



Country: **ITALY**

Association: **FIAIP**

Market outlook next 6 months :

Mortgage loan rate :

spread 2-4 % Years : 40

Max. percentage of value covered :

60%

to

80%

Percentage of main-home ownership :

80%

Inflation rate :

3,3% dicembre 2011

New houses built 2011:

Comments :

Since the last report the market is still stable, although the percentage of sales is 30% lower than the average for recent years.

Unfortunately the recent government interventions (Prime Minister Mario Monti) have higher taxes on the house even with rates of 300% more in some city centers.

The forthcoming reform of the cadastral land will still raise the tax burden on home planet

<b>APARTEMENTS</b>	<b>NORMAL</b>	<b>NORMAL</b>	<b>LUXURY</b>	<b>LUXURY</b>
<b>Ownership per sq. mt.</b>	<b>Mini</b>	<b>Maxi</b>	<b>Mini</b>	<b>Maxi</b>
MILAN	6.000,00 €	6.700,00 €	6.700,00 €	9.600,00 €
ROME	3.400,00 €	4.700,00 €	5.600,00 €	8.200,00 €
FLORENCE	2.800,00 €	4.000,00 €	3.100,00 €	5.000,00 €
TURIN	2.750,00 €	3.700,00 €	3.700,00 €	4.900,00 €
NAPLES	3.500,00 €	5.300,00 €	4.200,00 €	6.300,00 €
<b>Average</b>	<b>3.690,00 €</b>	<b>4.880,00 €</b>	<b>4.660,00 €</b>	<b>6.800,00 €</b>
<b>VILLAS / detached houses</b>	<b>NORMAL</b>	<b>NORMAL</b>	<b>LUXURY</b>	<b>LUXURY</b>
<b>Ownership per sq. mt.</b>	<b>Mini</b>	<b>Maxi</b>	<b>Mini</b>	<b>Maxi</b>
MILAN	4.800,00 €	5.500,00 €	5.200,00 €	7.500,00 €
ROME	4.700,00 €	6.400,00 €	4.900,00 €	7.000,00 €
FLORENCE	2.900,00 €	3.700,00 €	3.200,00 €	4.600,00 €
TURIN	2.550,00 €	3.500,00 €	3.000,00 €	4.550,00 €
NAPLES	4.000,00 €	6.000,00 €	6.500,00 €	9.800,00 €
<b>Average</b>	<b>3.790,00 €</b>	<b>5.020,00 €</b>	<b>4.560,00 €</b>	<b>6.690,00 €</b>
<b>Semi-detached houses</b>	<b>NORMAL</b>	<b>NORMAL</b>	<b>LUXURY</b>	<b>LUXURY</b>
<b>Ownership per sq. mt.</b>	<b>Mini</b>	<b>Maxi</b>	<b>Mini</b>	<b>Maxi</b>
MILAN	3.900,00 €	4.800,00 €	4.800,00 €	5.500,00 €
ROME	4.300,00 €	5.800,00 €	4.600,00 €	6.500,00 €
FLORENCE	2.400,00 €	3.100,00 €	2.600,00 €	3.600,00 €
TURIN	1.950,00 €	2.750,00 €	2.150,00 €	2.950,00 €
NAPLES	3.300,00 €	5.000,00 €	4.800,00 €	7.300,00 €
<b>Average</b>	<b>3.170,00 €</b>	<b>4.290,00 €</b>	<b>3.790,00 €</b>	<b>5.170,00 €</b>
<b>OFFICES</b>	<b>NORMAL</b>	<b>NORMAL</b>	<b>LUXURY</b>	<b>LUXURY</b>
<b>Rent per sq. mt. / month</b>	<b>Mini</b>	<b>Maxi</b>	<b>Mini</b>	<b>Maxi</b>
MILAN	20,50 €	28,50 €	22,50 €	31,50 €
ROME	23,50 €	31,50 €	31,50 €	38,50 €
FLORENCE	14,00 €	22,10 €	22,10 €	28,50 €
TURIN	9,80 €	14,60 €	12,60 €	17,40 €
NAPLES	8,80 €	13,20 €	9,30 €	14,00 €
<b>Average</b>	<b>15,32 €</b>	<b>21,98 €</b>	<b>19,60 €</b>	<b>25,98 €</b>