

Report about the state of apartments market in  
Moscow (quarterly)

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*ScanRealty*

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The goal of this report is to show quarterly state of apartments market in Moscow. Territorial units are represented by regions, districts and subway stations of Moscow.

Report consists of preamble, informational part and technical part.

Preamble contains description of definitions and sources of information.

Informational part consists of three sections describing supply volume on the market of apartments, prices and forecasts of their development.

Technical part contains description of ScanRealty methodology and explains indices, used in this report. It also includes legal conditions and summarized details about the document.

### Sources of information

The data for calculation of indices, used in this report, is received from open sources, print editions, information supplied by members of real estate market, partners of ScanRealty in informational exchange and other sources.

Raw data for the calculation of indexes usually represents huge volumes of information. This allows making exact multipronged sampling and provides succession of absolute and relative values of an index in time. Thus, an index value calculated today, shall be correctly commensurable with a value of the same index calculated, for example, three years ago. Sources of information used in calculation of the particular index are listed in its description.

### Calculations methodology

Calculation of indices is based on regularly multi-stage processing of raw data and construction of samples with subsequent analysis, where result is expressed in a particular index value.

The majority of indices are calculated under the principle of differentially-weighted sampling.

Calculation period for each index is composed considering optimal correlation of dynamic and inertness of the resulting values as applied to the corresponding segment of real estate market.

Description of each index explains the details of technologies and methods used in its calculation, as well as the calculation parameters.

Permissible error for each particular index, its extent and methods of its adjustment are contained in index description.

### Usage of SRREI and SRMarket indices

SRREI and SRMarket indices are developed and meant for technical and fundamental analysis of real estate market in short- or medium-term periods. They may be also used as an auxiliary instrument for

long-term forecast of the market dynamics.

Each index serves as a direct and indirect indicator of various processes on real estate market. The most evident processes, reflected by an index, are mentioned in its description. However, the correct application of indices separately and in aggregate allows making significantly more conclusions about the condition of the market.

Application of indices as comparative figures is reasonable for market analysis within extended periods of time. This allows tracing changes of tendencies and opinions on the market with high accuracy.

## **Table of Content**

Preamble

Definitions

Sources of information

Informational part

Chapter 1. Supply volume analysis

Summarized analysis of market supply structure

Share on market by regions

Share on market by the number of rooms

Share on market by the total price

Share on market by the square meter price

Share on market by building types

Share on market by the number of floors

Share on market by the total space

Share on market by the living space

Share on market by the kitchen space

Analysis of the intersegment indices of the share on market

Intersegment indices of the share on market

Summarized analysis of supply volume on market by districts

Share on market by districts

Share on market by subway stations

Chapter 2. Pricing policy analysis

Summarized analysis of supply prices on market

Total price on market by regions

Total price on market by the number of rooms

Total price on market by building types

Total price on market by the number of floors

Total price on market by the total space

Price per square meter on market by regions

Price per square meter on market by the number of rooms

Price per square meter on market by building types

Price per square meter on market by the number of floors

Price per square meter on market by the total space

Analysis of intersegment indices of supply price on market

Intersegment indices of total price on market

Intersegment indices of square meter price on market

Summarized analysis of supply price on market by districts

Total price on market by districts

Total price on market by subway stations

Price per square meter on market by districts

Price per square meter on market by subway stations

Chapter 3. Forecasts analysis

Summarized analysis of supply price trends on market

Development of total price on market by regions

Development of total price on market by the number of rooms

Development of total price on market by building types

Development of total price on market by the number of floors

Development of total price on market by the total space

Development of square meter price on market by regions

Development of square meter price on market by the number of rooms

Development of square meter price on market by building types

Development of square meter price on market by the number of floors

Development of square meter price on market by the total space

Analysis of intersegment indices of price trends on market

Development of intersegment indices of total price on market

Development of intersegment indices of square meter price on market

Summarized analysis of price trends on market by districts

Development of total price on market by districts

Development of total price on market by subway stations

Development of square meter price on market by districts

Development of square meter price on market by subway stations

Technical and legal information

Methodology of ScanRealty

Detailed descriptions of indices

Conditions of use

Document information

Each subsection of the report contains information in the form of graphs and diagrams

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