

# Analiza pietei imobiliare trim 1 - 2017

# Analiza pietei imobiliare

## Indice de pret imobiliar

### Oferta

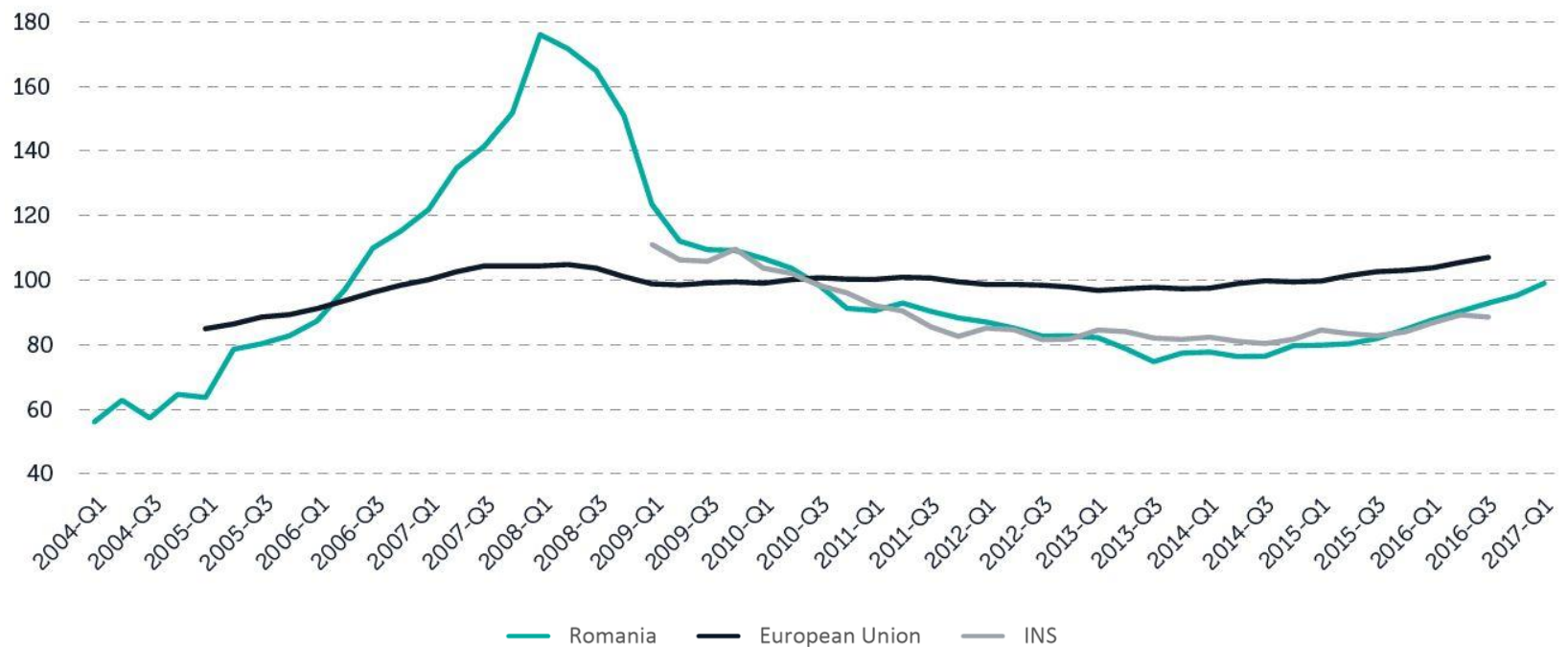
- Trend de preturi in 2017
- Trend de preturi in Bucuresti
- Listari unicat
- Cladiri noi

### Cererea

- Cererea in Q1 2017
- Timp de listare
- Marja de negociere

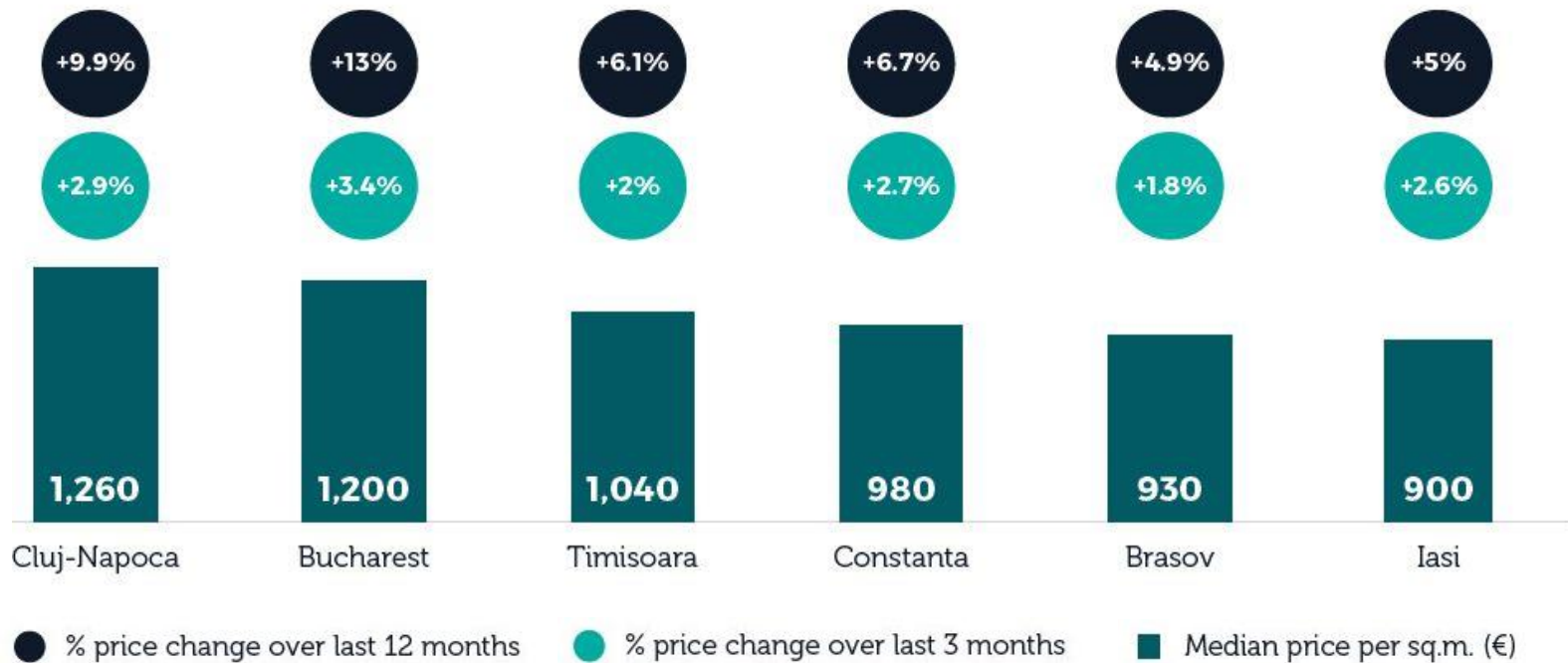
# Analiza pietei imobiliare

## Indicele preturilor trimestriale (2010=100)



# Oferta

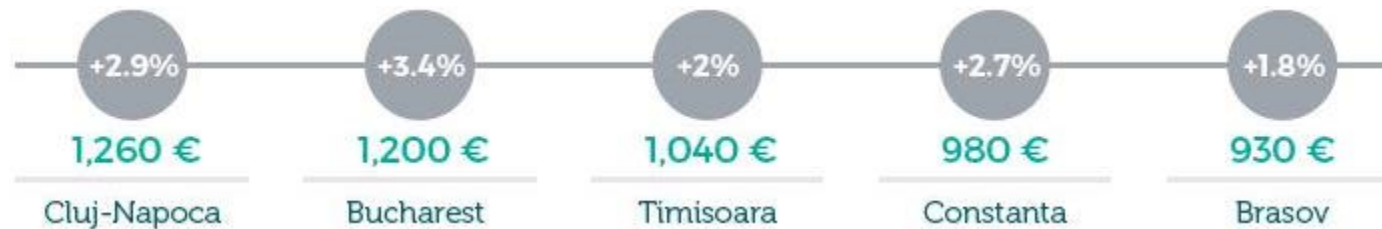
## Trendul preturilor in marile orase (apartamente)



# Oferta

## Pret maximal pe mp

Pret mediu si modificare % in ultimele 3 luni



## Pret minimal pe mp

Pret mediu si modificare % in ultimele 3 luni



# Oferta

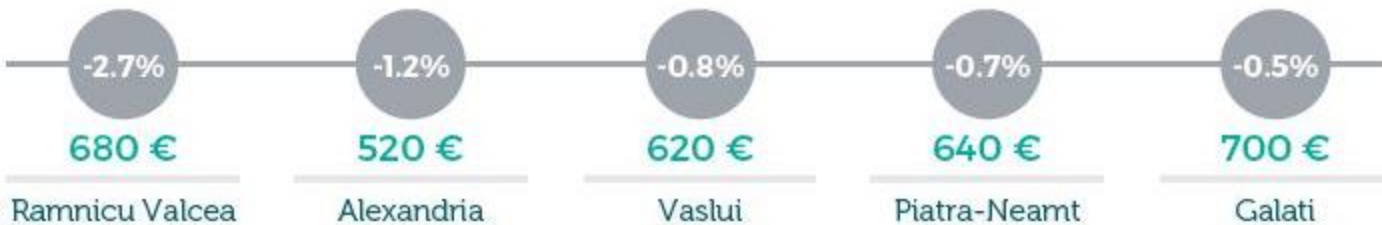
## Pret maximal pe mp

Pret mediu si modificare % in ultimele 3 luni



## Pret minimal pe mp

Pret mediu si modificare % in ultimele 3 luni



# Oferta

## Apartamente Bucuresti

Locatii cu cel mai mare pret pe mp

Pret mediu si modificarea procentuala in ultimele 3 luni



# Oferta

## Apartamente Bucuresti

### Neighborhoods with the largest price increase per sq. m.

Median price & % price change over last 3 months

Decebal Calea Calarasilor	<b>1,560€</b>	<b>/ +6.4%</b>
Tei	<b>1,200€</b>	<b>/ +6.3%</b>
Parcul Carol (Cantemir-Marasesti)	<b>1,390€</b>	<b>/ +5.9%</b>
Rahova	<b>880€</b>	<b>/ +5.7%</b>
Stefan Cel Mare	<b>1,350€</b>	<b>/ +4.9%</b>

### Neighborhoods with the smallest price increase per sq. m.

Median price & % price change over last 3 months

Herastrau Nordului	<b>2,260€</b>	<b>/ -4.0%</b>
Dacia Eminescu	<b>1,370€</b>	<b>/ -3.3%</b>
Iancului Mihai Bravu	<b>1,250€</b>	<b>/ -0.6%</b>
Ferdinand	<b>1,270€</b>	<b>/ +0.5%</b>
Giulesti	<b>890€</b>	<b>/ +0.5%</b>

### Neighborhoods with the smallest price per sq. m.

Median price & % price change over last 3 months

Ghencea	<b>870€</b>	<b>/ +3.8%</b>
Rahova	<b>880€</b>	<b>/ +5.7%</b>
Giulesti	<b>890€</b>	<b>/ +0.5%</b>
Giurguiului	<b>900€</b>	<b>/ +1.7%</b>
Berceni	<b>970€</b>	<b>/ +2.2%</b>



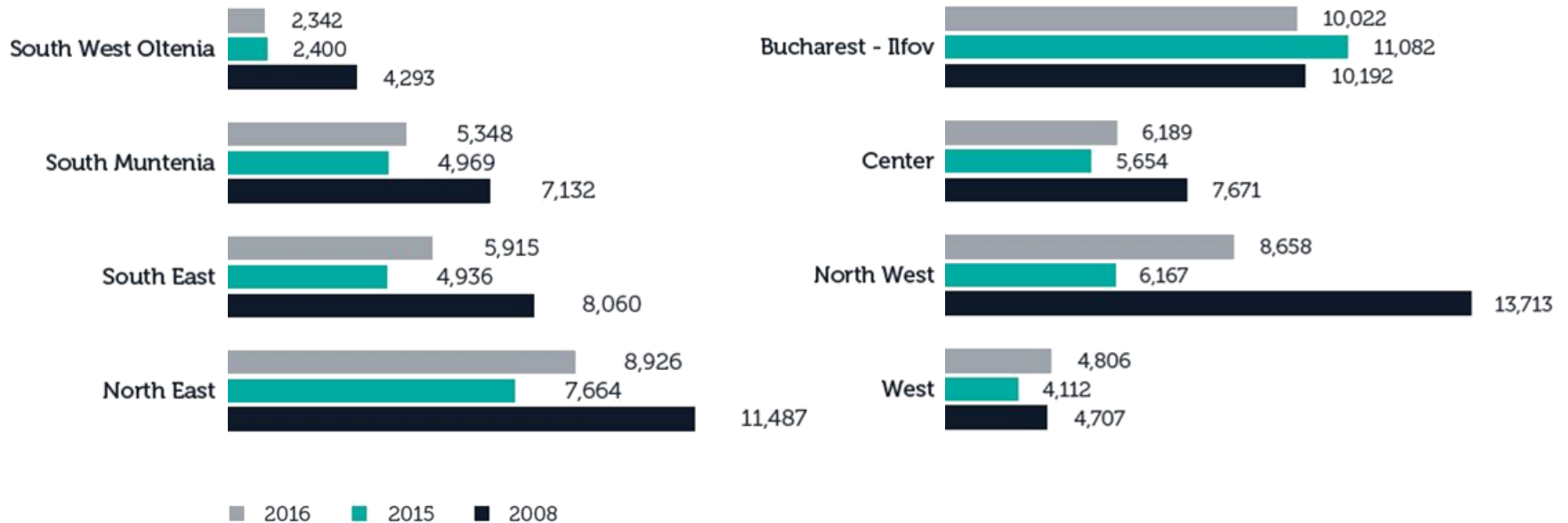
# Oferta

## Numar de aparitii proprietati in vanzare



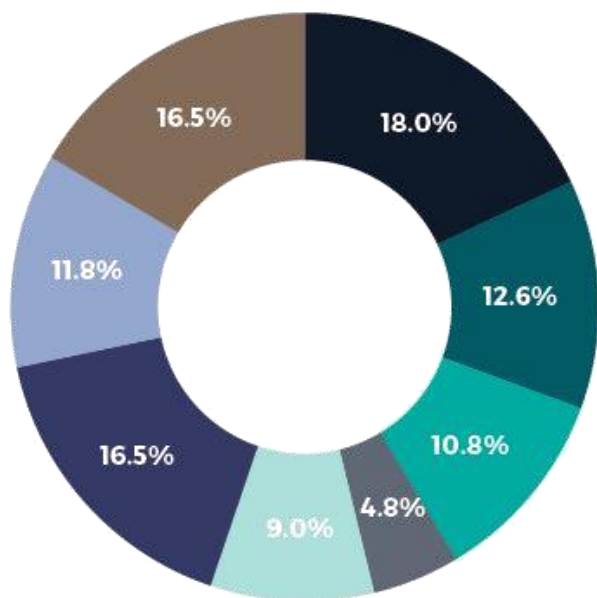
# Oferta

## Constructia de locuinte noi- pe regiuni



# Oferta

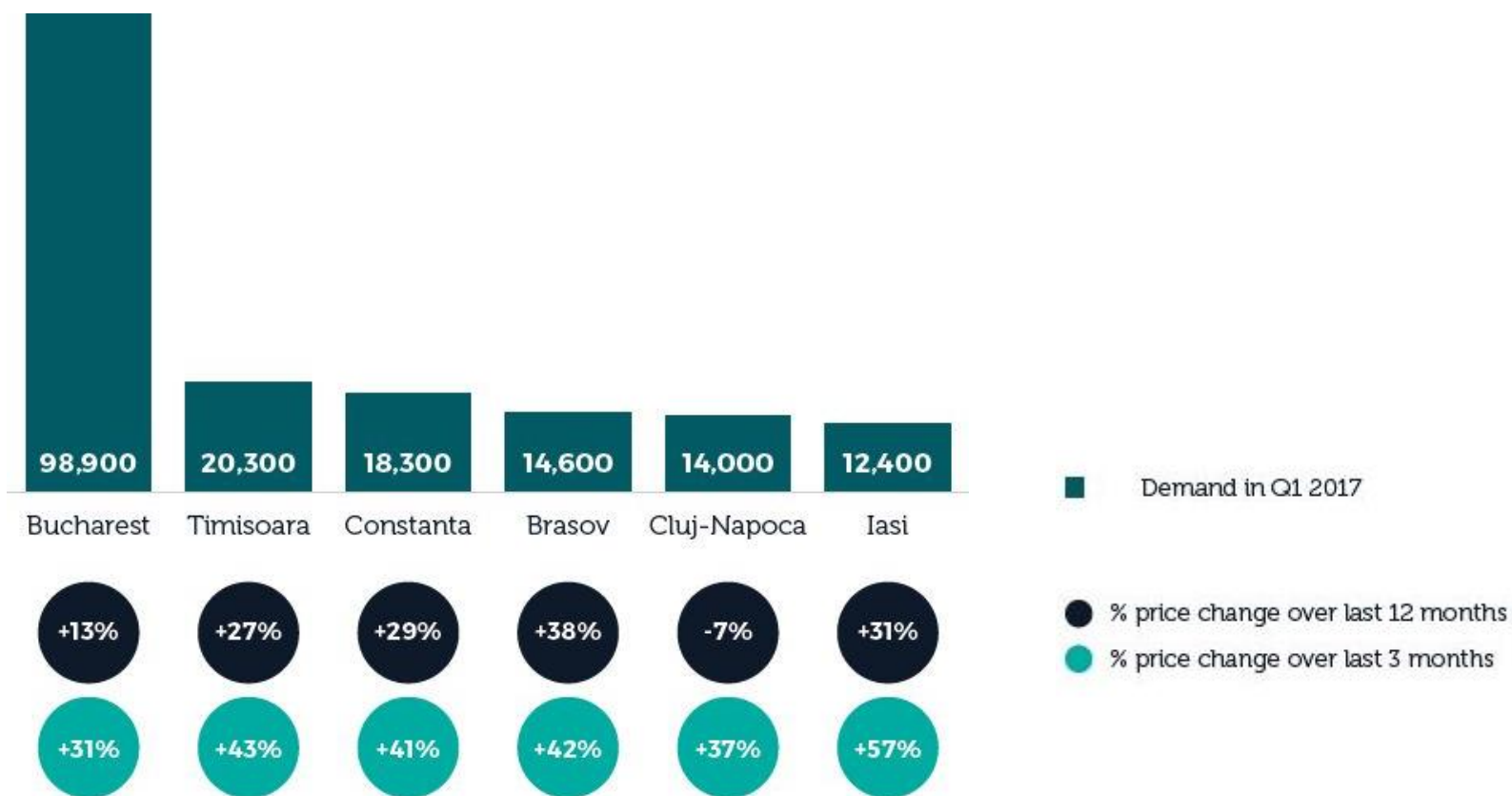
## Constructia de locuinte noi – in Q4 2016



Regions	2016 Q4 (no. of units)	% evolution from previous year
North-East	2,740	-16%
South-East	1,927	-3%
South: Muntenia	1,654	+8%
South-West: Oltenia	739	+11%
West	1,365	+21%
North-West	2,520	+20%
Center	1,792	+12%
Bucharest-Ilfov	2,512	-29%
<b>Total</b>	<b>15,249</b>	<b>-4%</b>

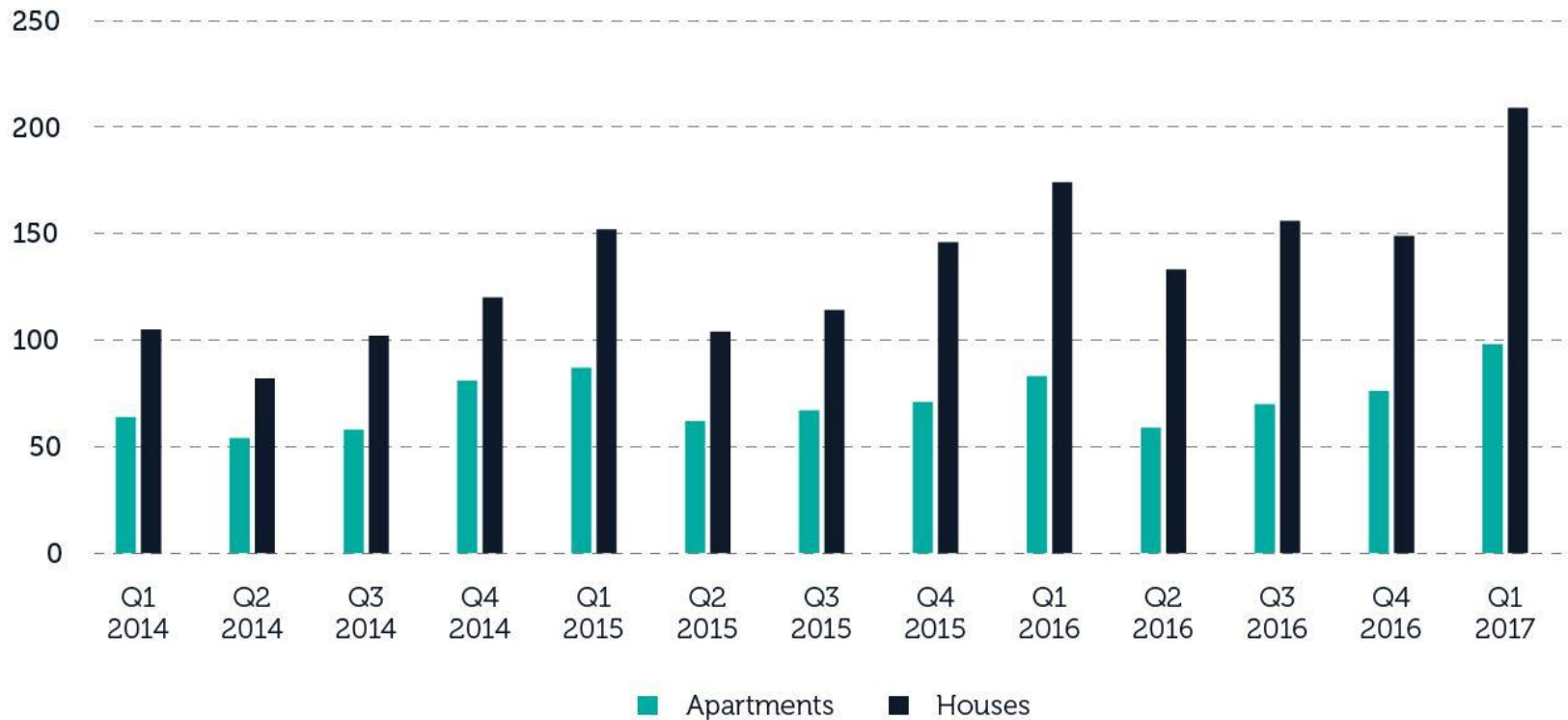
# Cererea

## Cererea pentru proprietati rezidentiale in vanzara in Q1 2017



cererea

## Timp in piata pentru imobile



cererea

## Marja de negociere pentru apartamente vandute

