

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

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*ScanRealty*

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

Secondary market is composed by constructions that are built more than one year ago, or properties that once have been purchased from a primary owner.

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.

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