

EXPAT HOUSING OVERVIEW

COVID-19 PERIOD

RUSSIA

H1 2020

Key Numbers H1 2020

-36%

The demand from corporate clients has decreased by more than a third since the beginning of the year (comparing the periods January-June 2020 and January-June 2019).

+26%

The volume of supply increased by 26% over the last year.

+17%

In June 2020 there were 17% more requests from corporate clients than in May 2020.

-15%

Since the beginning of the year, the average supply budget in dollars decreased by 15% (due to changes in the exchange rate).

Who is a Tenant

NATIONALITIES

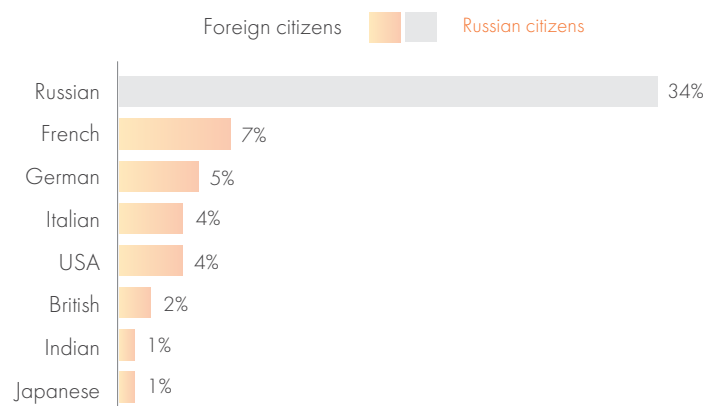
34% of all requests from potential tenants, over H1 2020, were made by Russian citizens. The other 66% of requests were made by foreigners.

Traditionally, the largest number of inquiries came from tenants from France - about 7% of the demand. Also, among foreign clients, citizens from Germany (5%), Italy and the USA (4%, respectively) showed interest in renting prime apartments.

SINGLE/FAMILIES

The share of families in the overall structure of demand is 92%. Interest in prime apartments came predominantly from potential tenants in the age range of 30 to 44 years old.

Chart 1.1 Analysis of prime real estate tenant's nationalities



Supply

Chart 2.1 Dynamics of the supply of Moscow prime rental market (January 2019 – June 2020)

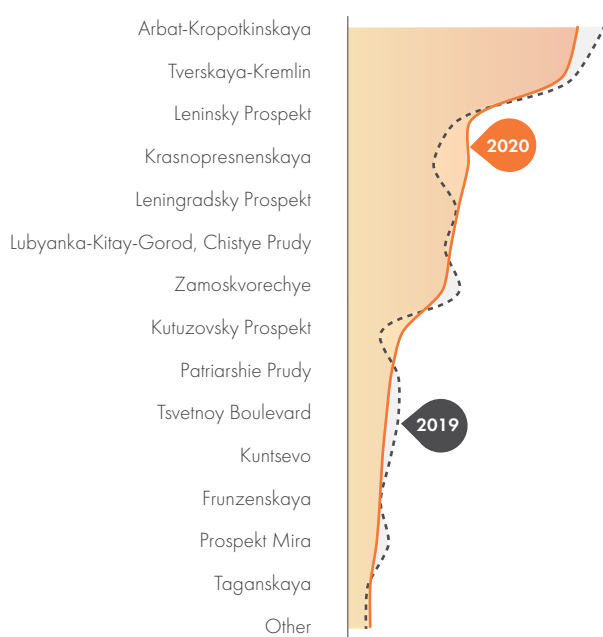


HIGH-BUDGET SUPPLY VOLUME INCREASED BY 26% FROM THE BEGINNING OF THE YEAR

Currently, we are seeing high competition in the prime rental market in Moscow. The last time a higher number of vacant apartments was in 2009.

In June 2020, the number of offers for rent increased by 26% compared to the same period of last year, and by 38% compared to the beginning of last year.

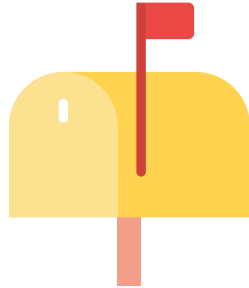
Chart 2.2 Analysis of the most popular areas for living in Moscow in terms of supply



Top 5 districts for supply H1 2020

- Arbat-Kropotkinskaya
- Tverskaya-Kremlin
- Leninsky Prospekt
- Krasnopresnenskaya
- Leningradsky Prospekt

As a year ago, around two-thirds of all supply was concentrated within five districts: Arbat-Kropotkinskaya and Tverskaya-Kremlin (18% and 17, respectively), Leninsky Prospekt, Krasnopresnenskaya and Leningradsky Prospekt (approximately 9 -10% for each).



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- Domestic Moving
- Transportations of Antiques
- Office Moving
- Vehicle Moving
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