries arrived also for properties of about 60 square meters as well.

YIELDS

One of the most frequently used investment strategies is the purchase of properties for the purpose of expenditure. With the decrease in property prices, rental fees also declined, but in frequented areas, such as in the proximity of universities and colleges, in cities with important demand for manpower, the lease of a property provides a secure revenue. In this chapter, we demonstrate the profit that can be realised from lease with a calculation of theoretical yield.

In the model, we calculated with an investment period of 10 years, which means that in the first year, the flat acquired in January 2012 is leased by its new owner for ten years and, at the end of the tenth year, it is sold. In the model, we have been using the following assumptions:

A property's nominal value follows inflation, that is, it maintains its real value, but its owner cannot calculate with an increase in the real value. This assumption is supported by the fact that in the case of properties purchased for the purpose of a lease, the main criteria are good location and easy occupancy, and in the case of properties fulfilling these criteria, the investor shall not necessarily expect a significant increase in the price as well.

For the 10 years, we set an average inflation of 4.22 percent.

From the second year, the owner spends HUF 100,000 in real terms on maintenance, and in the fifth year, a fivefold of that amount, for refurbishment. The costs of renovation in the individual years were indexed with inflation.

The amount of the tax payable on the revenues from the annual rental fee was calculated with the PIT level of the current 16 percent. For simplicity, we calculated with the same tax rate for each year.

The annual rental fee increases each year at a rate identical with inflation, but we did not calculate in the model with an increase in rental fees in real terms.

The property is assumed to be leased all throughout those 10 years.

In the model, we calculated yields based on data of some types of rents, highly searched for. We present these rent types, highest in demand, in the following chapter, in detail. Taking for a basis the ground areas of properties attracting the most interest, we calculated the purchase price and the annual rental fee revenues based on the average price per square meter in effect in the second quarter of 2012 and the average rental fees per square meter in this same period.

10. TABLE - YIELDS OBTAINABLE THROUGH LEASES, FOR SOME TYPES OF RENTS THAT ARE HIGHLY IN DEMAND, 2Q2012

Town or village	Type of the property	ground area	yield
Budapest	block home for resale	50 sqm	10,22%
Budapest	brick home for resale	40 sqm	9,10%
Budapest	brick home for resale	60 sqm	9,51%
Western part of the country	brick home for resale	60 sqm	10,71%
Eastern part of the country	block home for resale	50 sqm	10,19%
Pest County	brick house for resale	100 sqm	8,80%

Source: Otthon Centrum

Yields range between 8 and 10 percent in the case of certain properties, minimally higher than in the previous quarter of the year. Yields from block flats are roughly similar in the different regions of the country, but when letting brick-built homes, the investor can obtain a smaller return in Budapest than in the cities and towns of the western part of the country.



HOUSING LAND MARKET

KEY FINDINGS

PLOT PRICES: In Budapest, on an average, per square meter, plots in urban areas could be purchased at a price of about

25,000 forints in the first half of 2012. In Pest County, the price of construction plots per square meter was

around 7,000 forints, on average.

KERESETT TELKEK: In Budapest, demand is most important for plots with a value between 10 and 15 million forints, with sizes

of 500-600 square meters, in Pest county, for plots of 6 million forints, with sizes of 500-1,000 square meters. In both the eastern and western parts of the country, demand is concentrated on plots between 2 and 9 million forints. In the western part of the country, one-fifth of the searchers had an interest in plots

of higher values, up to 14 million forints.

Notes to the methodology: We investigate buyers' preferences, that is, what buyers are looking for, using a new method, not applied on the market until now. Whether we have to do with Internet-based property search portals or an assignment to a property intermediany, buyers provide from-to limits when describing their needs, both in terms of prices and of ground area. On this basis, due to the ranges, it is difficult to analyse what would be the price and size of the plots that stakeholders are really looking for. Demand, of course, can be grasped also by examining on the basis of these criteria the properties sold, given that this is the point where demand finally meets supply, but it is difficult to collect information on the search criteria preceding those deals. It is easier to analyse, when we start from the data of the properties that are highly in demand. However, plots that can be viewed on the Internet are not suitable for that purpose, given that the viewing of an advertisement does not always mean an intention to buy, it is rather often only a reflection of dreams, or it is about looking around without a purpose.

We eliminate these inaccuracies by tracking in our system almost all queries, by telephone or email, about the specific advertisements of properties included in the assignment stock of Otthon Centrum, displayed on any of the advertisement interfaces. Doing so, we ensure that we will not analyse search domains, and also, an interest demonstrated by a call or in email already shows a more serious intention.

We investigate buyers' preferences on the basis of queries referring to specific properties included in the advertisements. The study covers two criteria in the case of plots: the price and size of the plots. We classify properties into groups, based on their prices, by a scale of one million forints, based on the area, by one hundred square meters. We establish for the different groups how many queries were received for plots belonging to the given group. The values indicated for the individual groups always show the middle of a group, that is, for plots of 10 million, for instance, properties ranging from 9.5 million to 10.5 million will be considered. This also means that plots of 400 square meters, plots with 350-450 square meters will be involved. Given that developer activity significantly dropped in respect of residential property, the market of plots suitable for large-scale residential properties is also stagnating. Therefore, the analysis in this chapter studies predominantly plots suitable for construction projects, having attracted interest via the Otthon Centrum advertisements in the second quarter of 2012.

A general trend on the market of plots is that due to the decrease in prices of family houses, buyers who earlier thought only in terms of buying construction plots and build there for their own use, increasingly frequently are looking for family houses, parallel to the plots.

PLOT PRICES

In the table below, we show data of sale and purchase transactions, administered through Otthon Centrum, in some districts of Budapest, as well as towns and villages in the countryside.

11. TABLE - PRICES OF PLOTS IN URBAN AREAS IN THE CASE OF SOME TRANSACTIONS ADMINISTERED IN THE 1ST HALF OF 2012

Plot size (sqm)	Price	Town or village
1,117	HUF 30,000,000	Budapest, District II – Máriaremete
721	HUF 17,250,000	Budapest, District II – Pesthidegkút-Ófalu
1,000	HUF 21,000,000	Budapest, District XXII – Budatétény
587	HUF 13,000,000	Budapest, District XVIII – Szemeretelep
1,130	HUF 9,000,000	Kecskemét - Kadafalva
1,960	HUF 9,000,000	Debrecen - Nagy Sándor housing estate
737	HUF 3,800,000	Szolnok -
624	HUF 1,500,000	Zalaegerszeg - Ságod
699	HUF 4,500,000	Balatonberény
750	HUF 9,900,000	Sopron - Lehár Ferenc street residential estate
1,007	HUF 5,000,000	Üllõ
901	HUF 10,000,000	Pilisvörösvár
552	HUF 10,000,000	Nagykovácsi
1,142	HUF 3,000,000	Kismaros

Source: Otthon Centrum



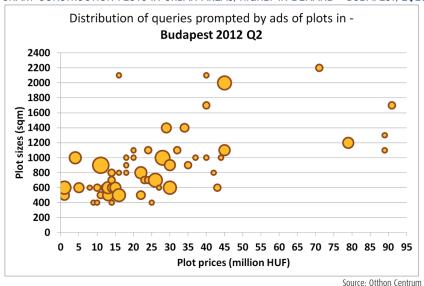
CONSTRUCTION PLOTS LOOKED FOR

In this chapter we investigate the enquiries prompted by plot ads in the second quarter of 2012, on the basis of price and ground area. In this survey, only construction plots of urban areas are included.

BUDAPEST

In the capital city, demand is concentrated on construction plots in urban areas, in the range between 10 and 15 million forints. For such an amount, plots between 500 and 900 square meters are offered, but smaller plots, of about 500 square meters, generated the largest number of enquiries The upper segment is in the range of 25-30 million, typically coupled with area requirements of more than 600 square meters. Those who are searching, are looking for plots of up to 45 million; above that level, a few enquiries were registered, but on the whole, a little more than 10 percent of the searchers had an interest towards this higher value segment.

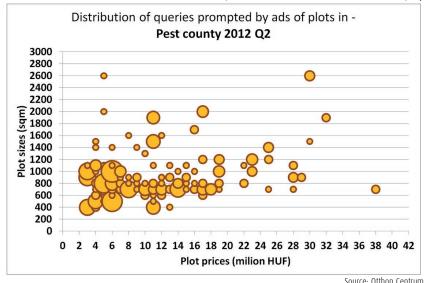
10. CHART CONSTRUCTION PLOTS IN URBAN AREAS, HIGHLY IN DEMAND - BUDAPEST, 2Q2012



PEST COUNTY

In the agglomeration of the capital city, in the second quarter of the year, most of the queries were about plots with a purchase price between 3 and 8 million.

11. CHART CONSTRUCTION PLOTS IN URBAN AREAS, HIGHLY IN DEMAND - PEST COUNTY, 2Q2012



Source: Otthon Centrum

In this value range, plots of 400-1000 square meters are offered. In the agglomeration, plots of 500, 800 and 1000 square meters were also popular. If we examine preferences on the basis of the ground areas of plots, it is clear that the ones with a ground area of 700 square meters are the top picks. In this size category, a very high number of queries were registered, at purchase prices from about 3 million up to 18 million. The reason for that may partially be that the optimal area is a plot size of 500-700 square meters, sufficiently large to provide the spatial perception desired, to ensure leisure possibilities, but is not too large, so that its care would require significant efforts, time or money spent.

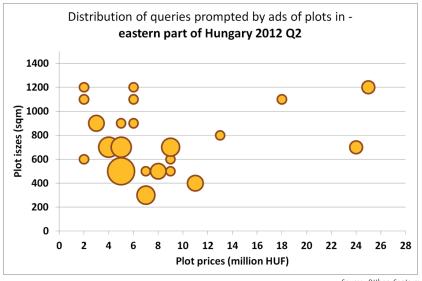




EASTERN HUNGARY

In the eastern half of the country, demand for construction plots concentrates on properties with purchase prices of 2-9 million forints. The largest number of enquiries was generated by plots of 500 square meters. The optimal size of 500 square meters is evident here, too.

12. CHART CONSTRUCTION PLOTS IN URBAN AREAS, HIGHLY IN DEMAND - EASTERN HUNGARY, 2Q2012

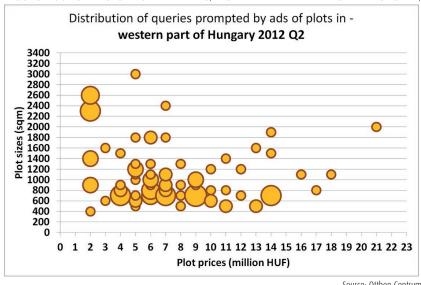


Source: Otthon Centrum

WESTERN HUNGARY

In the western half of the country, the picture is very similar to the one observed in the eastern part of the country, with most of the enquiries looking for plots between 5 and 9 million forints. However, a certain stratum has an interest in construction plots with values in excess of 9 million forints, up to the level of 14-15 million. They represent one-fifth of all enquirers. The plot size most searched for is between 600 and 700 square meters in the western counties as well.

13. CHART CONSTRUCTION PLOTS IN URBAN AREAS, HIGHLY IN DEMAND - WESTERN HUNGARY, 2Q2012



Source: Otthon Centrum

Upon request, we also prepare structured reports on the property market; please contact us at:

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