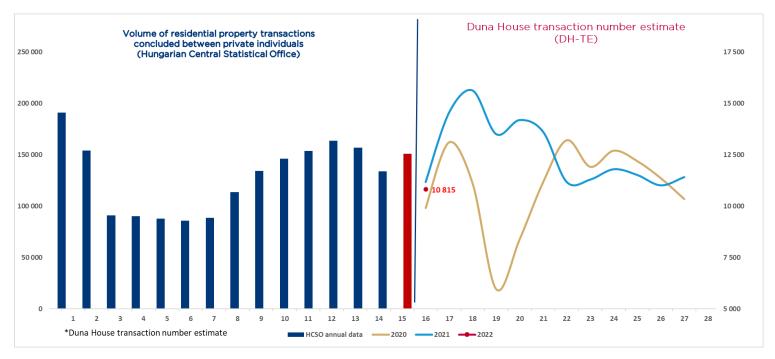




## Residential property transaction volume estimate and mortgage forecast for January 2022

Duna House presents its monthly Transaction Number Estimate (DH-TE) and Mortgage Forecast below, showing that in December 2022 10,815 property transactions were concluded and residential mortgage contracts worth HUF 100 billion were signed in the whole of Hungary.



According to Duna House estimates the first month of the year brought brisk demand and a total of 10,815 property transactions. This may be 3% lower than a year before, but it is still 9% higher than in January 2020. Compared to previous years' trend this property market activity was fairly average. Duna House experts predict a strong start of the year: they expect a further increase of demand and, accordingly, higher transaction numbers for February and March.

The mortgage market kept up its speed in January, too. According to figures published by Duna House Finances a total transaction volume of HUF 100 billion was recorded in the country, marking the strongest start of recent years. In 2020 and 2021 the residential mortgage market started out with 80 billion and as low as 59 billion, respectively. The volume of mortgage loans disbursed is not yet strongly affected by the interest rate hike cycle, but the volume of new applications is already showing a decline, so Duna House Finances experts expect a decrease in the volume of disbursed loans in the coming months. Buyers taking out a loan are trying to take advantage of subsidised loans and family support benefits in addition to increasingly expensive market loans.

## Budapest, I February 2022.

## **Background** info

The table below shows monthly transaction volume estimates of Duna House.

	January	February	March	April	May	June	July	August	September	October	November	December
2020	9917	13,117	11,100	5971	8400	11,186	13,125	11,923	12,708	12,200	11,369	10,354
2021	11,185	14,569	15,630	13,511	14,198	13,615	11,185	11,304	11,807	11,526	11,022	11,422
2022	10,815											





Methodology behind DH-TE: Regardless of the time of year, the most important indicator of the real estate market is the annual number of sale transactions. The DH-TE figure is an estimate published by Duna House and it reflects interim approximate data. The estimate is based on the number of monthly property transactions brokered by Duna House and the estimated market share of Duna House. The estimate of the current monthly market share of Duna House is based on the following indicators: I. Data published by the Hungarian Central Statistical Office on transactions among private individuals. Since the Statistical Office publishes data with several months' delay, market share can be adjusted retroactively which also results in a more accurate estimate as well. Please note: After 2016 and as a consequence of the boom in newly-built apartments, pre-contracted purchase transactions appear in the statistics of the Statistical Office with a delay of several months or even one or two years, after the capital transfer tax has been levied, which results in anomalies in the statistics. 2. The number of Energy Certificates issued; 3. Subjective assessment based on other management information from Duna House Holding.

Please also note that DH-TE data cannot be used for defining the volume of transactions brokered by Duna House, or for estimating the business profit of Duna House Holding or for the drawing of any related conclusions.

Mortgage forecast: Figures published by Duna House Loan Center can primarily be used for quick trend forecasts; the National Bank of Hungary publishes the actual figures for the second last month at the beginning of each month.