

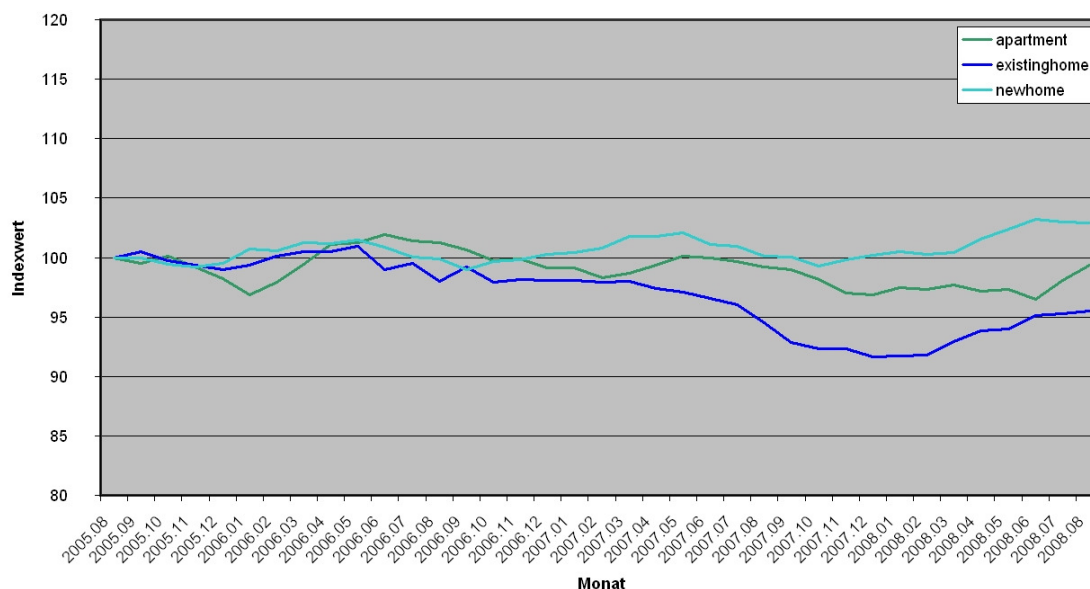


Hedonic house price index September 2008

Total index above the previous year / Demand on existing homes falling

Berlin, 16 October 2008 - The following valuation of house price developments was calculated using the hedonic method. A description of this method can be found at: <http://www.hypoport.de/indizes.html>.

HPX-hedonic - Indizes für Deutschland



Quelle: EUROPACE, Hypoport AG

Slightly declining: Total index hedonic

The total house price index dipped slightly in September:

Juli 296,26	Year on year, the total index – at 297.17 points - is 1.8% above the level witnessed last year (September 2007: 291.88). The total index represents an average across Germany. As residential space becomes increasingly scarce, prices are rising much more strongly in built-up areas.
August 297,84	
September 297,17	

Increasing: Apartments

Apartment prices are continuing to rise. Demand for urban locations remains very high. The hedonic index recorded a level of 100.39 points in September equivalent to a renewed increase of 1% following the increase of 1.4% already witnessed back in August. By comparison: The apartment index stood at 98.98 points back in September 2007.



Slightly increasing: New detached single-family and two-family homes

The downward trend of prices for new single-family and two-family homes has come to an end. Prices are remaining stable at an index value of 102.81 (last month: 102.94) and, with an increase of 2.8%, are now considerably higher than last year (September 2007: 100.04).

April	93,83
Mai	94,01
Juni	95,11
Juli	95,25
August	95,51
September	93,97

Declining: Existing detached single-family and two-family homes

Demand for existing single-family and two-family homes is declining at the moment; the index recorded a level of 93.97 points. Month on month, this equates to a decline of 1.6%, although by 12-month comparison the index has actually risen by 1.2% (September 2007: 92.86).

Forecast: House prices will remain stable over the coming months. Prices for apartments are not expected to rise, whereas prices for existing property could continue to decline slightly.

Methodology

The figures are collated from anonymised transactions processed via the EUROPACE platform. Hypoport AG operates the EUROPACE platform as Germany's only independent marketplace. The platform now processes some ten percent of all private mortgage transactions in Germany (www.hypoport.de/europace.html).

The HPX house price index is calculated by applying the hedonic formula retroactively since July 2005

As was also the case with the former house price index, the HPX-hedonic is based on transaction data relating to private mortgages that are generated by the EUROPACE platform. The HPX-hedonic is, however, calculated using a statistical method. This hedonic analysis aims to spotlight the pure price effect for each analysed period.

Contact

Hypoport AG
Matthias H. Layher
Head of Group Communications
Klosterstraße 71
10179 Berlin
Tel. +49 (0)30 42 08 6 - 1930
Fax +49 (0)30 42 08 6 - 1939
Matthias.layher@hypoport.de
www.hypoport.com/press

