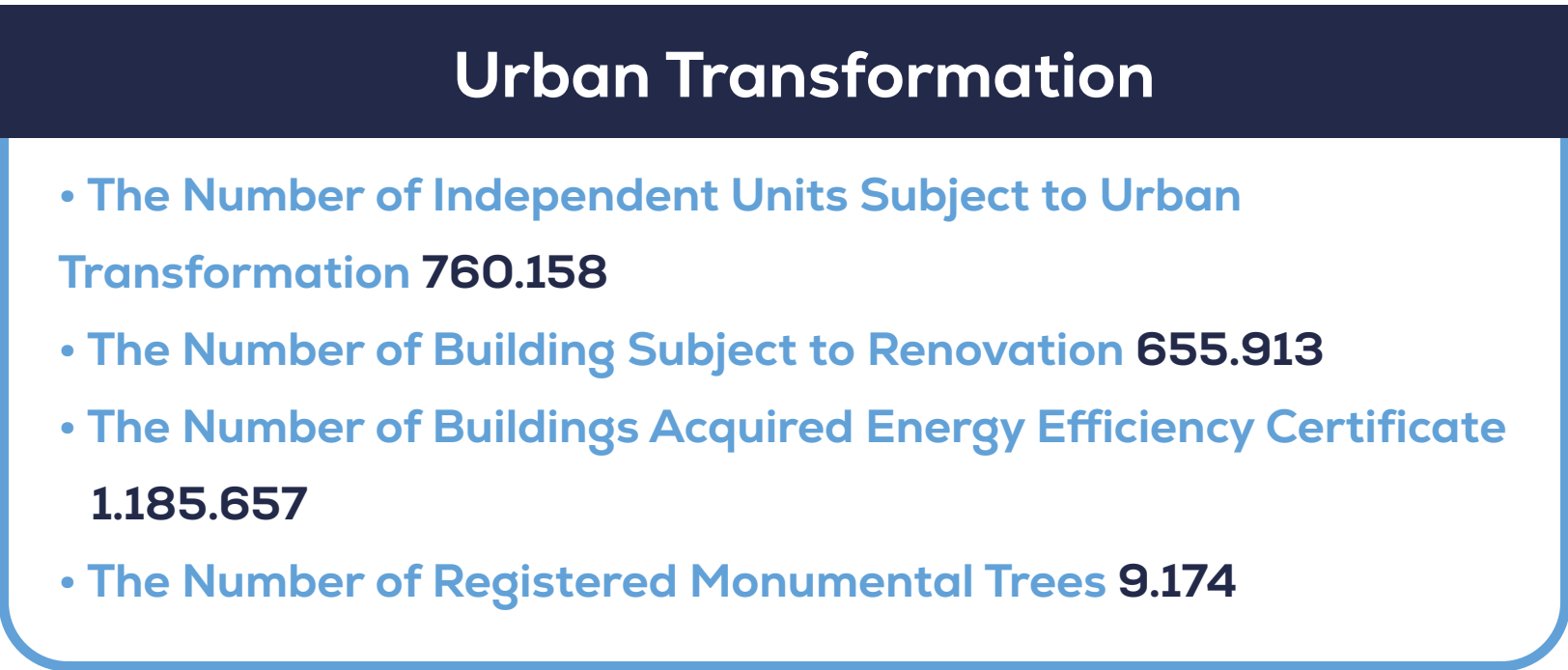
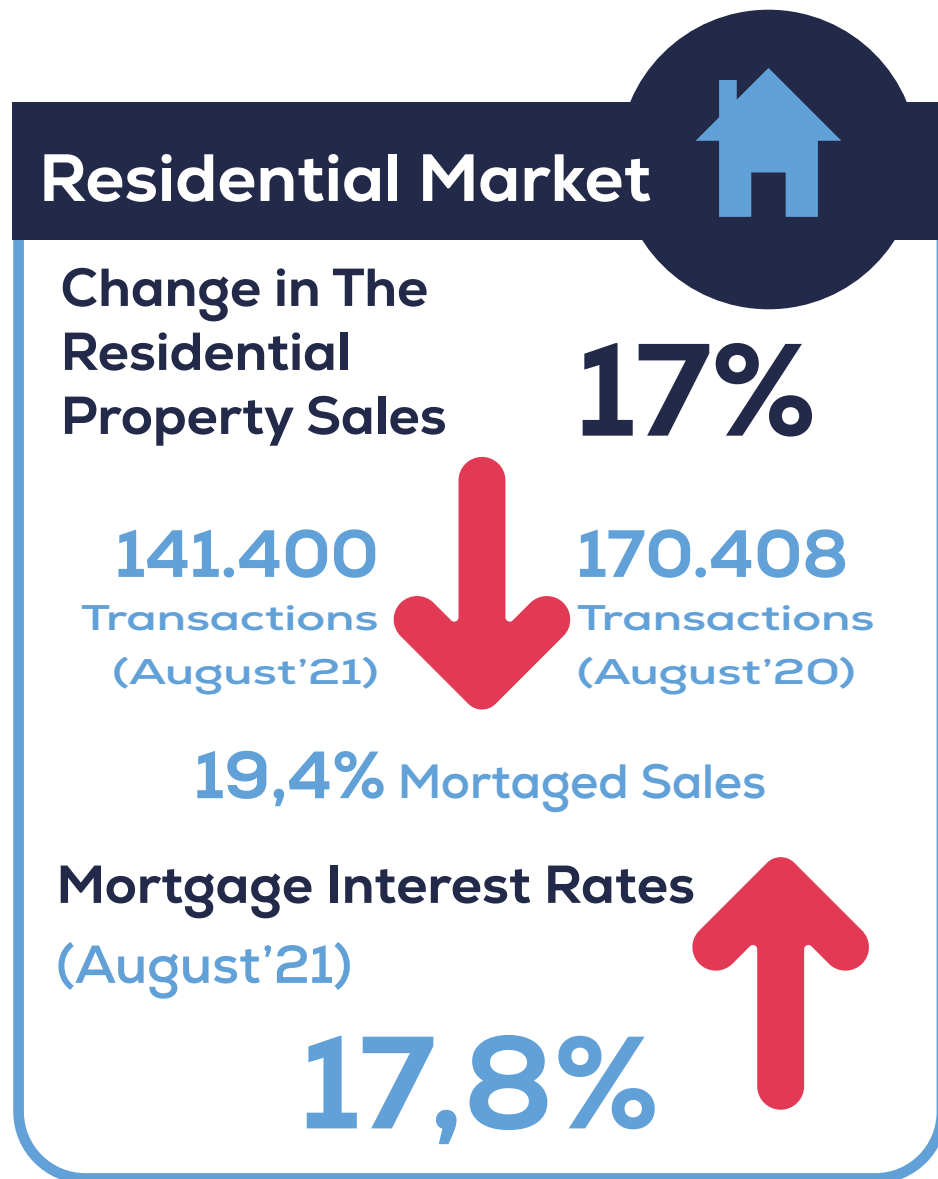
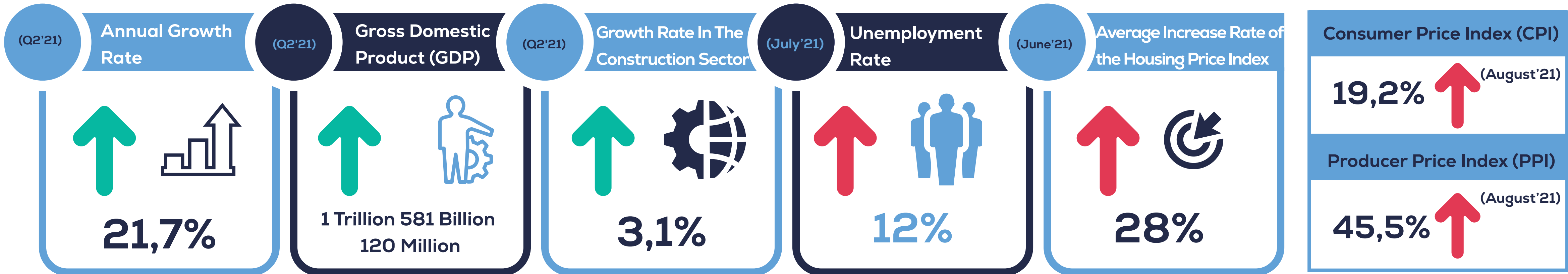


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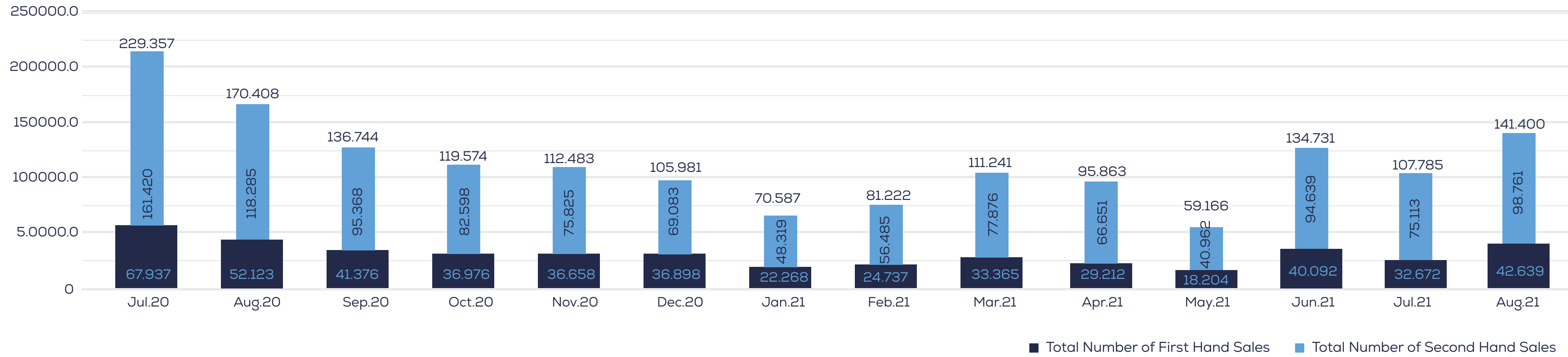
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Economical Data



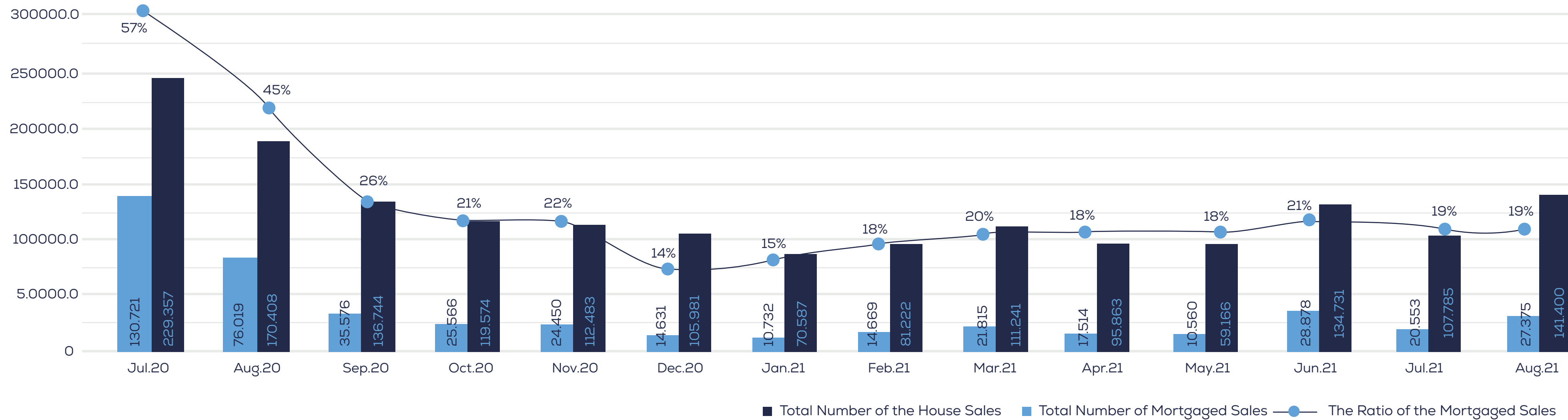
* Source: TURKSTAT, Republic of Turkey Ministry of Culture And Tourism, Republic of Turkey Ministry of Environment and Urban Planning, GYODER, AYD

Residential Property Sale Figures



Compared to the same month last year, the number of first hand house sales decreased by **18%** in August 2021 in Turkey.

Compared to the same month last year, the number of second hand house sales decreased by **17%** the same in August 2021.

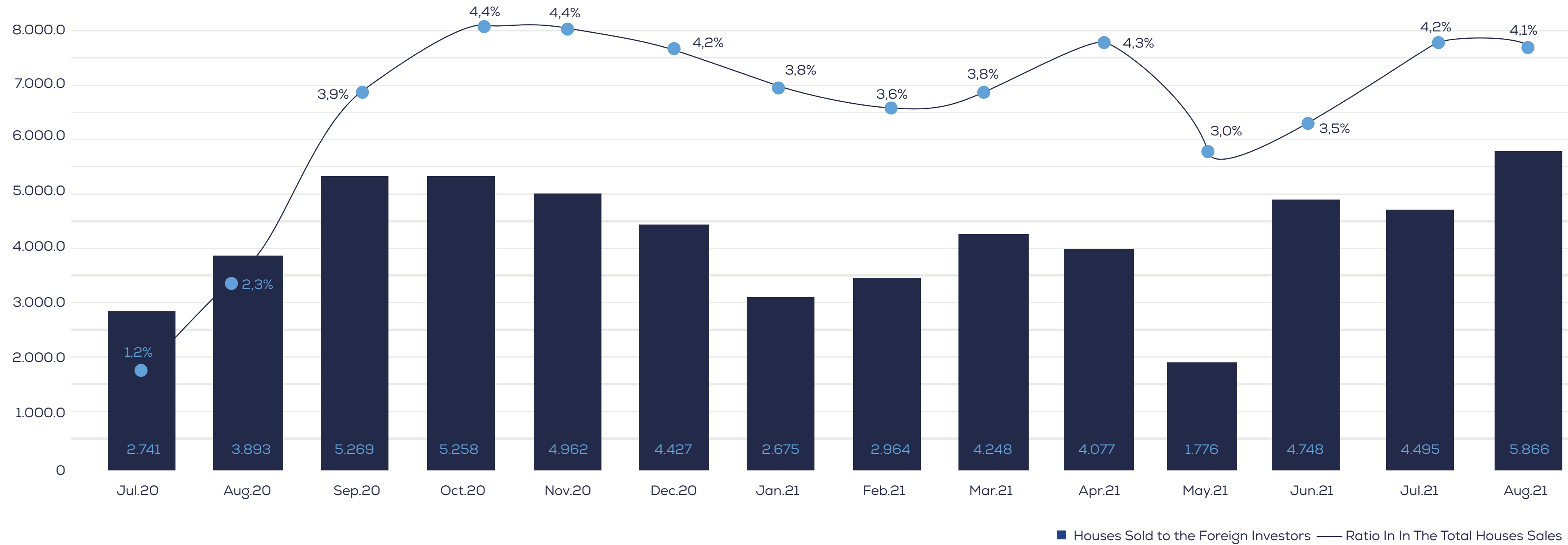


Compared to the same month last year, the number of the mortgaged house sales decreased **64%** in August 2021 in Turkey.

The ratio of the mortgaged house sales is **19,4%** in August 2021.

Source: TUIK

Houses Sold to the Foreign Investors



Compared to the same month last year, the number of total foreign sales increased by **51%** in August 2021.

The ratio of the foreign sales in total sales was calculated as **4,1%** in August 2021.

Top 5 Cities in Terms of Foreign Investor Transactions

İstanbul

Antalya

Ankara

Mersin

Sakarya

The Top 5 Countries in Residential Property Transactions

Iran

Iraq

Russian Federation

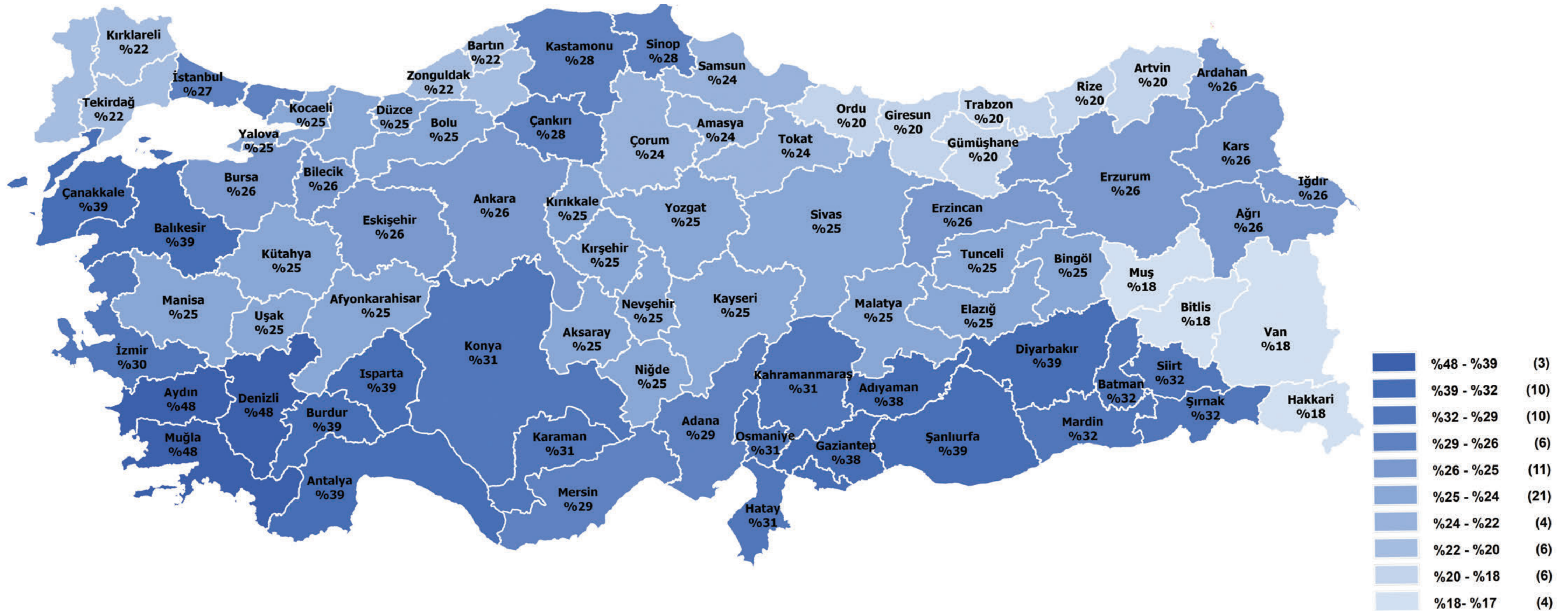
Afghanistan

Kuwait

*Source: TÜİK

Value Change Rate

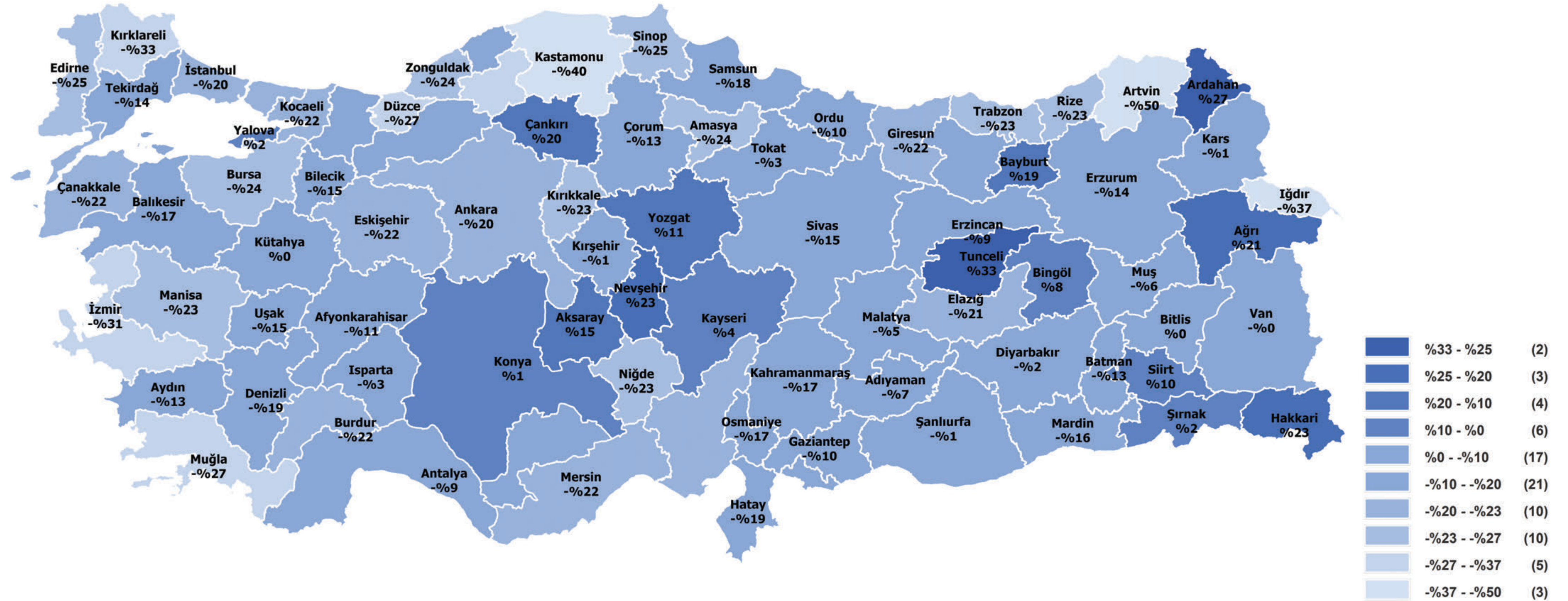
Considering the June data that was updated with 2020, it is observed that there was a **28%** increase in Turkey's average as it was in the previous month. The increase in the value of real properties indicates that the market normal levels were reached in stocks, supply doesn't meet demand, and deferred construction costs were reflected in the values.



*The data in August 2021 shows the change in the same month of the previous year.

Rate of Change in Housing Sales

Considering the August data that was updated with August 2020, it is observed that there was a **17%** decrease in Turkey's average. A decrease is observed compared to the previous year due to the increase in housing prices and the high cost of using loans.



*The data in August 2021 shows the change in the same month of the previous year.



The World Metropolis Index Points Out What 1 million Euros Buy You Around the World?

In the scope of the “World Cities Index” study that we prepared in the last month, we discussed the real estates that are situated in the most central and most demanded locations in 50 major cities which stand out across the world, that appeal to the high-income group, are namely called as “Prime Location” and “Prime Property”.

Our study is based on the issue that how many square meters of luxury houses can be sold in these 50 cities and how many years will be the annual gross rental income and depreciation period of the investment to be realized. In this sense, we have compared the purchasing power of 1 Million Euros in different parts of the world.

We know that after the global economic crisis that started in 2008, there were serious decreases in housing prices throughout the world in the following 3-4 years. Housing prices reached an upward trend in the general sense as of 2011-2012.

While housing production remains at an extremely limited level, especially in the major cities of Europe, it is seen that there have been serious increases in housing prices due to factors such as historically low interest rates, increasing migration movements, and the refugee crisis.

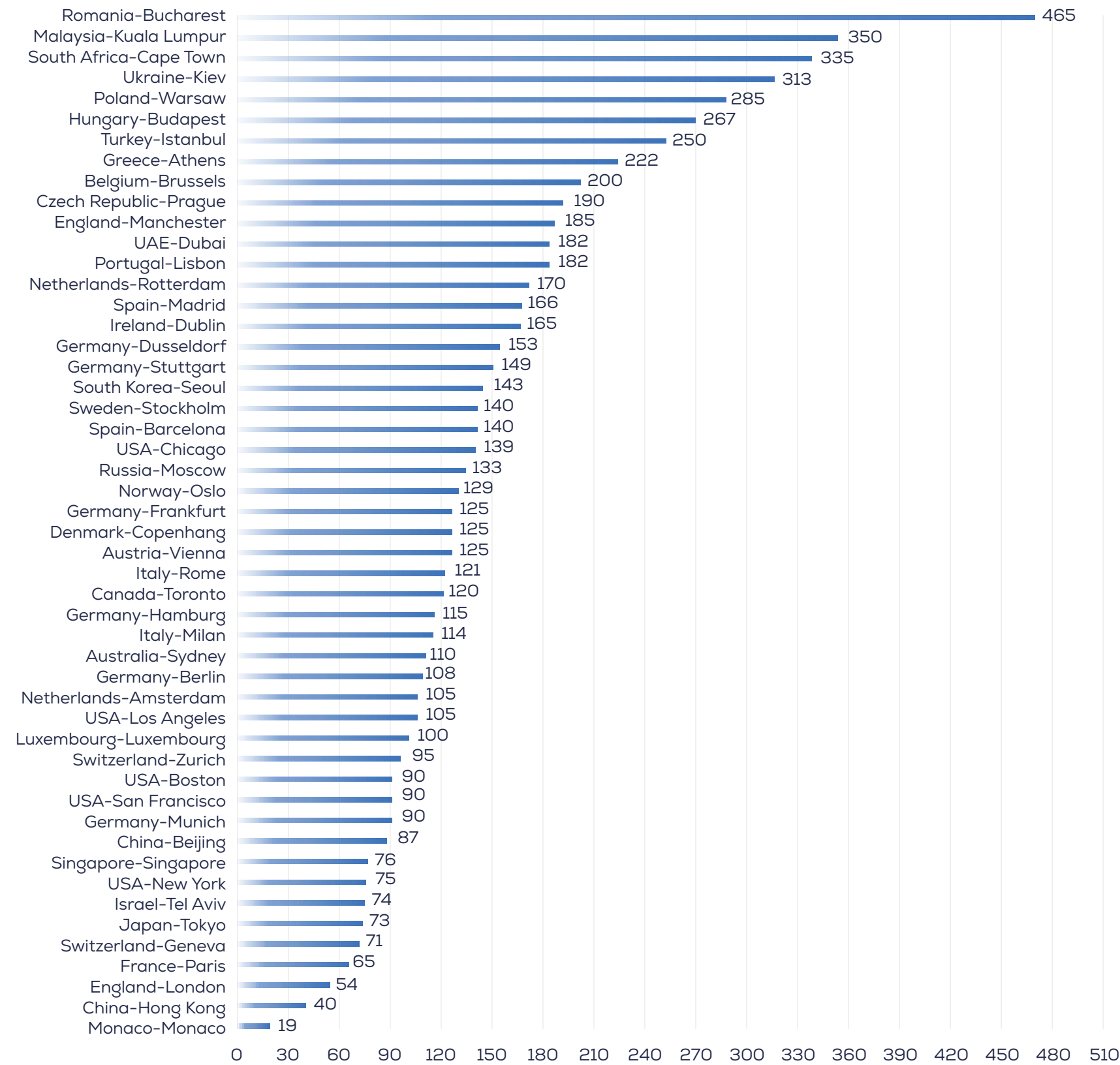
Among the 50 cities of the study, Monaco has stood out as the most expensive city, as expected.

Housing prices lead the way in the cities where population density is high such as Singapore, Hong Kong, Tokyo, and Peking that are located in the Far East. Since the housing supply in these cities is extremely limited, it is known that people live in houses called "micro houses". In fact, we see that there are mostly houses with an area of 15-25 sqm in these cities.

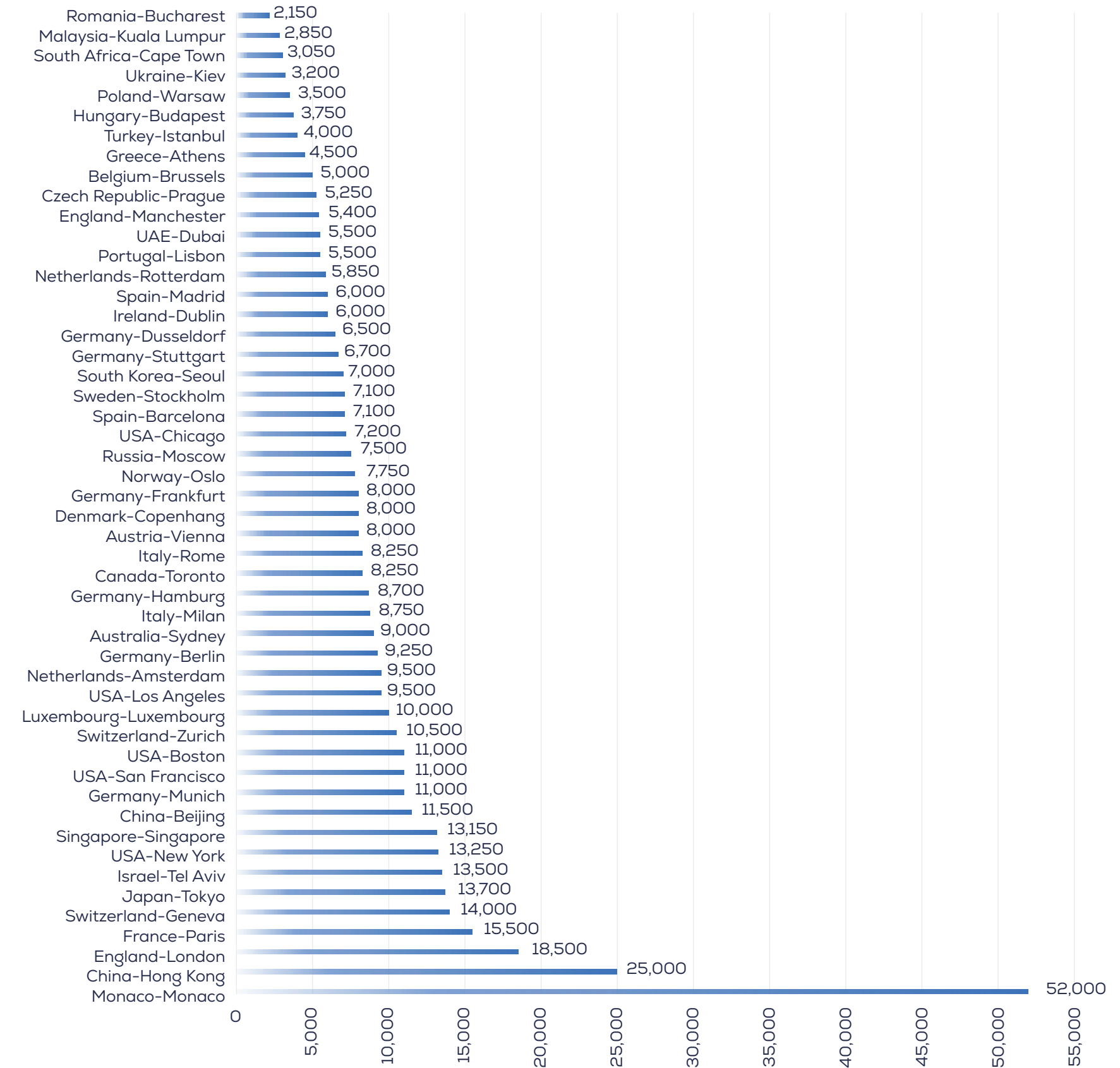
Despite the Brexit effect, London is still an important center of attraction. Cities such as Paris, Geneva, Munich, Berlin, Amsterdam, Luxembourg, Milan, Vienna, Rome, Hamburg, and Zurich, which have a high-income level and offer wide opportunities in terms of social, economic, and employment, are among the top European major cities.

When we look at the USA, we see that big cities such as New York, San Francisco, Boston, and Los Angeles are at the top of the list. It would be appropriate to state that the housing market in the USA has different dynamics compared to Europe and the Far East. While the limited stock of land in Europe particularly raises the housing prices, we can say that there is no problem in this sense in the USA, the construction sector is generally active and the housing production is high.

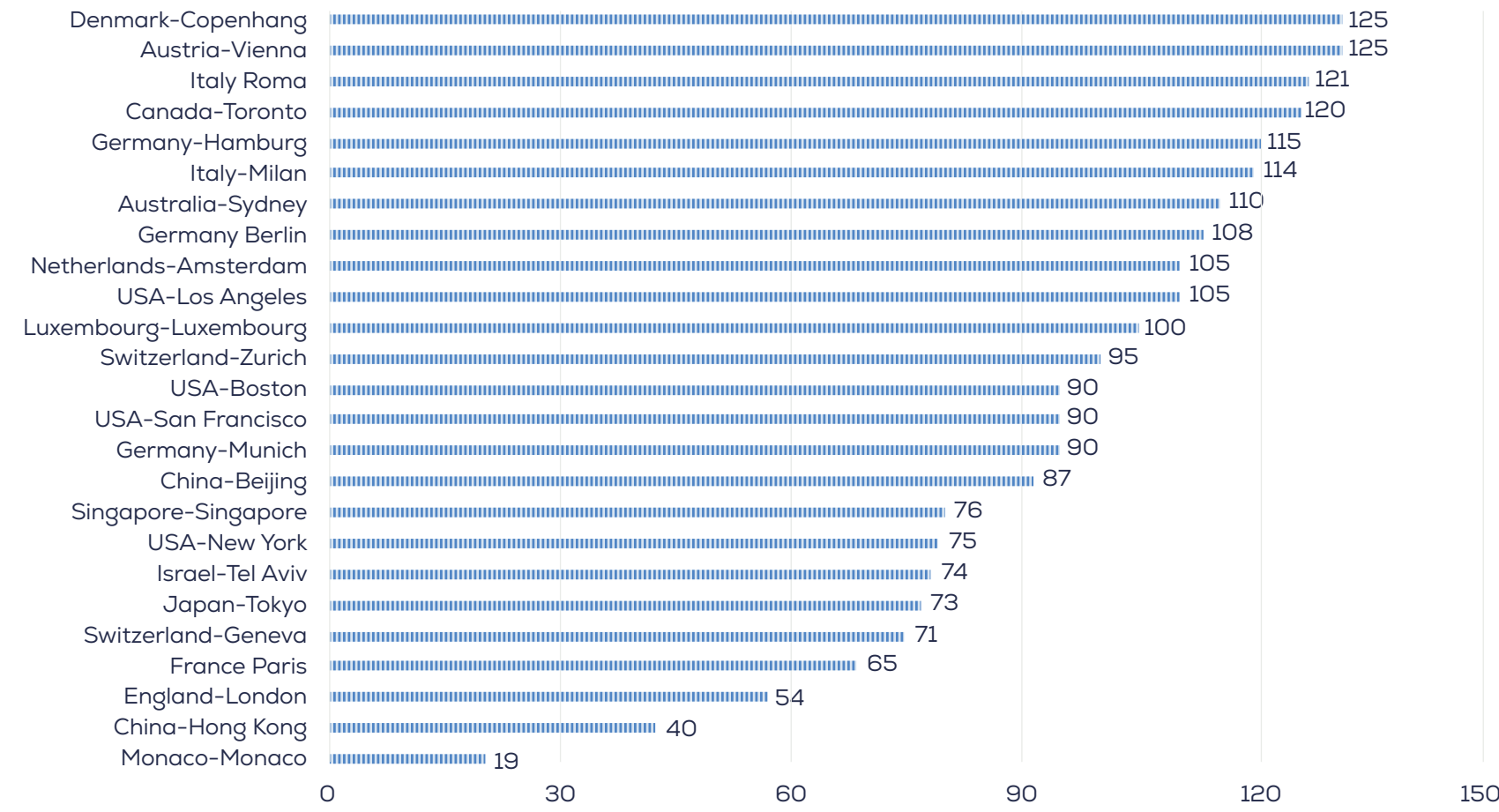
Dwelling Surface Area (m²) that can be Purchased for 1 Million EUROS



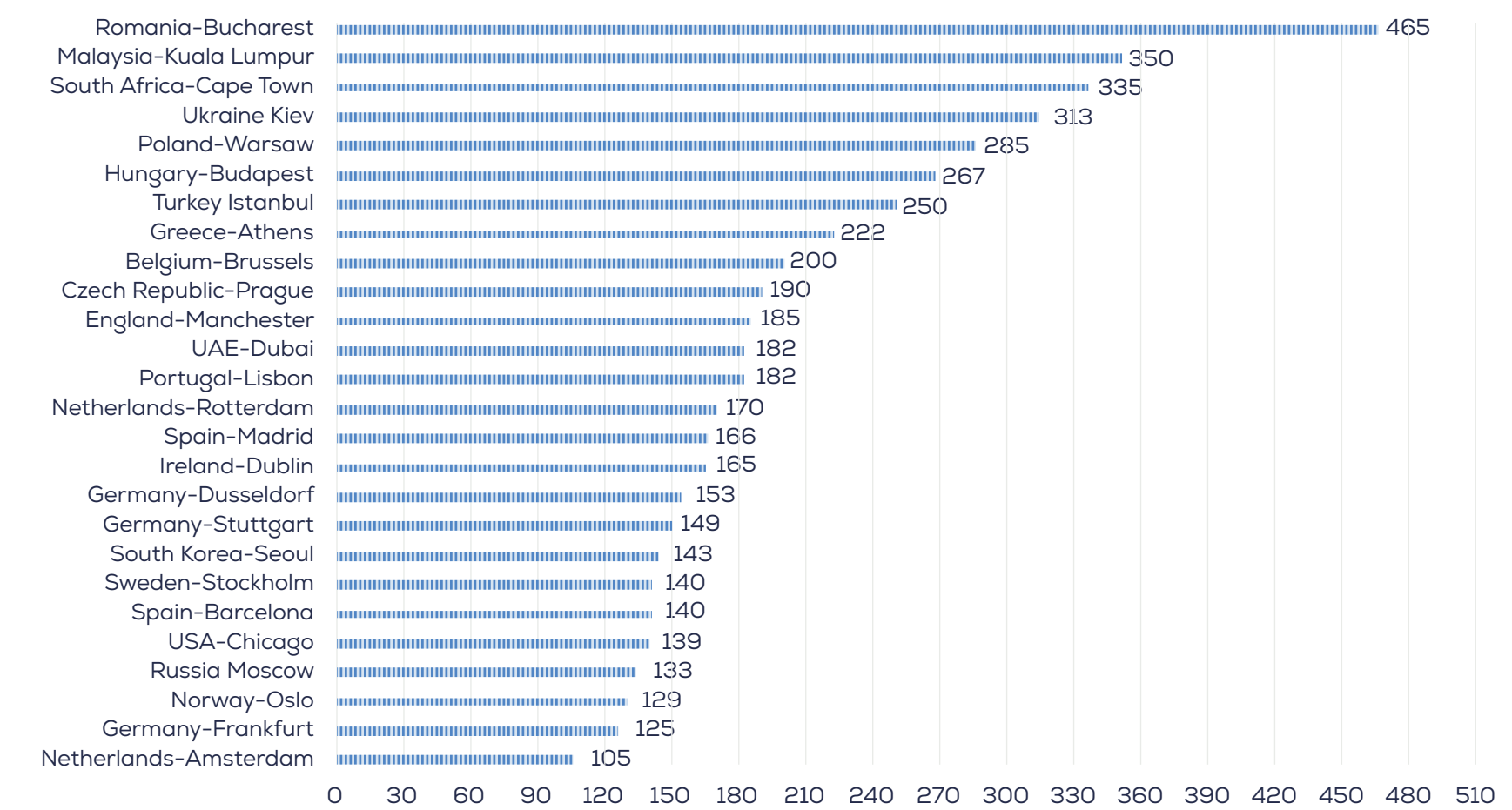
Average Housing Unit Value (€/m²)



Dwelling Surface Area (m²) that can be Purchased for 1 Million EUROS



Dwelling Surface Area (m²) that can be Purchased for 1 Million EUROS



When central locations and luxury segment dwellings are taken into account in the same way, Istanbul ranks 45th in the list with an average housing unit price of 4.000 €/sqm (40.000 TL/sqm)

At this point, it is worth mentioning that we created the Istanbul data of our study by considering the houses in districts such as Zincirlikuyu, Levent, Maslak, Sarıyer, Ataköy, Bakırköy, Göktürk, Kadıköy that appeal to the high-income group.

When we examine Istanbul in particular, it is seen that housing production, which accelerated since the beginning of the 2010s and continued intensively until 2017-2018, slowed down significantly after 2018.

With the impact of citizenship program that provides the right to acquire citizenship with an investment of 250,000 USD, the decrease in the housing stock with the interest reduction campaign in 2020, the fact that the earthquake risk leads the investors to the houses built after the earthquake, and most importantly, the increase in construction costs, high increases have been experienced in housing prices in Turkish Lira.

As a result of the depreciation of the Turkish lira against the foreign currency, it is observed that Istanbul remains relatively reasonably-priced for foreign investors when compared with a similar scale major cities, and an average of ~250 sqm of housing in the luxury segment can be purchased for 1 Million Euro in Istanbul.

When we examine the much reasonably-priced houses other than the luxury segment, we observe that the purchasing power for houses is higher compared with other 50 cities, and the gap is widening in favor of Istanbul in the comparison of houses that can be purchased for 1 million Euros.

According to the report announced by Zingat.com in May 2021, the 10 districts most preferred by foreign investors in Istanbul are listed as follows:

1. Esenyurt 2. Beylikdüzü 3. Başakşehir 4. Bağcılar 5. Avcılar 6. Büyükçekmece 7. Zeytinburnu 8. Küçükçekmece 9. Kağıthane 10. Sarıyer

In the light of the research we have carried out, we can say that investing in Turkey and Istanbul is still attractive for foreign investors, and the interest of foreign investors will continue to increase in the coming years. The existence of foreign investors in the market will also lead to price increases.





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