



## REIDIN.com Real Estate Indices: March 2011 Results

# REIDIN.com Turkey Residential Property Price Indices: March 2011 Results

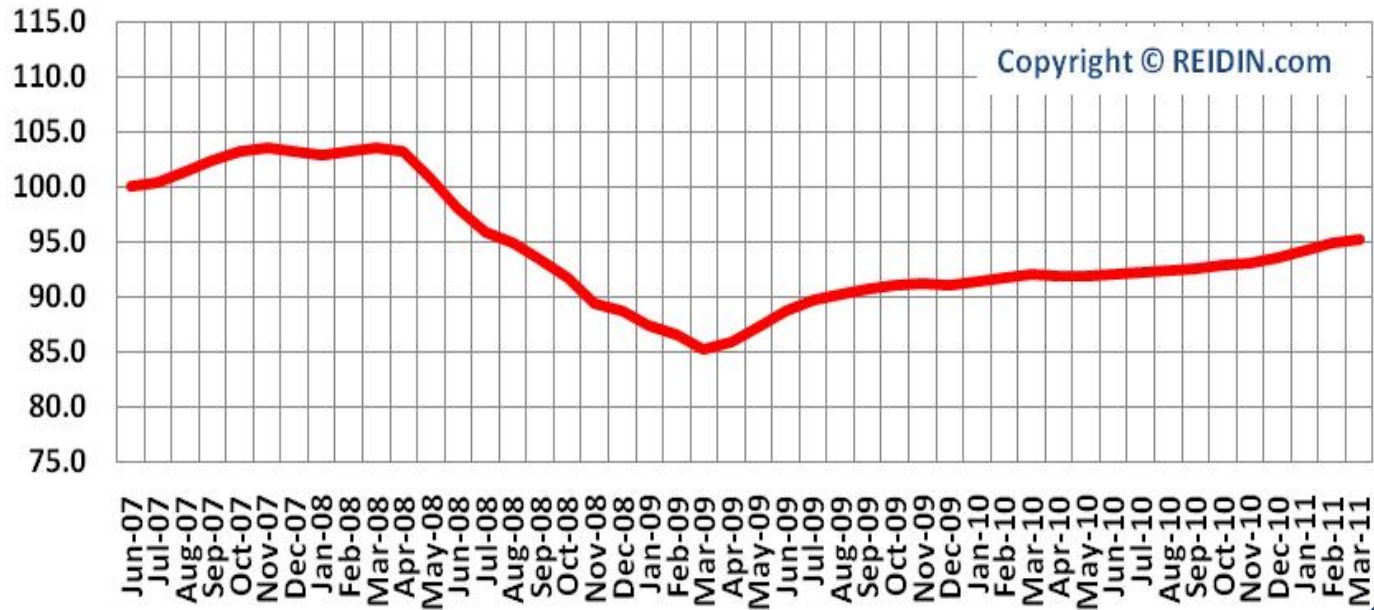
**Issue: 28**

**15/04/2011**

- The residential sales prices increased 1.13% in Adana, 0.58% in Ankara, 0.51% in Antalya, 0.31% in Istanbul, 0.09% in Izmir and 0.23% in Kocaeli; prices were down 0.11% in Bursa during March 2011.
- The residential rent values increased 0.48% in Ankara, 1.04% in Antalya, 0.29% in Istanbul, 0.21% in Izmir; values were down 0.60% in Adana and 0.67% in Bursa and constant in Kocaeli during March 2011.

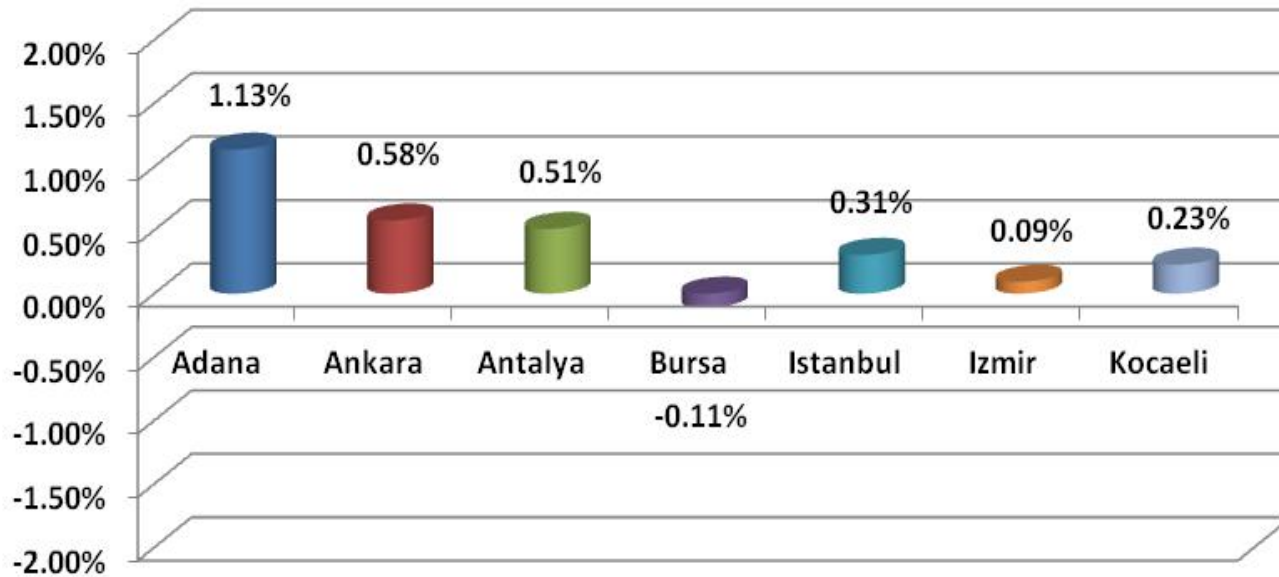
# REIDIN.com Turkey Residential Property Price Index: Sales

Turkey Composite House Sales Price Index (June 2007 = 100)



# % Change in Residential Sales Prices

## % Change in Residential Sales Prices, March 2011



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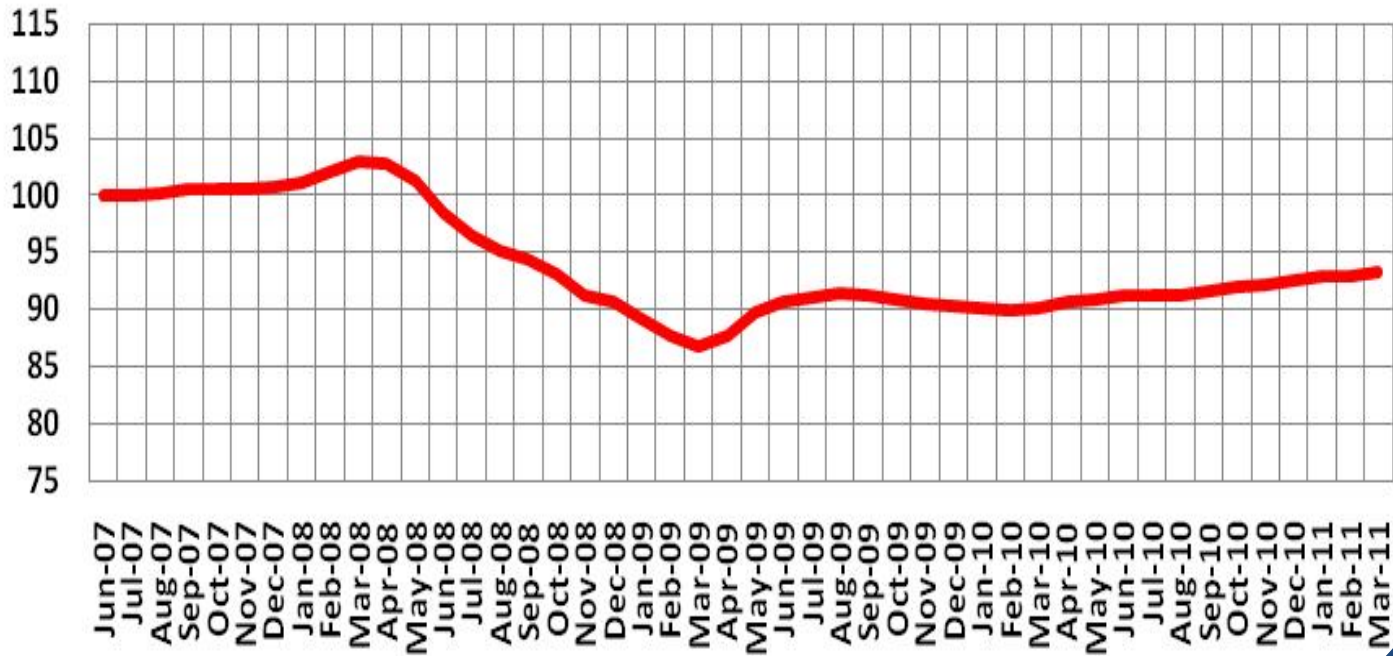
# REIDIN.com Turkey Residential Property Price Index: Changes in Residential Sales Prices

	Monthly Index: March 2011	% Change in Month	% Change in Past Year
Turkey Composite	95.2	+0.32%	+3.48%
Adana	109.8	+1.13%	+6.38%
Ankara	92.9	+0.58%	+4.25%
Antalya	82.6	+0.51%	-2.90%
Bursa	90.8	-0.11%	-0.59%
İstanbul	95.0	+0.31%	+5.64%
İzmir	97.5	+0.09%	-2.64%
Kocaeli	108.8	+0.23%	+3.04%

Base Period: June 2007=100

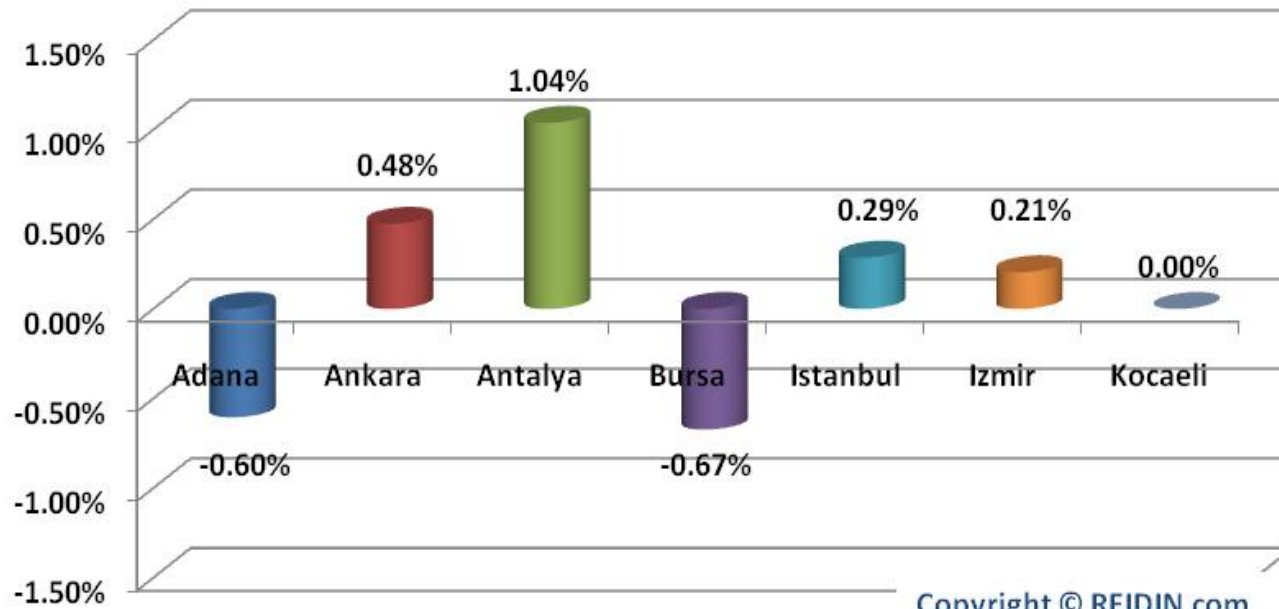
# REIDIN.com Turkey Residential Property Price Index: Rent

Turkey Composite Rent Index (June 2007 = 100)



# % Change in Residential Rent Values

## % Change in Residential Rent Prices, March 2011



# REIDIN.com Turkey Residential Property Price Index: Changes in Residential Rent Values

	Monthly Index: March 2011	% Change in Month	% Change in Past Year
Turkey Composite	93.2	+0.22%	+3.33%
Adana	110.4	-0.60%	+3.38%
Ankara	93.8	+0.48%	+2.16%
Antalya	87.0	+1.04%	+1.86%
Bursa	86.7	-0.67%	+0.58%
İstanbul	93.9	+0.29%	+4.53%
İzmir	89.0	+0.21%	+1.49%
Kocaeli	99.8	0.00%	+1.31%

Base Period: June 2007=100

# REIDIN.com Turkey Residential Property Price Indices

The REIDIN.com Turkey Residential Property Price Indices (TRPPIs), supported by GARANTI, is designed to be a reliable and consistent benchmark of housing prices in Turkey. The purpose is to measure the average differences in house prices in a particular geographic market.

## **Methodology**

Index series are calculated monthly for sales and rent covering 7 major cities (Adana, Ankara, Antalya, Bursa, Istanbul, Izmir and Kocaeli), their 71 districts and 481 sub-districts. The national TRPPI (Turkey Composite Index) is a weighted average of those city indices.

The REIDIN.com TRPPIs use a “stratified median index” approach and are calculated by the Laspeyres price index formula. Indices are set at 100 starting at the beginning of June 2007 (June 2007=100)

## **Coverage**

REIDIN.com TRPPI, uses monthly sample of offered/asked listing price data, covering over 200,000 house listings per month.

# REIDIN.com-GYODER New Home Price Index: March 2011 Results

Issue: 4

15/04/2011

**GYODER**  
Gayrimenkul Yatırım Ortaklığı Derneği

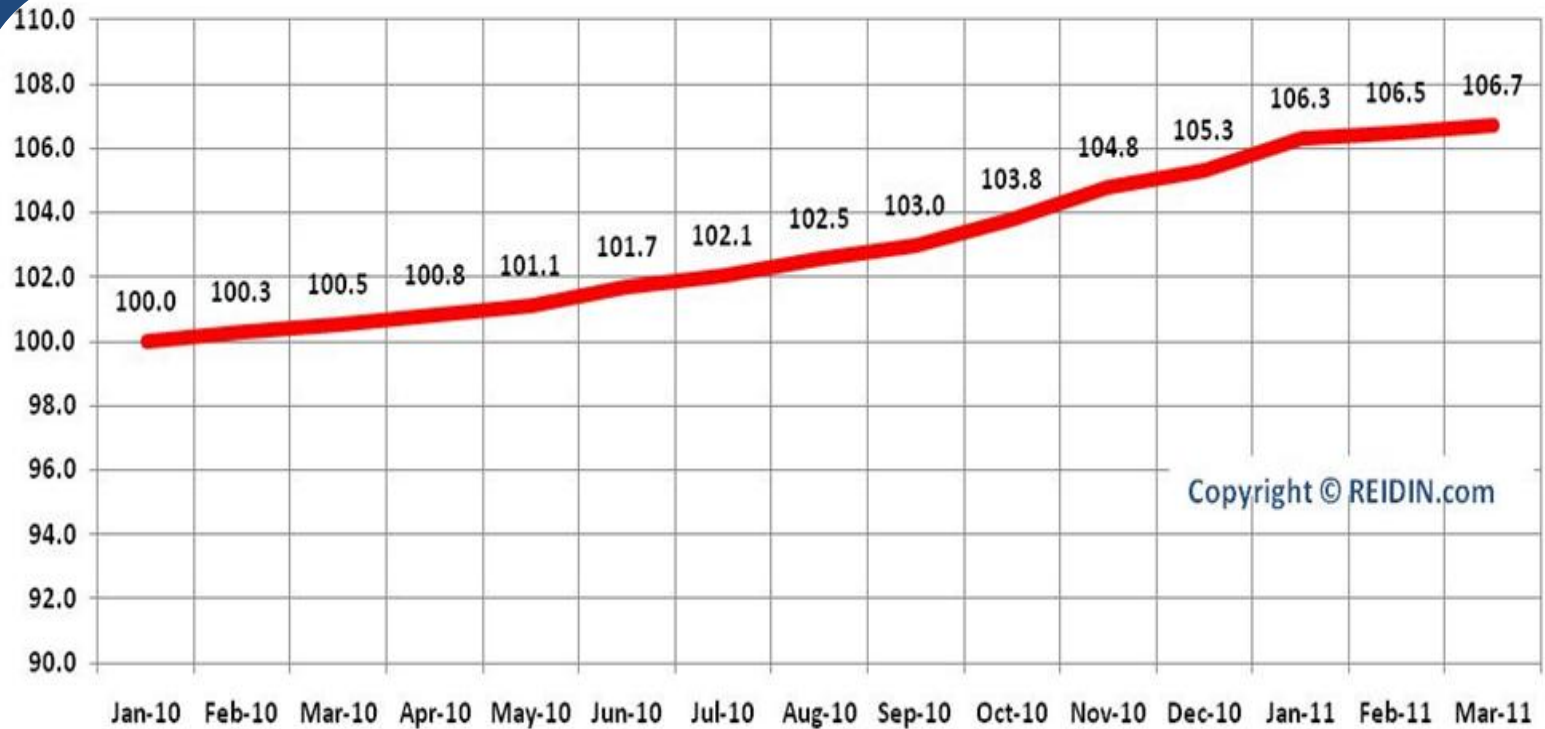
  
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# Index Summary

- According to the results of REIDIN.com-GYODER New Home Price Index with the support of Garanti, in March 2011 there is 0.19% increase with respect to the previous month; and in compliance with March 2010 there is 6.17% increase.
- According to March 2011 results, REIDIN.com-GYODER New Home Price Index shows the increase of 0.37% in 1+1 flat type, 0.28% in 2+1 flat type, 0.10% in 4+1 flat type and constant in 3+1 flat type with respect to the previous month.
- According to March 2011 results, REIDIN.com-GYODER New Home Price Index reveals that there is 0.84% increase in 51-75sqm size, 0.38 % increase in 76-100sqm size, 0.46% increase in 101-125sqm size, 0.95% increase in 126-150sqm and 0.10% increase in 151sqm and bigger sized properties.

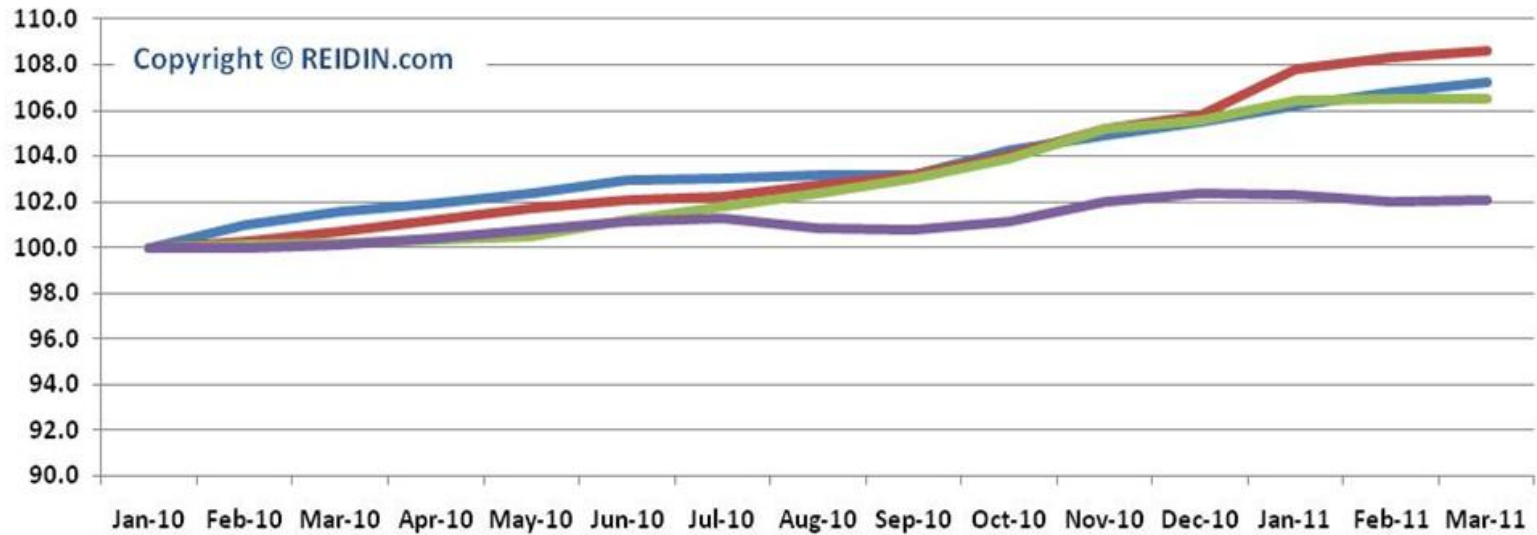
# REIDIN.com-GYODER New Home Price Index



# % Change in REIDIN.com-GYODER New Home Price Index



# Type of Houses: Number of Rooms (January 2010=100)



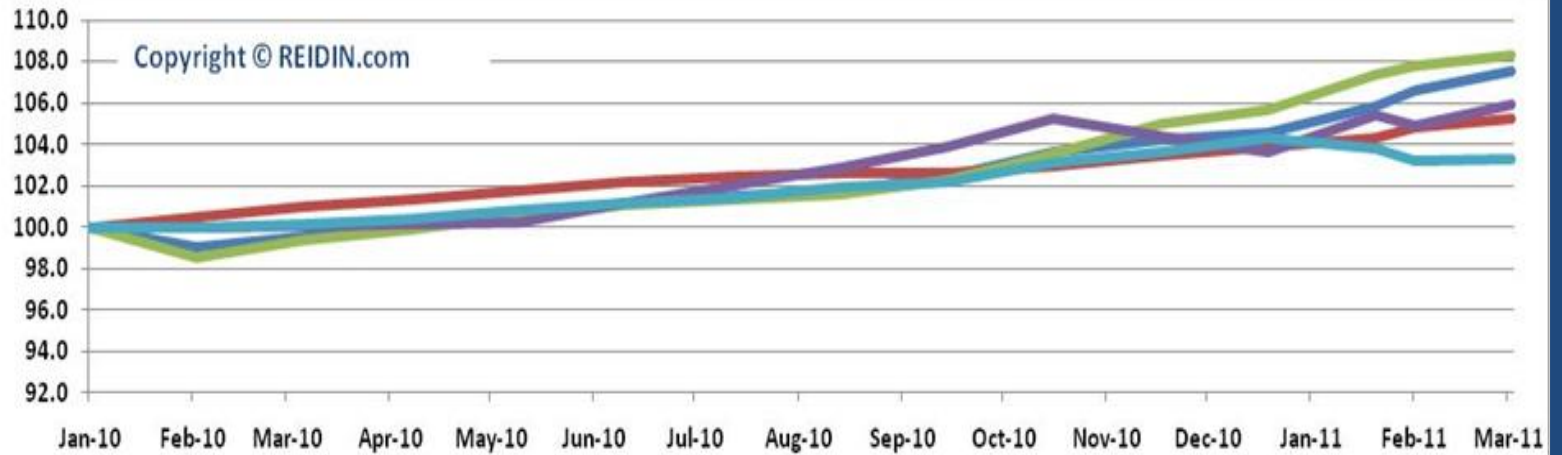
	Jan-10	Feb-10	Mar-10	Apr-10	May-10	Jun-10	Jul-10	Aug-10	Sep-10	Oct-10	Nov-10	Dec-10	Jan-11	Feb-11	Mar-11
1+1	100.0	101.0	101.6	101.9	102.4	103.0	103.0	103.2	103.2	104.2	104.9	105.5	106.2	106.8	107.2
2+1	100.0	100.3	100.7	101.2	101.7	102.1	102.2	102.7	103.2	104.0	105.2	105.8	107.8	108.3	108.6
3+1	100.0	100.1	100.2	100.3	100.5	101.2	101.8	102.3	103.0	103.9	105.2	105.6	106.4	106.5	106.5
4+1	100.0	100.0	100.1	100.4	100.8	101.2	101.3	100.8	100.7	101.1	102.0	102.4	102.3	102.0	102.1

# Type of Houses: Number of Rooms

Type of Houses	Monthly Index: March 2011	% Change in Month	% Change in Past Year	% Change in Base Period
1+1	107.2	+0.37%	+5.51%	+7.20%
2+1	108.6	+0.28%	+7.85%	+8.60%
3+1	106.5	0.00%	+6.29%	+6.50%
4+1	102.1	+0.10%	+2.00%	+2.10%

Base Period: January 2010=100

# Type of Houses: Size Range (January 2010=100)



	Jan-10	Feb-10	Mar-10	Apr-10	May-10	Jun-10	Jul-10	Aug-10	Sep-10	Oct-10	Nov-10	Dec-10	Jan-11	Feb-11	Mar-11
51-75	100.0	99.0	99.5	100.0	100.7	101.2	101.5	101.7	102.4	103.6	104.2	104.6	105.8	106.6	107.5
76-100	100.0	100.5	100.9	101.3	101.8	102.2	102.5	102.6	102.6	103.0	103.5	103.9	104.3	104.8	105.2
101-125	100.0	98.5	99.4	99.9	100.6	101.1	101.4	101.6	102.2	103.5	105.0	105.7	107.4	107.8	108.3
126-150	100.0	100.0	100.1	100.1	100.2	101.2	102.0	102.9	103.9	105.2	104.4	103.6	105.4	104.9	105.9
151+	100.0	100.0	100.1	100.4	100.8	101.1	101.4	101.9	102.2	103.1	103.7	104.3	103.8	103.2	103.3

# Type of Houses: Size Range

Type of Houses	Monthly Index: March 2011	% Change in Month	% Change in Past Year	% Change in Base Period
51-75 SQM	107.5	+0.84%	+8.04%	+7.50%
76-100 SQM	105.2	+0.38%	+4.26%	+5.20%
101-125 SQM	108.3	+0.46%	+8.95%	+8.30%
126-150 SQM	105.9	+0.95%	+5.79%	+5.90%
151 SQM +	103.3	+0.10%	+3.20%	+3.30%

Base Period: January 2010=100

# REIDIN.com-GYODER New Home Price Index

- **What is?**

It is the indicator index, which is developed from the properties of corporate real estate investment firms generally known as "Trademarked Projects", and recently has been produced in many countries like USA, Australia, Canada.

- **Methodology**

The monthly REIDIN.com-GYODER New Home Price Index uses a “stratified median index” approach for index calculation—an approach that is widely used for indexing housing prices. Taken January 2010 (January 2010=100) as the base period, is calculated with the formula of Laspeyres.

- **Coverage**

REIDIN.com-GYODER New Home Price Index is calculated on 45 projects and with a monthly average number of 15,000 properties presented by 19 developers.

# Participant Developers

**Ağaoğlu**  
Yaşam Mimarı

**ANT YAPI**

**DUMANKAYA**

**EMLAK KONUT**  
GAYRİMENKUL YATIRIM ORTAKLIĞI A.Ş.  
T.C. Başbakanlık TOKİ iştirakidir.

**extensa.**  
dynamic real estate

**GYO**

**GYO idealist**

**nurol GYO**

**ÖZYAZICI**

**SEHAYAPI**

**SİNPAŞ GYO**  
SİNPAŞ GAYRİMENKUL YATIRIM ORTAKLIĞI A.Ş.

**SOYAK**

**TEKFEN**

**TEKFEN EMLAK GELİŞTİRME GRUBU**

**TEPE**

**İNŞAAT**

**TSKB GYO**  
GAYRİMENKUL YATIRIM ORTAKLIĞI

T.C. BAŞBAKANLIK  
**TOKİ**  
TOPLU KONUT İDARESİ BAŞKANLIĞI

**TORUNLAR TİC GYO**

**TURK MALL**

**Y&Y**

GAYRİMENKUL YATIRIM ORTAKLIĞI

**GYODER**  
The Association of Real Estate Investment Companies

**MORTGAGE UZMANI**  
Garanti

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## – Indices

- REIDIN.com - GYODER New Home Price Index
- REIDIN.com - GYODER Office Index
- REIDIN.com - Residential Property Price Index (Sales+Rent)
- REIDIN.com - Housing Affordability Index
- REIDIN.com - Rental Affordability Index
- REIDIN.com - Gross Rental Yield Index

## – Modules

- REIDIN.com - Automated Valuation Module
- REIDIN.com - Loan-to-Value Calculation Module
- REIDIN.com - Payback Period Calculation Module