Transparency of the German property market

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Transparency of the regional property market

- Annual or biennial publication
- Published by internet
- GIS-Systems
- Equal data format

Other Valuation dates:

<table>
<thead>
<tr>
<th>Location</th>
<th>Average Prices of Flats</th>
<th>Average Location</th>
<th>Average Area</th>
</tr>
</thead>
<tbody>
<tr>
<td>Sofia</td>
<td>2.390 – 4.990 €</td>
<td>±0.02</td>
<td>2.860 ±0.00</td>
</tr>
<tr>
<td>Varna</td>
<td>2.390 – 4.950 €</td>
<td>±0.00</td>
<td>2.860 ±0.00</td>
</tr>
</tbody>
</table>

Asset value factors based on Standard building costs

Valuation of real estate with standard building costs
Transparency of the supra-regional property market (federal states)

- Bavaria: 1 State Board Committee
- 96 Local Comiteses
- Duty of collecting all data from local committees
- Supra regional analysis of data
- Filling the gaps of regional data
- Enabling decisions of politics
- Show demographic effects
- Important for valuation experts
Transparency of the property at federal level

One research group of the German state boards of valuation experts

Job: publishing of the biennial "Report of the German Property Market"
Guideline for nationwide factors:

- Index series
- Adjustment factors
- Property yields
- ….

Thank you for your kind attention

Maximilian Karl, Ltd. Verm.Dir.

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