The House Price Index is estimated by Hedonics regression method, as of June 2017, it reached 1.010 units that is 1.2% lower than last year. New house price index decreased by 0.1 percent to 1.153, while the old house index decreased by 2.3 percent to 0.919.

The average price of a new apartment per square meter is 2.03 million MNT, its square meter price depends upon class is 1.7 to 7 million MNT. The average price of old 2 bedroom apartment per square meter is 1.76 million MNT.

The average office per square meter space is 3.53 million MNT, per square meter of single family house and multi-family town house is 2.14 million MNT and detached house is 38.6 million MNT.

From the beginning of the year, a total of 7,182 apartment units was sold, of which 74.4% were new apartments and 25.6% were old apartments. Sales activity of the apartment has increased by 9.7% compared to the previous year.

In the market, construction projects of the 85,000 household apartment are carried out, thus the project of 34,000 household apartment is receiving orders, the project of 26,000 household apartment is commissioned and the remaining project of 13,000 household apartments has not yet been commissioned. 88% of these apartments are standard and middle class and 12% are business and high class.

The number of receiving order increased by 2.7% from last year and 55.9% out of 993 receiving order apartment is multi-family and 64.8% is single-family house. 73.7% or 732 of receiving order apartment have been in use.

The most demanded rental apartment in the real estate market is a 2 bedroom apartment and average rental price increased by 3.9 percent to 539,000 from last year.

Office rental price per square meter is between 15,000 and 29,000 MNT depending on the district and the highest average price of rental office is in Sukhbaatar district.
Mortgage loan performance – 2017.II quarter

Total mortgage loan accounts reached 71,798 and loan outstanding reached MNT 4.2 trillion, which indicates an increase of 10.1 percent from the previous year. 77.7% of the mortgage loan outstanding is issued under "Program on Stabilizing Mortgage Financing System" and 75.6% of which was purchased by MIK.

As of June, loan with violation more than 0 day was 3.63% of total mortgage loan and this figure was 3.26% in the previous year. The overdue loan rate reached 1.84% and decreased by 13.9% from the same period of last year, while nonperforming loans reached 1.79% and increased by 60.1%.

Mortgage grant has increased by 12.2% from the beginning of the year and of which loan grant of "Program on Stabilizing Mortgage Financing System" decreased by 3.6% to MNT 118.4 billion, and loan grant by banks and other sources increased by 77.2% to MNT 52.9 billion.

Weighted average term of granted mortgage loan in that month is 18 years and 11.4% interest rate. As of June, the average mortgage loan outstanding is MNT 58.2 million.

The general characteristics of the MIK’s purchased loan portfolio are shown in the "Indicators of Aggregate loan portfolio".