



New Elite Class Residential Buildings of St. Petersburg Market Research

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The elite residential real estate occupies a special place in the market. The high quality of buildings, unique architectural design of their facades, state-of-the-art engineering systems and prime location make them the best offer in the market. In each part of the city, the elite residential properties have distinctive features.

In the Research, Blackwood's experts analyze the market of new elite buildings of St. Petersburg including such aspects as criteria, main developers, volume and price indicators, distribution, price dynamics starting from 2007. Besides, the Research has a special focus on comparing the segment of new elite buildings in Moscow and St. Petersburg: the number of buildings in supply, price level and crisis impact.

We've analyzed 33 new elite buildings with apartments offered in the primary market. Most of them are located in Central and Petrograd districts. As of August 2009, the average price of 1 sq. m. in the elite homes of St. Petersburg amounted to \$6.100, this index is 167% higher in Moscow reaching \$16 300 per sq. m. We should mention that prior to the crisis, the price gap was less dramatic.

The crisis situation affected the segment of new elite buildings in Moscow and St. Petersburg in the same way: decrease in demand and in the number of deals, discounts offered by developers, decline of average price level, etc. However, there're some differences in the decline paces and main critical points. On the whole, the prices of elite buildings in St. Petersburg declined more than in Moscow.

This Research targets both professional market players (developers, analysts, real estate agents, consultants) and potential buyers of residential properties who seek to get the whole picture of the elite residential property market of St-Petersburg. This Research may also prove interesting for companies contemplating elite class development projects.

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- 1. Criteria of new elite buildings of St. Petersburg**
 - 2. Main developers in the elite residential market of St. Petersburg**
 - 3. Analysis of the market of new elite buildings**
 - Supply volume and prices*
 - Supply volume and average prices depending upon location*
 - Supply volume and average prices depending upon types of elite houses*
 - Supply volume and average prices depending upon construction stage*
 - 4. Comparative analysis of the market of new elite buildings in Moscow and St. Petersburg**
- Attachment. The most expensive new buildings in St. Petersburg**

Graphic Materials in Research

Total: 10 graphs, 2 maps, 1 charts

Research Sections:

- 1. Criteria of new elite buildings of St. Petersburg**
 - Map. Districts of St. Petersburg
- 2. Main developers in the elite residential market of St. Petersburg**
 - Graph. Distribution of supply in the market of new elite buildings by developers
- 3. Analysis of the market of new elite buildings**
 - Graph. Dynamics of average price per 1 sq. m. in new elite buildings of St. Petersburg
 - Graph. Supply structure (number of houses) in the market of new elite buildings of St. Petersburg by districts, August 2009
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 - Graph. Supply structure (number of houses) in the market of new elite buildings of St. Petersburg by types of houses, August 2009
 - Graph. Range and average price per 1 sq. m. in the market of new elite buildings of St. Petersburg by types of houses, August 2009

Supply volume and average prices depending upon construction stage

 - Graph. Supply structure (number of houses) in the market of new elite buildings of St. Petersburg by construction stage, August 2009
 - Graph. Price range and average price per 1 sq. m. in the market of new elite buildings of St. Petersburg by construction stage, August 2009
- 4. Comparative analysis of the market of new elite buildings in Moscow and St. Petersburg**
 - Graph. Comparison of average prices of new elite buildings in Moscow and St. Petersburg, August 2009.

- Graph. Comparative dynamics of average price per 1 sq. m. in new elite buildings in Moscow and St. Petersburg

Attachment. The most expensive new buildings in St. Petersburg

- Spreadsheet. The most expensive new buildings of St. Petersburg
- Map. The most expensive new buildings of St. Petersburg
- Passports of the most expensive new buildings of St. Petersburg

Information sources:

- Blackwood's database of buildings in the primary market of Moscow,
- Blackwood's database of buildings in the primary market of St. Petersburg,
- Data of the web portal of Saint Petersburg City Administration,
- Real estate bulletin of Saint Petersburg,
- Date collected during field and desk surveys,
- Results of the surveys previously conducted by Blackwood,
- Information from open sources (Internet, mass media).

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