



**PRESTIGE RESIDENCES REPORT  
MILAN: SALES MAIN INDICATORS TRENDS 2012-2016**

	<b>2nd Half 2016</b>	(%)	<b>1st Half 2016</b>	(%)	<b>2nd Half 2015</b>	(%)	<b>1st Half 2015</b>	(%)	<b>2nd Half 2014</b>	(%)	<b>1st Half 2014</b>	(%)	<b>2nd Half 2013</b>	(%)	<b>1st Half 2013</b>	(%)	<b>2nd Half 2012</b>
<b>Demand</b>	↔/↑		↔/↑		↔/↑		↔/↑		↔		↔		↔/↓		↔/↓		↔/↓
<b>Supply</b>	↔		↔		↔		↔		↔		↔/↑		↔/↑		↔/↑		↔
<b>Transactions</b>	↔/↑		↔/↑		↔		↔/↑		↔/↑		↑		↓		↓		↓
<b>Sales times (months)</b>	<b>20,4</b>	-36,6%	<b>32,2</b>	-1,2%	<b>32,6</b>	10,5%	<b>29,5</b>	24,5%	<b>23,7</b>	22,8%	<b>19,3</b>	2,7%	<b>18,8</b>	22,1%	<b>15,4</b>	-6,7%	<b>16,5</b>
<b>Absorption index (%)</b>	<b>14,4</b>	12,5%	<b>12,8</b>	23,1%	<b>10,4</b>	-3,7%	<b>10,8</b>	66,2%	<b>6,5</b>	-14,5%	<b>7,6</b>	31,0%	<b>5,8</b>	107,1%	<b>2,8</b>	-64,1%	<b>7,8</b>
<b>Average discount (%)</b>	<b>9,4</b>	-4,1%	<b>9,8</b>	-14,8%	<b>11,5</b>	-22,8%	<b>14,9</b>	-2,0%	<b>15,2</b>	6,3%	<b>14,3</b>	25,4%	<b>11,4</b>	-4,2%	<b>11,9</b>	-7,0%	<b>12,8</b>
<b>Minimum average price (€/mq)</b>	<b>6.841</b>	0,6%	<b>6.802</b>	0,8%	<b>6.748</b>	0,4%	<b>6.724</b>	-1,3%	<b>6.814</b>	-0,2%	<b>6.830</b>	0,1%	<b>6.822</b>	-0,2%	<b>6.836</b>	-2,7%	<b>7.025</b>
<b>Maximum average price (€/mq)</b>	<b>10.377</b>	2,8%	<b>10.094</b>	-0,6%	<b>10.152</b>	1,8%	<b>9.975</b>	0,2%	<b>9.958</b>	-0,4%	<b>9.998</b>	-0,2%	<b>10.016</b>	-1,1%	<b>10.129</b>	-1,3%	<b>10.263</b>
<b>Average price (€/mq)</b>	<b>8.532</b>	1,6%	<b>8.399</b>	0,3%	<b>8.374</b>	0,9%	<b>8.297</b>	-0,8%	<b>8.361</b>	-0,4%	<b>8.395</b>	-0,2%	<b>8.415</b>	-0,6%	<b>8.470</b>	-2,2%	<b>8.661</b>
<b>Average overall price (€)</b>	<b>1.734.591</b>	3,2%	<b>1.680.999</b>	2,9%	<b>1.633.780</b>	1,4%	<b>1.611.613</b>	0,9%	<b>1.596.631</b>	-0,9%	<b>1.610.824</b>	0,0%	<b>1.610.397</b>	1,1%	<b>1.592.875</b>	-3,2%	<b>1.645.580</b>
<b>Top prices (€/mq)</b>	<b>15.830</b>	5,2%	<b>15.050</b>	-4,1%	<b>15.689</b>	6,6%	<b>14.714</b>	1,5%	<b>14.494</b>	-0,2%	<b>14.527</b>	2,5%	<b>14.177</b>	-0,6%	<b>14.259</b>	-1,7%	<b>14.505</b>
<b>Maximum overall price (€)</b>	<b>8.121.480</b>	4,8%	<b>7.747.473</b>	-2,8%	<b>7.971.055</b>	10,6%	<b>7.210.123</b>	1,3%	<b>7.115.635</b>	-5,9%	<b>7.565.588</b>	2,9%	<b>7.349.927</b>	5,8%	<b>6.943.959</b>	5,2%	<b>6.602.431</b>

(\*) Average prices trends are calculated ruling out "Zona Residuale"