

OVERVIEW OF THE RENTAL MARKET OF LUXURY REAL ESTATE IN KIEV, THE 3RD QUARTER OF 2015

The situation in the real estate market is unstable, yet there is rise towards stabilization as apartment for rent always be in demand, regardless of the political and economic aspects.

All lease transactions are moving gradually to the hryvnia. To date, approximately 80% of the market in Kiev moved to settlements in national currency. This pricing applies to the whole rental market, excluding high-budget apartments worth more than 2 thousand in foreign currency. The rent on high-budget apartments stated in dollars or euros.

When compared to the figures of last autumn (2014), today the average cost of rental housing in relation to the US dollar fell by 1.5 to 2 times, and against the hryvnia rose by 1.2-1.5 times.

In Kiev, the demand for rental high-budget apartments fell, and offer increased. If in the capital at the end of last year there was an average of 28-30 thousands of apartments offered, now there are about 33 thousand. This suggests that some people took off their apartments from the sales market, and this property has passed to the rental market.

Now the tenants prefer 3-4-room apartment in the most prestigious areas of the city: in Pecherskiy and Shevchenkiyskiy districts (Bohdan Khmelnytskyi str., Ivana Franka str., Staronavodnitskaya str., Lesi Ukrainky blvd.). Today, preference is given to the apartments in the new luxury homes. Most tenants choose apartments of 100-170 sq.m.

Houses are also popular among tenants and mansions are rented primarily within the boundaries of Kiev (Pechersk District), or in the suburbs (village Lisnyky, village Sofiyivska Borshchagivka, village Petropavlivska Borshchagivka). The area of these facilities is 250-400 square meters, area of stead - 10-15 acres. Among the demands put forward by tenants are a wide range of infrastructure, respectable surroundings and convenient access.