



ROMANIAN RESIDENTIAL MARKET REPORT

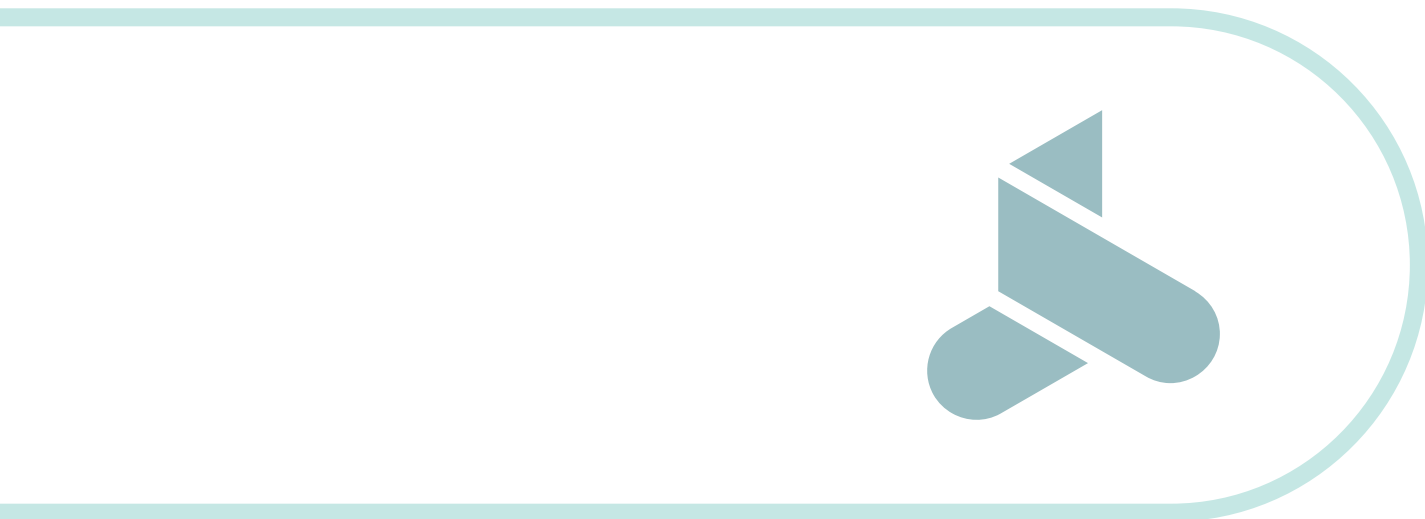
Spring - 2017



CONTENTS

5	Foreword
6	Market overview
7	Residential price index to date
9	Price trends across main cities
11	Price trends across neighborhoods Cluj-Napoca Bucharest Timisoara
21	Number of listings - for sale
22	Number of listings - for rent
23	Construction of new dwellings
25	New residential projects
28	Demand for residential properties for sale
29	Time on market in Bucharest
30	Negotiation margin
31	About us





FOREWORD

The Romanian real estate market is continuously developing, adapting itself not only to new Romanian living standards but also to the new economic context. Through this report, we want to offer our readers firsthand information about the dynamics of the Romanian real estate market. Therefore, we focus on:

- National price index
- Price trends in cities & neighborhoods
- Number of listings
- New dwellings
- Residential projects
- Demand levels
- Time on market
- Negotiation margin

2016 was a tumultuous year, full of unpredicted changes in government and bank policies. We witnessed an increase of bank loans advance up to 40% and a very

slow return to a more common rate of 15%, in less than 6 months. This major change, caused by the giving in payment law, was supposed to drop prices by at least 10%. The reality proved that even in these precarious conditions the market demand continued to grow, generating a price increase per sq. m. of 4%, at a national level.

Regarding the construction of new dwellings, the area of Bucharest-Ilfov is the only one in Romania that exceeded the level registered in 2008. The rest of the main areas of the country are still way beyond the maximum level in 2008.

Dorel Niță

Head of Data and Research, Imobiliare.ro

“Even though the real estate market is rapidly evolving and the prices are rising in an accelerated way, we are still considerably under the levels of 2008. Right now, the market is able to absorb the continued price increase as demand in the main cities is very high, being stimulated by an advantageous bank loans policy and the government’s social program, Prima Casa.”

Adrian Erimescu, CEO Imobiliare.ro

MARKET OVERVIEW

1. IT IS A GROWING MARKET FROM A PRICE AND NO. OF TRANSACTIONS POINT OF VIEW

The residential market started this year under much better economic conditions compared to 2016, when the beginning of the year was marked by uncertainties regarding the effects of the giving in payment law and the rapid depletion of Government funds for the Prima Casa program.

Thus, the existence of a pre-determined threshold for the Prima Casa program, acceptable bank loan advances of 15%-20% for mortgage financing and a varied and better adapted offer to existing market demand are the factors that will determine a positive evolution of the residential market in 2017.

Considering the major negative impact that the giving in payment law had on the mortgage segment for several months in 2016, we estimate that this year banks will give more loans, generating an increase in the number of transactions.

We estimate that prices for new apartments will register an average increase of 5% to 7% in 2017, depending on local market conditions and demand. This increase is also determined by land prices that are trending higher and constructions costs with materials and labor that are also likely to suffer price increases.

2. IS THE RELATIONSHIP WITH BANKS IMPROVING?

In the first quarter of 2017 we observed a major reduction of the effects of the giving in payment law on bank mortgage conditions. Now, almost all financial institutions have reduced the advances required for granting a mortgage, transforming this product into a reliable and attractive alternative to finance the acquisition of new housing.

The rapid development of residential construction encouraged financial institutions to reconsider investing in this segment. In the last few months, more and more developers obtained funding for developing residential projects. This is clear evidence that the relationships with banks are improving.

3. DEVELOPERS FACE MAJOR DIFFICULTIES WHEN IT COMES TO AUTHORIZATIONS AND CONSTRUCTION DELIVERIES

Coldwell Banker data show that about 1,800 new apartments in Bucharest and surrounding areas have been delivered in 2017 or will be delivered in the near future, although initially announced for completion in 2016.

We identified four main reasons for these delays: difficulties in obtaining authorizations; difficulties in making the legal forms of reception of the construction works; difficulties encountered in the labor market; optimistic deadlines originally announced for delivery.

4. THE LAND MARKET AND ITS EFFERVESCENCE

After the comeback of commercial and office spaces, the land market started to register a steady and significant demand especially from developers of residential projects' side. Even if in the last two years the land market witnessed a significant increase in number of transactions, we still encounter land owners that have unrealistic expectations regarding the sale price, a situation that impedes developers from conceiving viable residential projects.

Andrei Sârbu
Managing Partner Coldwell Banker

RESIDENTIAL PRICE INDEX TO DATE

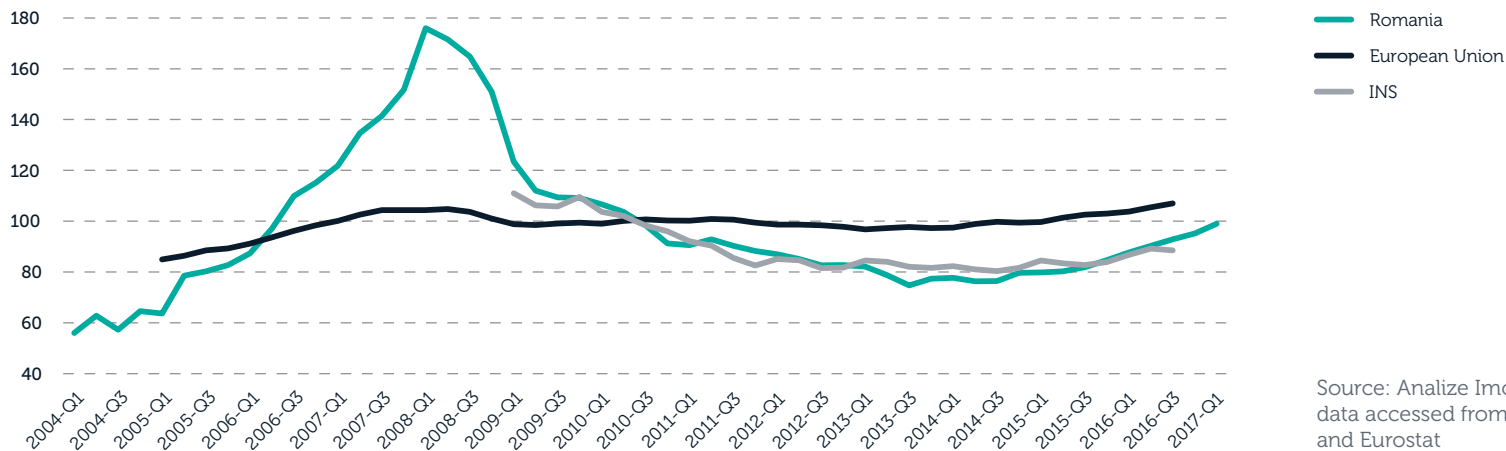
In the past twelve months (ranging from the first quarter of 2016 to the same period of 2017), Romania registered the fastest growth of asking prices since 2008 onwards, amounting to 12.9%. The current value of this particular index (Q1 2017) is 99, having thus almost reached the baseline value of 2010 (100). However, there is still a considerable distance from the highest value of approximately 176 reached by the local market in Q1 2008.

For the same time frame, a rising trend, but with a slight dip in the third quarter of 2016 (possibly due to all the changes and uncertainty in the mortgage market), is also shown by the INS (National Statistics Institute) index – which takes into

account actual selling prices. In Q4 2016, this had reached a level of about 90 (compared to 95 for the asking price index). It is thus clear that, at least for the past year, the growth rate of the asking prices is steeper compared to the selling prices.

It is interesting to note that both local indices are at a lower level compared to the House Price Index (HPI) for the European Union. Here, transaction prices have returned to the baseline value since the second part of 2014 and have been slowly rising since, to the current level of almost 108 (Q4 2016). Compared to the Romanian market, the European market is visibly more stable when it comes to price changes, even despite the economic recession.

Residential price index (2010=100), quarterly data



Source: Analyze Imobiliare, data accessed from Imobiliare.ro and Eurostat

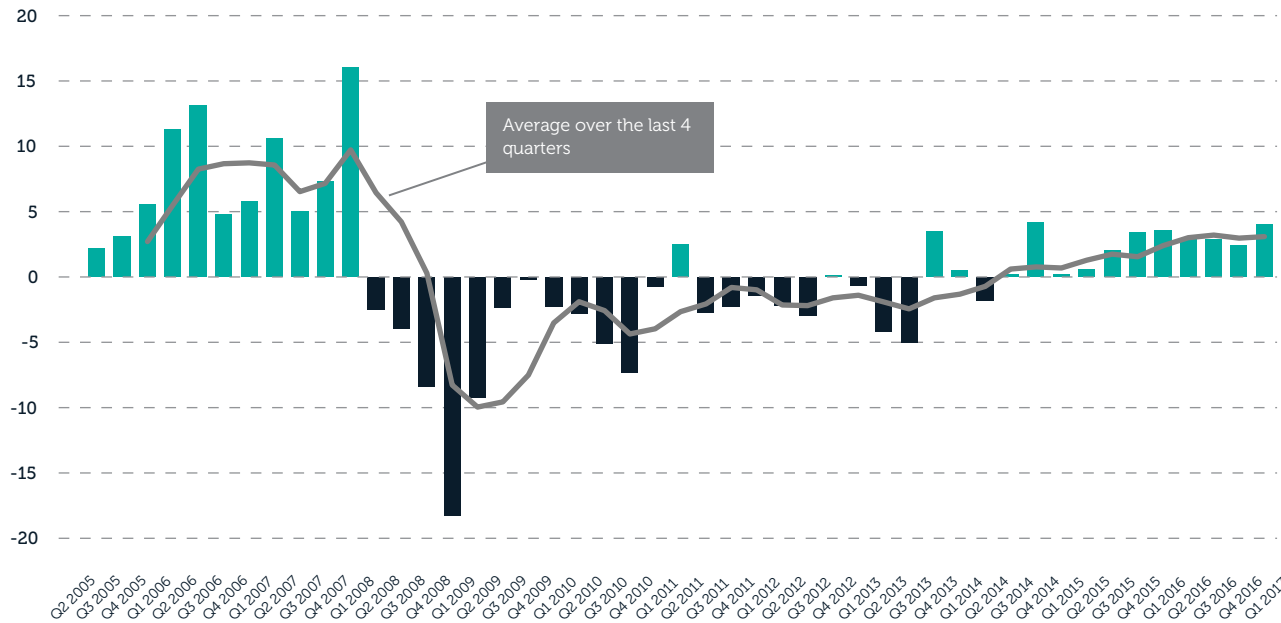
Quarterly rate of change

As can be seen in the graph below, we may conclude that, since 2014, the local market has recovered from the crisis. House values have been on a positive trend in the local market for the past eleven quarters (since Q3 2014, to be exact), at an average rate of 2.4%. Consequently, prices today are at basically the same level as in 2010.

In the first quarter of 2017, Romanian residential property prices have registered a pretty solid growth rate compared to the previous three months, of approximately

4%. This is actually the second largest increase in the past two and a half years, only being outranked by a 4.2% increase in Q4 2014. It is necessary to note that, although significant, current price growth rates are considerably lower than the spurts registered in 2006-2008, which were generally over 5% per quarter and reached even as high as 16% (Q1 2008) and 13% (Q3 2006).

Quarterly rate of change



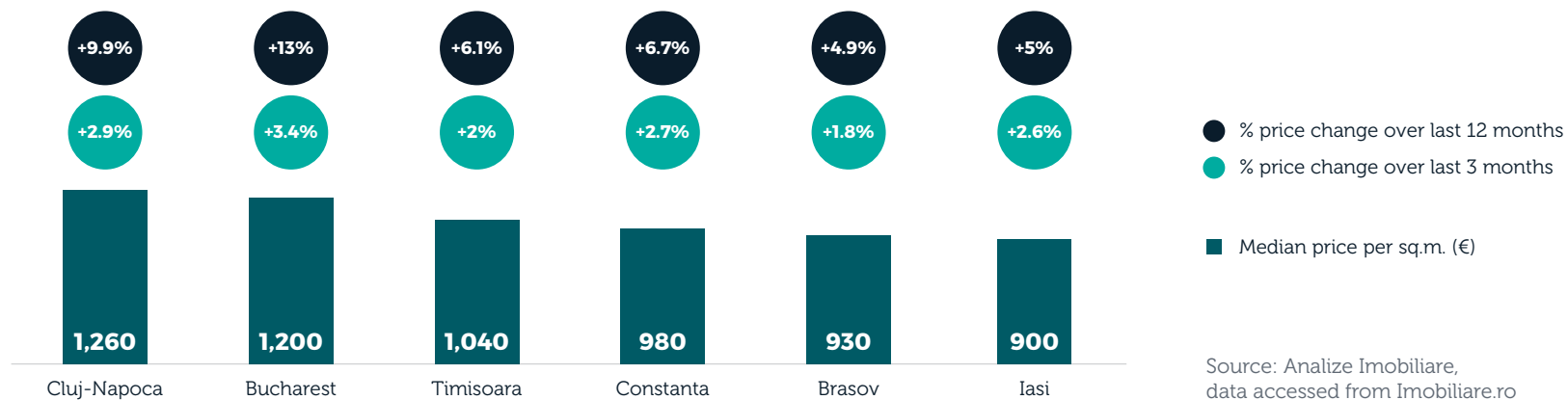
Source: Analyze Imobiliare, data accessed from Imobiliare.ro

PRICE TRENDS ACROSS MAIN CITIES

Due to its sustained rising trend in the past years, Cluj-Napoca has managed not just to outrank Bucharest in terms of apartment prices, but also to keep this position for a considerable amount of time (more than a year). Thus, in Q1 2017 the median asking price for an apartment (regardless of its construction time) was 1,260 euros per square meter in Cluj-Napoca, while in Bucharest it had reached 1,200 euros per square meter. However, sellers in the Capital city are giving clear signs of wanting to surpass this difference, as they have raised their expectations the most lately, both in the last quarter (3.4%) and in the past twelve months (13%). On the other hand, price growth in Cluj-Napoca has slowed down to 2.9% (in the last quarter) and to 9.9%, (in the past twelve months).

At a current value of 1,040 euros per square meter, Timisoara is the third regional city in Romania where the average listing price surpasses the “psychological” threshold of 1,000 euros per square meter – however, the western city is closely followed by Constanta, where an apartment may be bought for 980 euros per square meter, after a 6.7% increase in the past twelve months. In Brasov and Iasi, average asking prices now stand at 930 and 900 euros per square meter, respectively.

Price trends across main cities (apartments)



Source: Analyze Imobiliare, data accessed from Imobiliare.ro

Price trends across cities - apartments

Among the capital cities of Romanian counties, the largest price increases in the past three months have been registered in Baia Mare (11.4% growth, to 730 euros per square meter), Oradea (+10%, to 780 euros per square meter) and Zalau (+10%, to 550 euros per square meter). On the other hand, in the last quarter there have also been noted decreases of the median asking price, such as is the case of Ramnicu Valcea (-2.7%, to 680 euros per square meter), Alexandria (-1.2%, to 520 euros per square meter) or Vaslui (-0.8%, to 620 euros per square meter).

If the highest apartment asking prices may be seen in the largest cities of the country (Bucharest, Cluj-Napoca, Timisoara, Constanta and Brasov), Resita and Giurgiu are the cheapest among the counties' capital cities, with values below 500 euros per square meter (430 and 440 euros per square meter, respectively). However, local sellers' expectations have also been on the rise since the beginning of the year.

Largest price per sq. m.

Median price & % price change over last 3 months



Source: Analyze Imobiliare, data accessed from Imobiliare.ro

Largest price increase per sq. m.

Median price & % price change over last 3 months



Source: Analyze Imobiliare, data accessed from Imobiliare.ro

Smallest price increase per sq. m.

Median price & % price change over last 3 months



Source: Analyze Imobiliare, data accessed from Imobiliare.ro

Smallest price per sq. m.

Median price & % price change over last 3 months



Source: Analyze Imobiliare, data accessed from Imobiliare.ro



PRICE TRENDS ACROSS NEIGHBORHOODS



Cluj-Napoca



Bucharest



Timisoara



Cluj-Napoca / price per sq. m.

1,260 €

Median price per sq. m.

2.9% 

% price change over
last 3 months

9.9% 

% price change over
last 12 months

Cluj-Napoca apartments

In Cluj-Napoca (the most expensive regional city in Romania), the cheapest apartments, even below the 1,000 euros per square meter threshold, may be found in Floresti (a median asking price of 710 euros per square meter) and Baciu (910 euros per square meter). At the opposite end, in the downtown area of the city prices reach a high of 1,440 euros per square meter, while neighborhoods like

Plopilor (1,430 euros per square meter) and Gheorgheni Andrei Muresanu (1,380 euros per square meter) follow closely behind. When it comes to price fluctuation in the first quarter of 2017, the largest increases took place in Floresti (+5.8%), Iris (+4.5%) and Grigorescu (+4.4%), while the smallest ones were noted in Someseni (0%), Baciu (+0.8%) and Zorilor (+1.2%).

Neighborhoods with the largest price per sq. m.

Median price & % price change over last 3 months



Source: Analyze Imobiliare, data accessed from Imobiliare.ro

Neighborhoods with the largest price increase per sq. m.

Median price & % price change over last 3 months

Floresti	710€	/	+5.8%
Iris	1,120€	/	+4.5%
Grigorescu	1,320€	/	+4.4%
Gheorgheni Andrei Muresanu	1,380€	/	+3.9%
Central Ultracentral	1,440€	/	+3.8%

Source: Analyze Imobiliare,
data accessed from Imobiliare.ro

Neighborhoods with the smallest price increase per sq. m.

Median price & % price change over last 3 months

Someseni	1,000€	/	0%
Baciu	910€	/	+0.8%
Zorilor	1,320€	/	+1.2%
Plopilor	1,430€	/	+1.7%
Marasti Intre Lacuri Aurel Vlaicu	1,300€	/	+2.5%

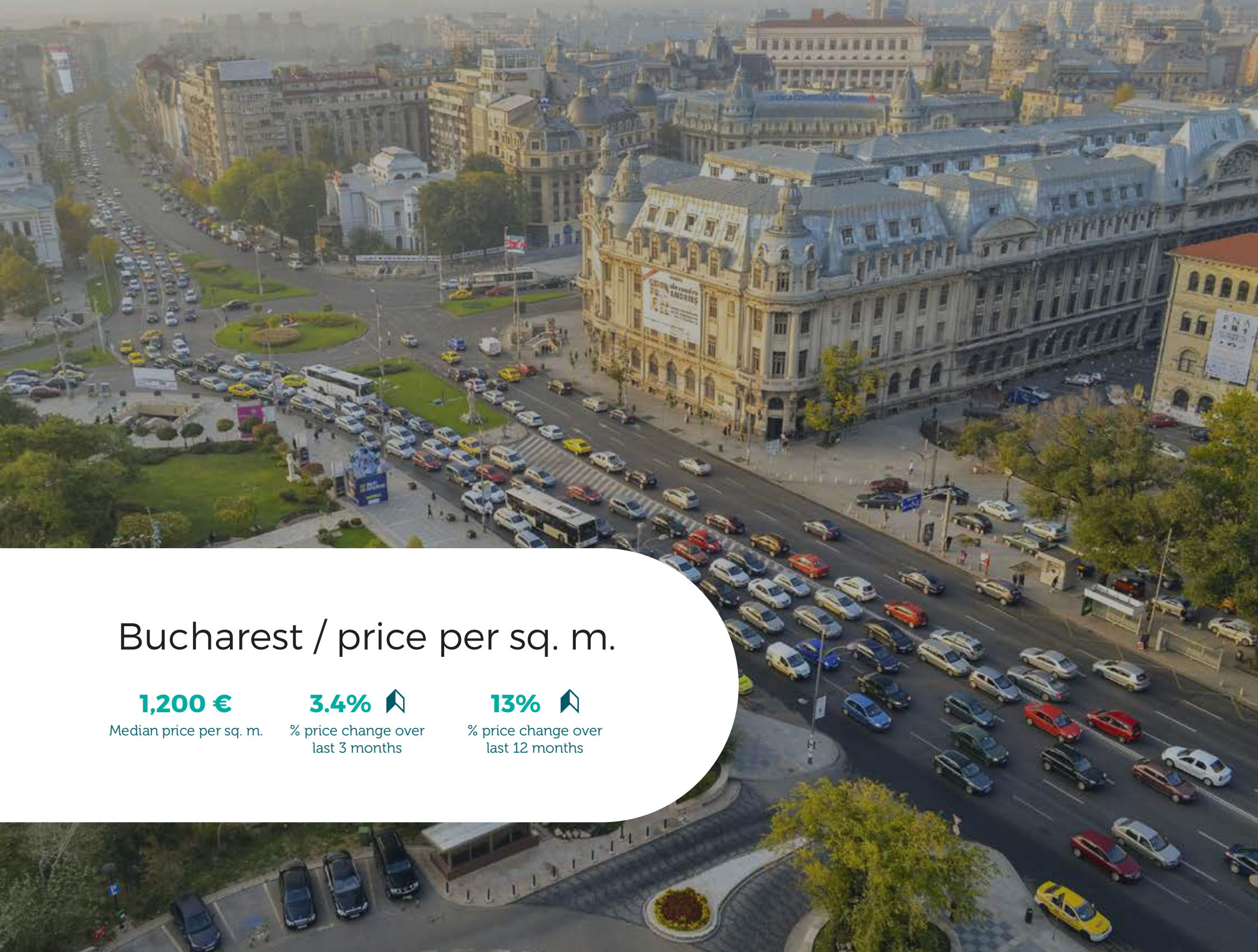
Source: Analyze Imobiliare,
data accessed from Imobiliare.ro

Neighborhoods with the smallest price per sq. m.

Median price & % price change over last 3 months

Floresti	710€	/	+5.8%
Baciu	910€	/	+0.8%
Someseni	1,000€	/	0%
Iris	1,120€	/	+4.5%
Manastur Borhanci Campului	1,190€	/	+3.1%

Source: Analyze Imobiliare,
data accessed from Imobiliare.ro



Bucharest / price per sq. m.

1,200 €

Median price per sq. m.

3.4% 

% price change over
last 3 months

13% 

% price change over
last 12 months

Bucharest apartments

Compared to the other main cities of the country, the price difference between the cheapest and most expensive neighborhoods is considerably larger in Bucharest, reaching to approximately 1,700 euros per square meter. Thus, while an apartment may be bought for 2,580 euros per square meter in Kiseleff-Aviatorilor, sellers settle for an average of 870 euros per square meter in Ghencea. This difference suggests a larger and more diverse market, which may

be an important advantage for buyers. In terms of price dynamics over the last quarter, the largest growths took place in Decebal-Calea Calarasilor (+6.4%), Tei (+6.3%) and Parcul Carol/Cantemir-Marasesti (+5.9%). At the other end, decreases were registered in areas like Herastrau-Nordului (-4%), Dacia-Eminescu (-3.3%) and Iancului-Mihai Bravu (-0.6%).

Neighborhoods with the largest price per sq. m.

Median price & % price change over last 3 months



Source: Analyze Imobiliare, data accessed from Imobiliare.ro

Neighborhoods with the largest price increase per sq. m.

Median price & % price change over last 3 months

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

Source: Analyze Imobiliare,
data accessed from Imobiliare.ro

Neighborhoods with the smallest price increase per sq. m.

Median price & % price change over last 3 months

Herastrau Nordului	2,260€ / -4%
Dacia Eminescu	1,370€ / -3.3%
Iancului Mihai Bravu	1,250€ / -0.6%
Ferdinand	1,270€ / +0.5%
Giulesti	890€ / +0.5%

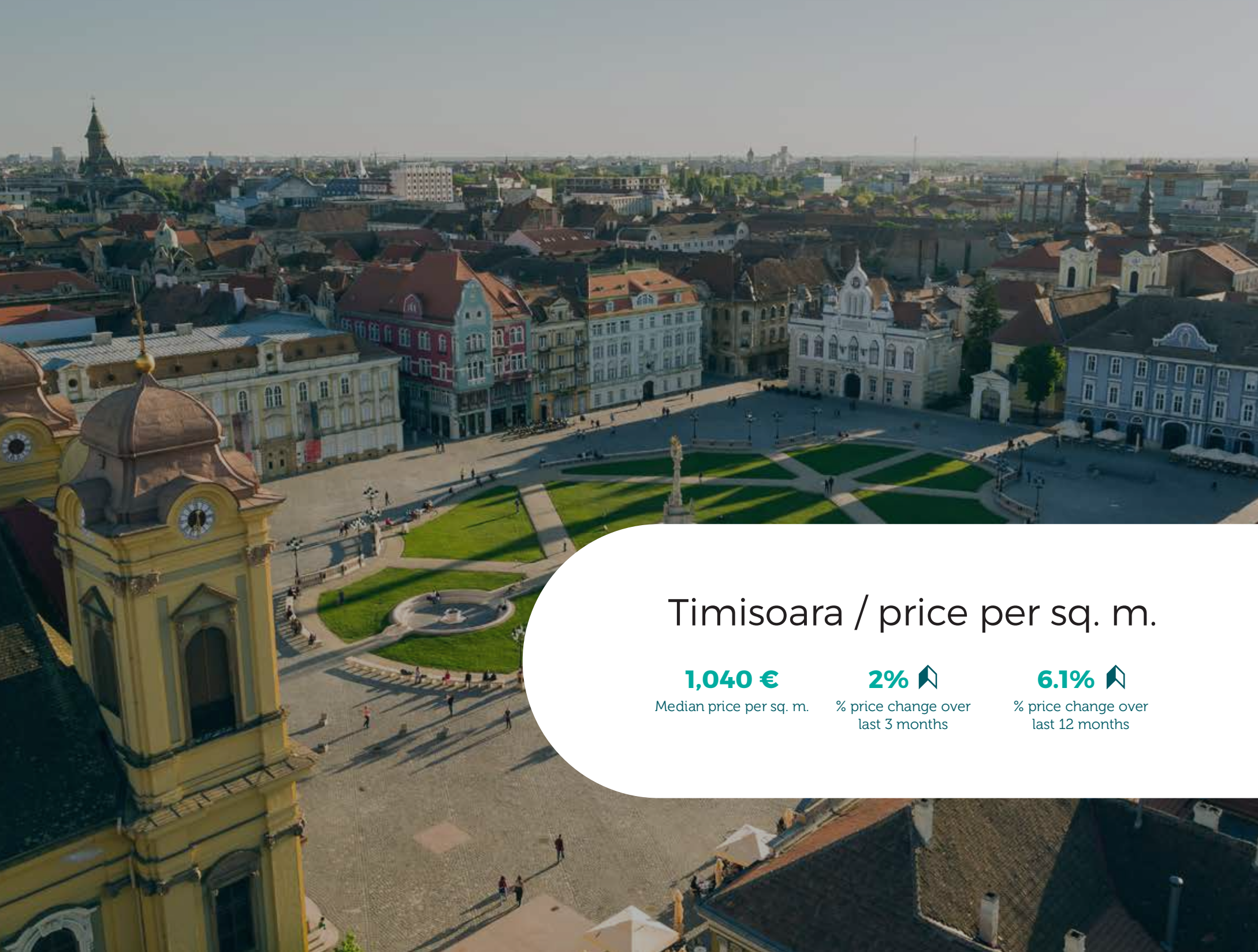
Source: Analyze Imobiliare,
data accessed from Imobiliare.ro

Neighborhoods with the smallest price per sq. m.

Median price & % price change over last 3 months

Ghencea	870€ / +3.8%
Rahova	880€ / +5.7%
Giulesti	890€ / +0.5%
Giurgiuului	900€ / +1.7%
Berceni	970€ / +2.2%

Source: Analyze Imobiliare,
data accessed from Imobiliare.ro



Timisoara / price per sq. m.

1,040 €

Median price per sq. m.

2% 

% price change over
last 3 months

6.1% 

% price change over
last 12 months

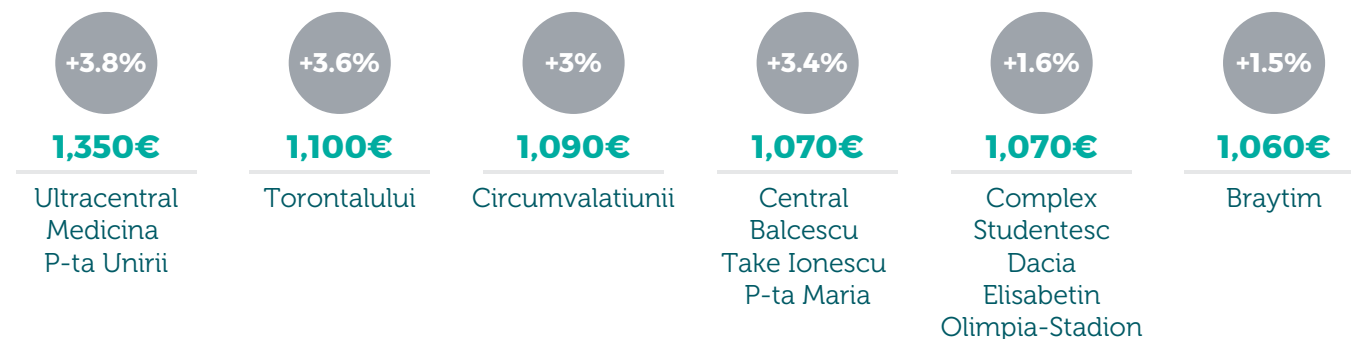
Timisoara apartments

Compared to Bucharest and even Cluj-Napoca, the difference between the most expensive and cheapest neighborhoods is much more subdued in Timisoara. Thus, while the lowest median price is about 1,010 euros per square meter (in areas like Sagului, Iosefin, Steaua, Dorobantilor, Mircea cel Batran etc.), the highest apartment values, of approximately 1,350 euros per square meter, may be found in the downtown area of the city (including Medicina and Piata Unirii).

In the past quarter, prices have been on the rise in all areas of the city. However, the most significant advance was noted in the downtown area (including Medicina and Piata Unirii), where sellers increased their expectations by 3.8%; growth rates of at least 3% were also registered in neighborhoods like Torontalului, Balcescu, Circumvalatiunii, Take Ionescu, Soarelui, Girocului etc. At the other end, house values in Lipovei and Aradului rose by just 0.7%.

Neighborhoods with the largest price per sq. m.

Median price & % price change over last 3 months



Source: Analyze Imobiliare, data accessed from Imobiliare.ro

Neighborhoods with the largest price increase per sq. m.

Median price & % price change over last 3 months

Ultracentral Medicina P-ta Unirii	1,350€ / +3.8%
Torontalului	1,100€ / +3.6%
Central Balcescu Take Ionescu P-ta Maria	1,070€ / +3.4%
Circumvalatiunii	1,090€ / +3%
Girocului Soarelui Buziasului	1,040€ / +3%
Complex Studentesc Dacia Elisabetin Olimpia-Stadion	1,070€ / +1.6%

Source: Analyze Imobiliare,
data accessed from Imobiliare.ro

Neighborhoods with the smallest price increase per sq. m.

Median price & % price change over last 3 months

Lipovei Aradului	1,040€ / +0.7%
Sagului Dambovita Iosefin Steaua	1,010€ / +1.1%
Bucovina Simion Barnutiu Garii	1,010€ / +1.5%
Dorobantilor Mircea cel Batran	
Braytim	1,060€ / +1.5%
Complex Studentesc Dacia Elisabetin Olimpia-Stadion	1,070€ / +1.6%
Girocului Soarelui Buziasului	1,040€ / +3%

Source: Analyze Imobiliare,
data accessed from Imobiliare.ro

Neighborhoods with the smallest price per sq. m.

Median price & % price change over last 3 months

Sagului Dambovita Iosefin Steaua	1,010€ / +1.1%
Bucovina Simion Barnutiu Garii Dorobantilor Mircea cel Batran	1,010€ / +1.5%
Lipovei Aradului	1,040€ / +0.7%
Girocului Soarelui Buziasului	1,040€ / +3%
Braytim	1,060€ / +1.5%
Complex Studentesc Dacia Elisabetin Olimpia-Stadion	1,070€ / +1.6%

Source: Analyze Imobiliare,
data accessed from Imobiliare.ro

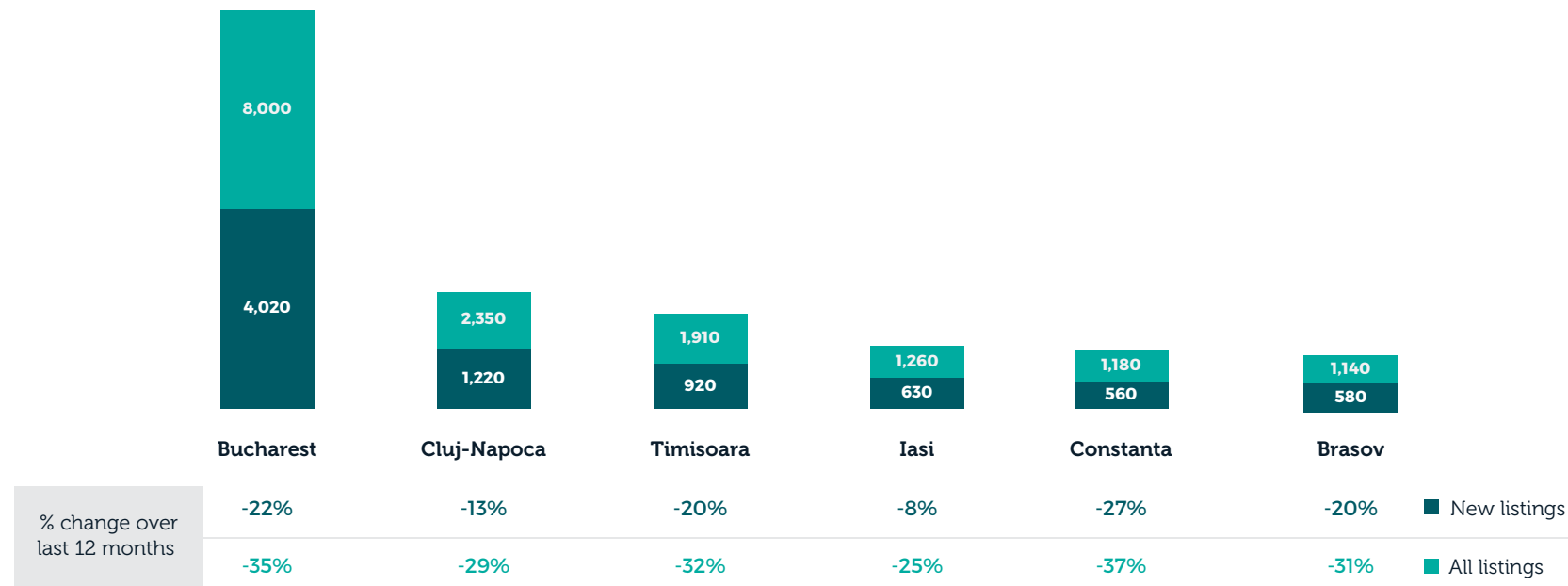
NUMBER OF LISTINGS - FOR SALE

In the first quarter of 2017, the number of sale listings available on the market reveals a downward trend of the residential supply compared to the same time-frame of 2016. In terms of new entries, the six analyzed major cities of the country registered a 20% overall decline (it is important to note, however, that the number of properties introduced on the market in Q1 2017 exceeds that of the previous three months by almost 27%). The greatest annual decrease in new listings, amounting to 27%, was registered in Constanta, while Bucharest ranks

second, with a 22% drop; Iasi, on the other hand, boasts the lowest drop, of approximately 8%

Looking at the total number of properties available for sale in Q1 2017, the decreasing annual trend is even sharper, reaching an average of 33%. Constanta is, once again, at the highest end of the scale, with a 37% drop (followed closely by Bucharest, with -35%), while Iasi stands at the opposite end, with a 25% drop.

Number of listings for sale across main cities (existing dwellings)



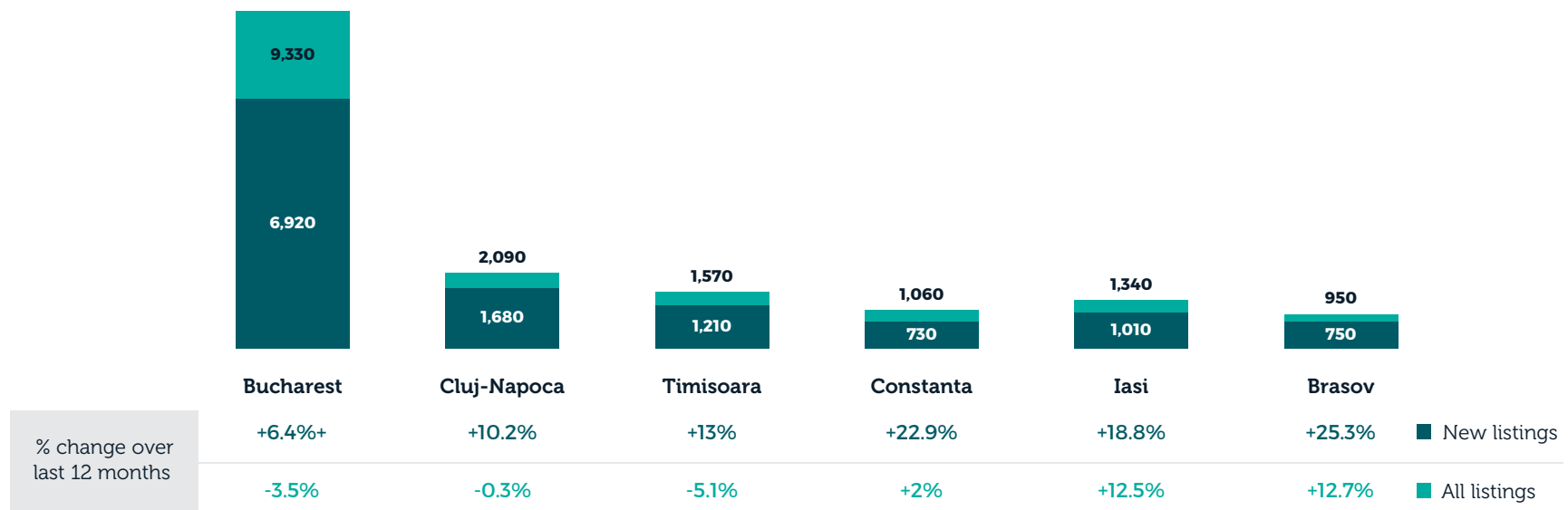
Source: Analyze Imobiliare, data accessed from Imobiliare.ro

NUMBER OF LISTINGS - FOR RENT

Unlike the sales market, rentals show a significant annual increase (10.4% overall) when it comes to properties put out for sale in the first quarter of 2017. The largest increase (25.3%) took place in Brasov, while the smallest one (6.4%) was noted in Bucharest. In terms of all rental listings available in Q1 2017, supply registered a

slight decrease (-0.9%) compared to the same time last year. The direction of the market depends, however, on the city: while in Bucharest, Cluj-Napoca and Timisoara there are now less homes available for rent than in 2016, in Brasov, Iasi and Constanta there are more.

Number of listings for rent across main cities (existing dwellings)



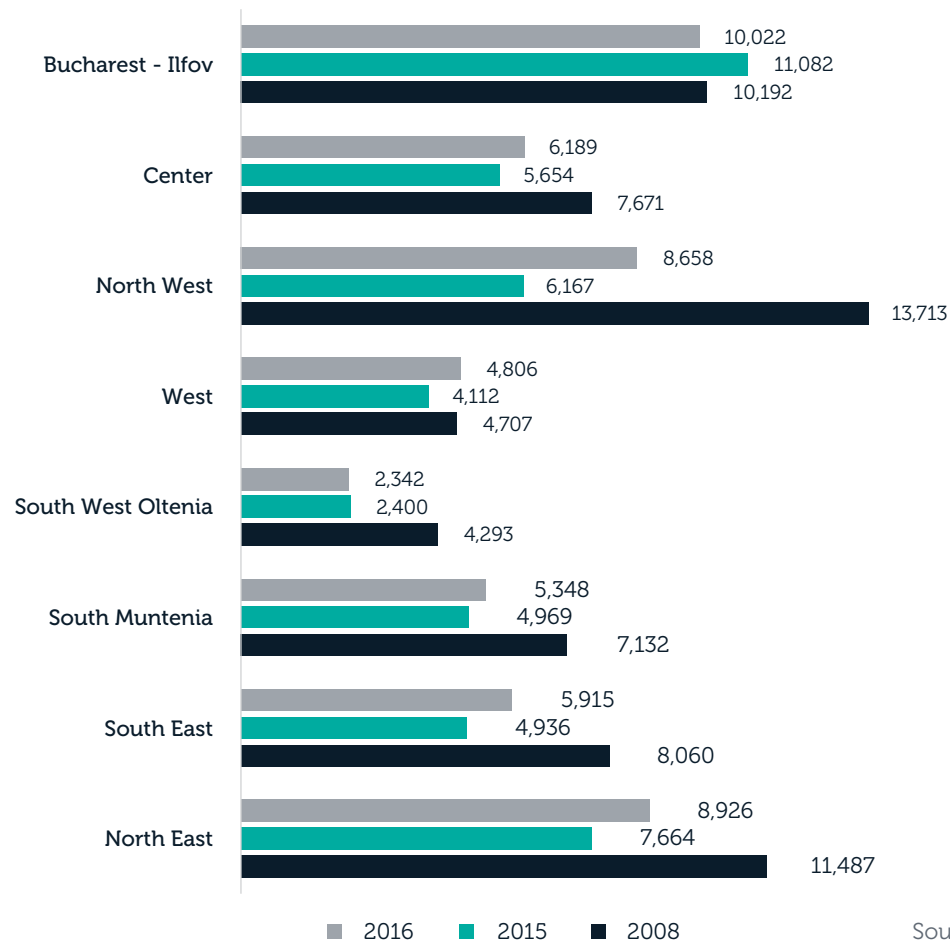
Source: Analyze Imobiliare, data accessed from Imobiliare.ro

CONSTRUCTION OF NEW DWELLINGS

According to data published by the INS (the National Statistics Institute), 52,206 new dwellings were completed across Romania in 2016, which shows an 11% increase compared to the previous year. Official data reveal that more houses were built in urban areas (53.4%) than in rural ones (46.6%). Although the residential construction market has been on a steady rising trend for the past few years, we are still some way off from its 2008 peak, when 64,414 units were delivered nationwide.

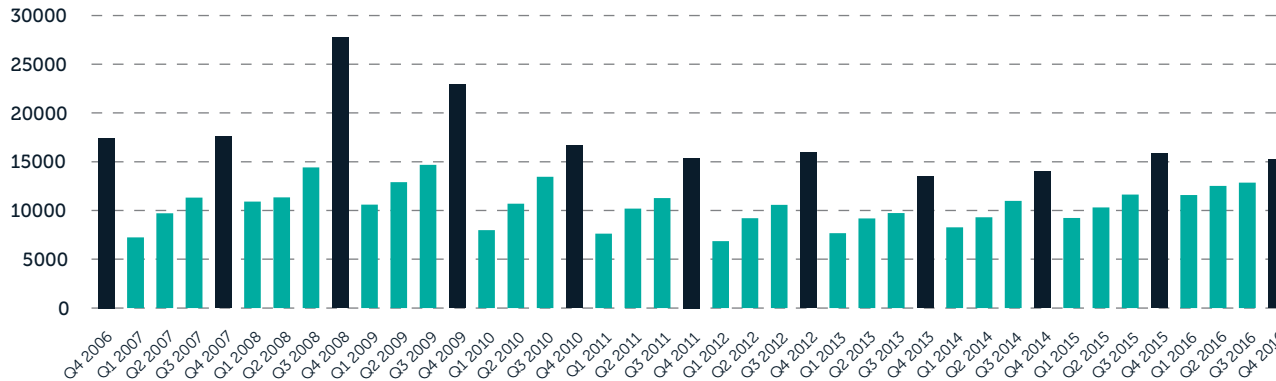
In relation to this maximum point, the different regions of the country have had a different dynamic over the past two years: while most have yet to grow in order to reach the activity levels of before the crisis, there have also been cases in which the 2008 baseline has been surpassed. In the Bucharest-Ilfov area, for example, 11,082 dwellings were completed in 2015, more than the 10,192 units delivered in 2008. (Although players in the market estimated another increase for 2016, to a total of 12,000-13,000 units, preliminary data from INS show a setback of about 1,000 houses from the previous year, probably due to difficulties in obtaining construction paperwork.) Interestingly, the West area of the country managed to surpass its pre-crisis peak last year, albeit only slightly, by about 100 units.

Construction of new dwellings by regions (INS)



Source: INS

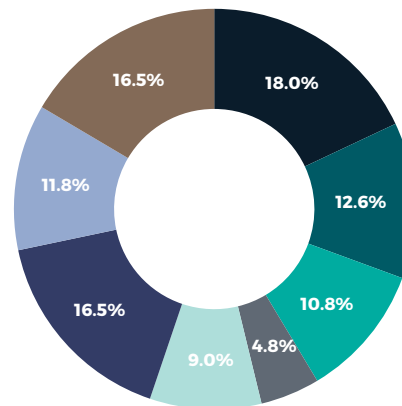
Construction of new dwellings - nationwide (INS)



Source: INS

Construction of new dwellings in Q4 2016 (INS)

In excess of 15,000 dwellings were delivered in the last quarter of 2016, according to official statistics. Compared to the same time the previous year, a contrasting market trend may be seen in various parts of the country: some regions experienced decreases, while others recorded significant increases. The Bucharest-Ilfov area, for example, took the largest plunge, of about 29%; in light of this sharp decline, it may be conjectured that some of the units (roughly) finalized during this time may not have been officially registered - explaining, at least in part, the area's lower than expected overall result. At the opposite end, the highest rise in terms of completed dwellings (21%) was recorded in the Western region of Romania.



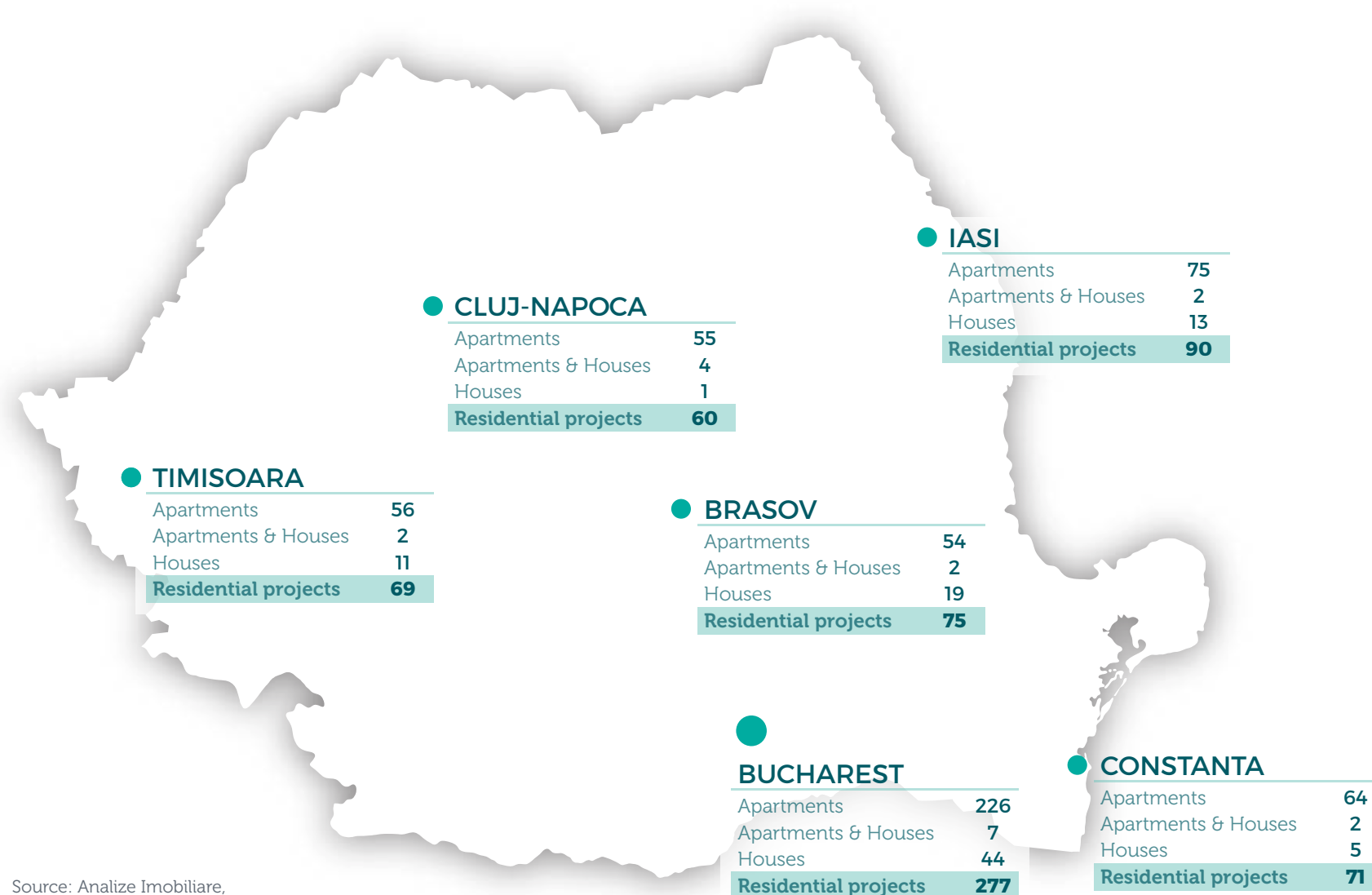
Source: INS

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%
Total	15,249	-4%

An aerial photograph of a residential development. The foreground and middle ground show several multi-story apartment buildings with light-colored facades and prominent green roofs. The buildings are arranged around a central paved area with some parked cars. In the background, there are more high-rise buildings and a large, flat, open field under a clear sky. A semi-transparent teal graphic overlay is positioned across the middle of the image, containing the text 'NEW RESIDENTIAL PROJECTS'.

NEW RESIDENTIAL PROJECTS

CURRENTLY AVAILABLE IN THE MAIN CITIES



Source: Analyze Imobiliare, data accessed from Imobiliare.ro

Main residential projects

Project name	Sales agent	No. of units built until 2017	No. of units to be built in 2017	No. of units in the offer in 2017	No. of units sold			Average price per net sq. m. (€)
					2015	2016	2017 Forecast	
Cosmopolis	Coldwell-Banker Mosilor	2,400	500	540	444	470	540	1,050
Belvedere Residences	Coldwell-Banker Mosilor	0	238	600	0	85	370	1,380
BROWN RESIDENCE (Metalurgiei Park)	SudRezidential.ro	500	500	500	200	300	500	900
Estic Park	Coldwell Banker Unirii	124	103	207	-	20	150	992
Greenfield	Greenfield	1,600	-	-	374	450	-	1,070
Politehnica Park	Coldwell-Banker Mosilor	218	216	90	0	344	90	1,175
TOP HOUSE RESIDENCE (Metalurgiei Park)	SudRezidential.ro	600	600	600	300	300	600	900
VIVA RESIDENCE (Metalurgiei Park)	SudRezidential.ro	600	600	600	300	300	600	900
VIVA RESIDENCE (Metalurgiei Park)	SudRezidential.ro	1,700	1,550	1,550	0	1,500	1,550	900
Gran Via Park	Imoteca	289	299	336	0	252	336	1,250
Valletta Residence	Imoteca	94	88	153	0	29	124	1,150

DEMAND FOR RESIDENTIAL PROPERTIES FOR SALE

With 60% of potential buyers interested in newly built dwellings, Q1 2017 data show that demand for residential properties is on the rise – an obvious contrast to the supply trend shows that demand tends to take the lead in today’s market. In the six largest cities of Romania, interest for buying homes has increased by an overall 36% compared to the previous three months. The largest jump (57%) may be seen in Iasi, while Bucharest stands at the other end of the scale, with a 31%

advance. Compared to the first quarter of 2016, we notice the same rising trend, although at a slower pace, reaching a 16% average annual change. The only exception is Cluj-Napoca, where demand has dropped by 7% in the past twelve months. The most significant growth (38%) was recorded in Brasov and the smallest one (13%) in Bucharest.

Demand for residential properties for sale in Q1 2017



Source: Analyze Imobiliare, data accessed from Imobiliare.ro

TIME ON MARKET IN BUCHAREST

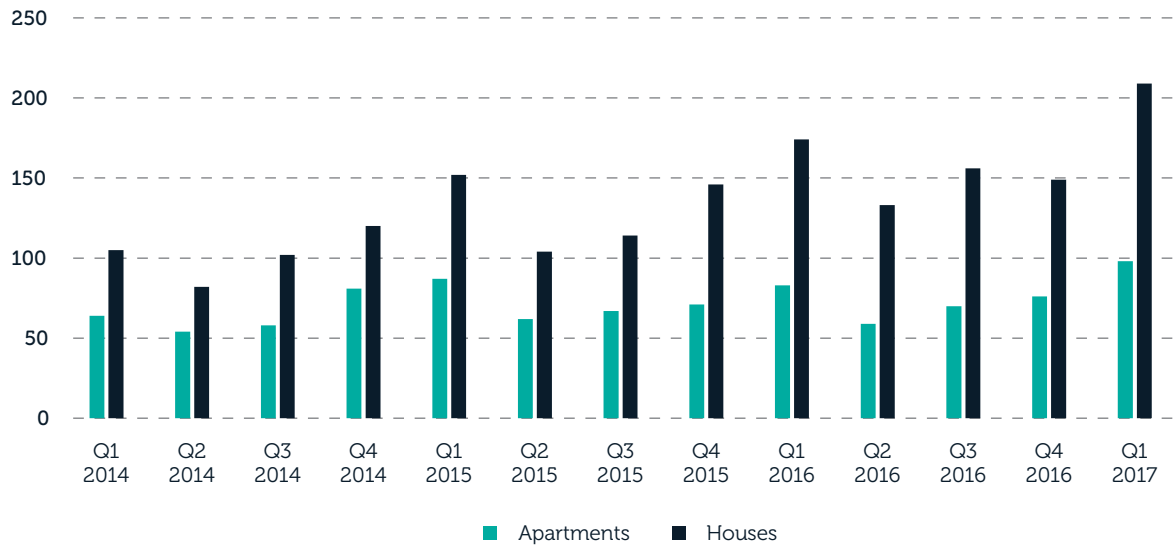
In Q1 2017, the average time an apartment spent on the Bucharest market (before being sold) reached an average of 98 days - compared to an average of 209 days for a house. Both of these figures show an increase compared to the same time the previous year, when it took about 83 days for an apartment to be sold, while a house needed 174 days.

Since the beginning of 2014, the time for concluding an apartment sale has remained, despite seasonal changes, between roughly the same margins; when it comes to houses, however, a steadily increasing trend may be noted, from 105 days in Q1 2014 to the current value of over 200 days. As a result, the time

required to sell a house is now more than double that required for an apartment, while in Q1 2014 it stood at a 64% difference.

As for the best time to sell a residential property, in terms of sales speed, that would be the second quarter of the year; in the first quarter, on the other hand, buyers are more reluctant to make transactions, although actively looking for information – this is usually a good time for property price adjustment, when needed.

Time on market in Bucharest - average no. of days

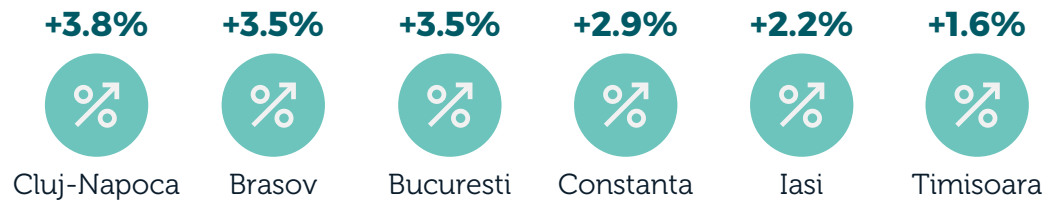


Source: Analyze Imobiliare, data accessed from Imobiliare.ro

NEGOTIATION MARGIN

In terms of actual selling prices, statistics show a (relatively) tight negotiation margin agreed upon by the two parties. In all the analyzed major cities of the country, this parameter now stands below the 4% threshold, ranking the highest in Cluj-Napoca (a 3.8% average) and the lowest in Timisoara (1.6%). These figures indicate that the distance between owners' and buyers' financial expectations is pretty close at the present time, which would allow for a "normal" functioning of the market.

Negotiation margin for apartments for sale



Source: Analyze Imobiliare, data accessed from Imobiliare.ro

ABOUT US

AnalizeImobiliare.ro

AnalizeImobiliare.ro is the first real estate intelligence platform in Romania, developed by Imobiliare.ro in collaboration with top statisticians and property valuers in Romania.

Database

Monitoring real estate listings in all major cities and 7,000 towns all over Romania

Monitoring transactions in more than 20 cities

Daily updates with properties for rent/sale nationwide

Solutions

Property Informations & Analytics

Real Estate Benchmarking

Appraised Values Validation

Portfolio Valuation

Collateral Risk (PreScoring, Over.Under-Valuation)

Imobiliare.ro

#1 property website in Romania

17 years of experience

Nationwide reach: +1.4M unique visitors/month

+1,200 corporate customers (real estate agencies, developers, banks)

Main real estate data supplier for quality & business media in Romania

The largest online real estate specialized team: more than 70 employees

Offices in Timisoara and Bucharest

CONTACT OUR TEAM OF EXPERTS

DOREL NIȚĂ HEAD OF DATA & RESEARCH

+40 748.882.892
dorel.nita@analizeimobiliare.ro

ANDREEA POPA SALES MANAGER

+40 748.882.826
vanzari@analizeimobiliare.ro

REPORT AUTHORS:

Dorel Niță - Head of Data & Research, Imobiliare.ro

Alin Bănuți - Senior SQL Developer, Imobiliare.ro

Adriana Lefter - Editor, Imobiliare.ro

Lucian Husac - Graphic Designer, Imobiliare.ro

Anca Gorgan - Marketing Consultant, Imobiliare.ro

Daniel Crainic - Head of Marketing & Communications, Imobiliare.ro

Iride Business Park, Dimitrie Pompeiu 9-9A,

Building B2B, District 2, Bucharest

www.analizeimobiliare.ro

