



## Commercial property price indicators in Korea and in Poland<sup>1</sup>

Commercial property price indicators (CPPIs) are useful for monitoring macroeconomic and financial stability developments. Yet their availability and comparability across countries have traditionally been limited, especially before the Great Financial Crisis. The Data Gaps Initiative (DGI)<sup>2</sup> endorsed by the G20 has encouraged the compilation of CPPIs and their dissemination on the BIS website. Accordingly, the BIS started to publish a commercial property price data set in September 2016.<sup>3</sup> Country coverage is now being extended to Korea and Poland.

As regards Korea, information is only available on commercial land prices, but the lengthiness and high frequency of the series are a key advantage for the analysis of developments over a longer horizon (Graph 1). They show, in particular, that commercial land and residential property prices in real terms corrected many years before the Asian financial crisis (both by 30% between 1992 and 1997). During the Asian financial crisis, the decrease in commercial land prices was more marked (–24%) than that for housing prices (–17%). Since 2000, commercial prices have been roughly stable, while house prices have rebounded by 30%.

With regard to Poland, the indicators measure price developments of offices and of retail properties at an annual frequency. However, no aggregate indicator covering all commercial properties is available. The new data show that the prices of retail properties in real terms have been volatile over the last 15 years. Prices of retail properties fell by 27% between 2007 and 2011 but rebounded in 2012. Residential property prices have been more stable. They decreased gradually between 2007 and 2013 (by –25 %) and have broadly stabilised more recently (Graph 2).

### Inventory of commercial property price data published by the BIS

Countries	Number of series	Geographical coverage			Source of price information		Property type		Starting year; <sup>1</sup> frequency
		All	Cities	Capital	Transaction	Appraisal	Only land	Building/unit <sup>2</sup>	
Denmark	3	✓			✓	✓		✓	1992; quarterly
Euro area	1	✓			✓	✓		✓	2000; quarterly
Germany	6		✓		✓	✓		✓	1995; yearly
Greece	4	✓		✓		✓		✓	2006; half-yearly
Hong Kong SAR	2	✓			✓			✓	1993; monthly
Indonesia	1			✓	✓			✓	2002; quarterly
Japan	3	✓	✓	✓		✓	✓		1955; half-yearly
Korea	1	✓				✓	✓		1987; monthly
Philippines	1			✓	✓		✓		2008; quarterly
Poland	3		✓	✓	✓			✓	2000; yearly
Singapore	3	✓			✓			✓	1998; quarterly
United States	1	✓			✓	✓		✓	1945; quarterly

<sup>1</sup> Earliest, in case of more than one series. <sup>2</sup> For example: industrial, office or retail.

Source: BIS property price statistics, based on national data.

<sup>1</sup> This box (published as part of the quarterly “Global developments in residential property prices” analysis) was prepared by the BIS Monetary and Economic Department by Robert Szemere (robert.szemere@bis.org).

<sup>2</sup> The *Financial Crisis and Information Gaps*, second phase of the G20 Data Gaps Initiative, September 2016.

<sup>3</sup> Available at [www.bis.org/statistics/pp\\_commercial.htm](http://www.bis.org/statistics/pp_commercial.htm).