

# **The rental market for private apartments in Bulgaria: Prices and types of rental properties**

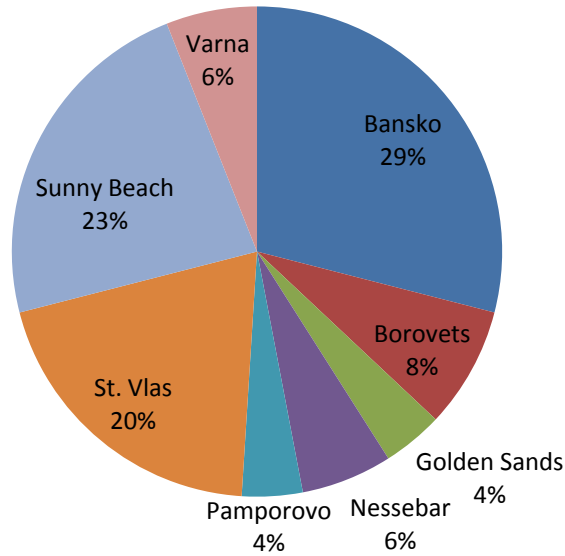
Prepared by the staff of

**BgVakancia.com / RentByOwnerBg.com**

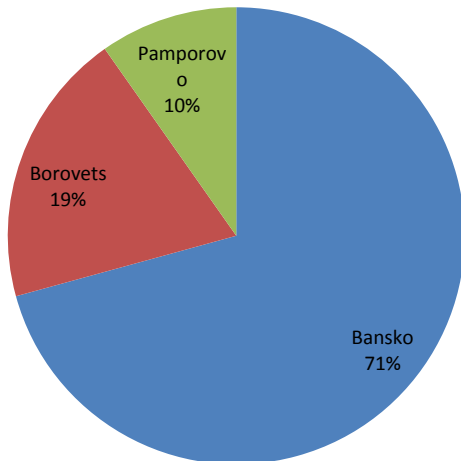
Please send inquiries to [office@rentbyownerbg.com](mailto:office@rentbyownerbg.com)

See end of document for information on sources and procedures.

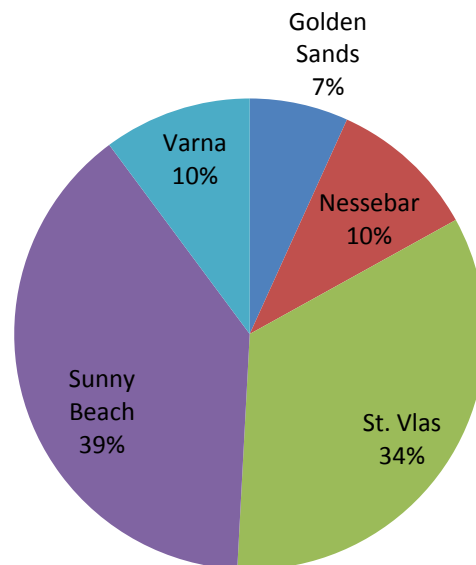
### The percent of advertized rental properties by location



### Advertized properties by location - ski resorts

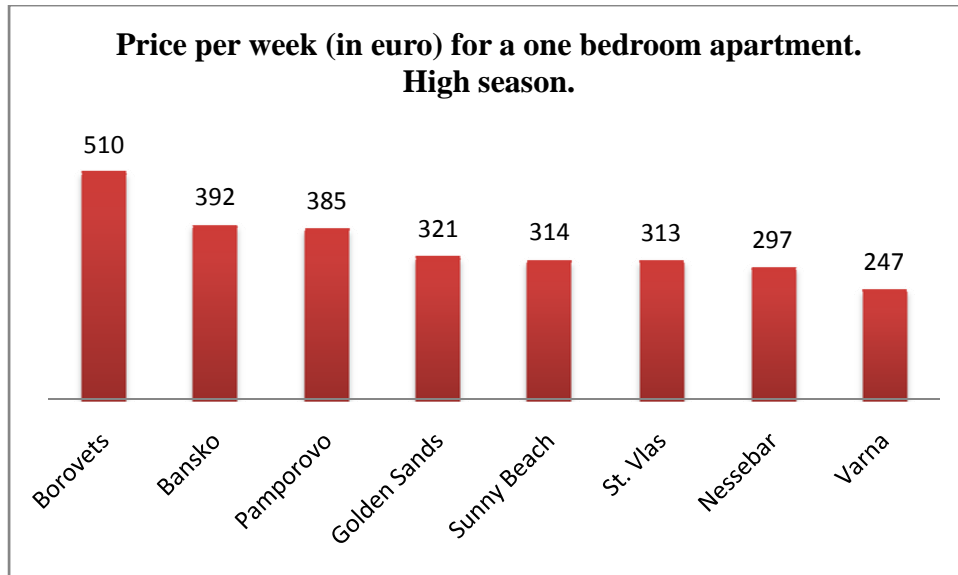


### Advertized properties by location - beach resorts

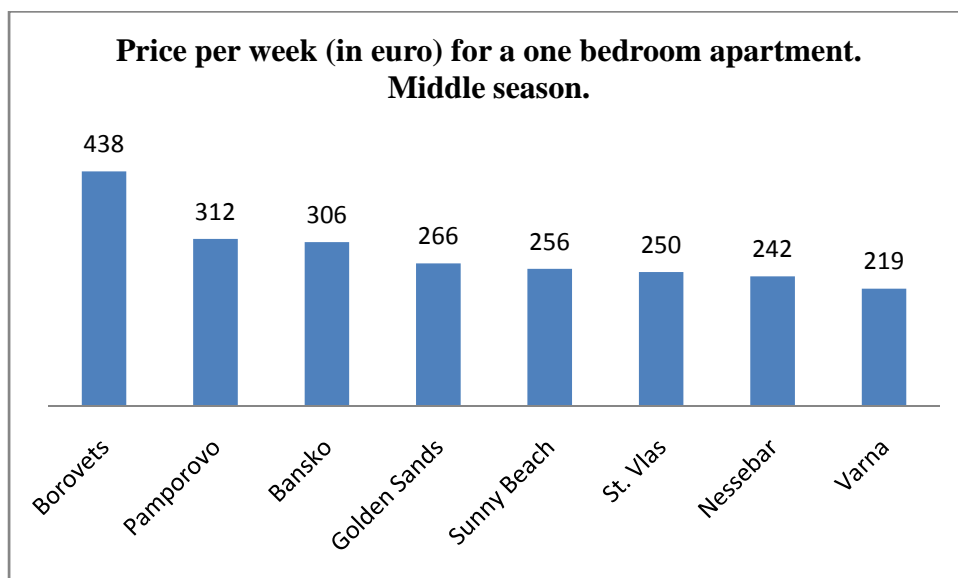


### How do prices compare across locations?

Properties in Borovets are offered at the highest price followed by the other ski resorts – Bansko and Pamporovo. Sunny Beach, St Vlas and Golden Sands display very similar prices in the neighborhood of 315-325 euro per week. Prices are lowest in Varna.

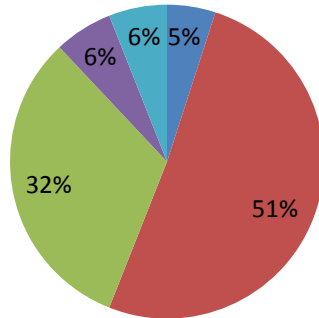


The relative magnitudes of prices are similar for the middle season – higher in the ski resorts compared to the beach resorts with Borovets holding the definite lead.

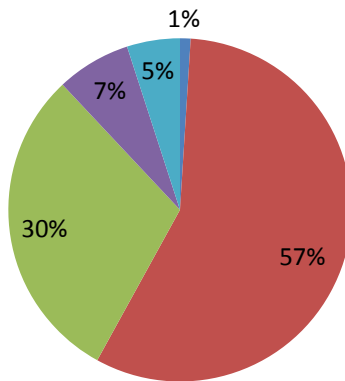


### The percent of rental apartments by type.

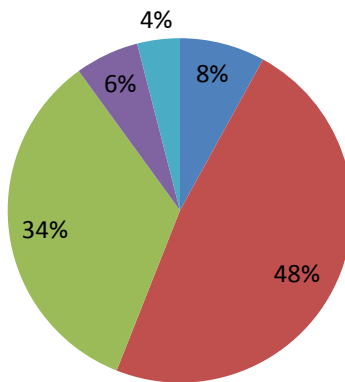
All resorts.



Ski resorts.



Beach resorts.

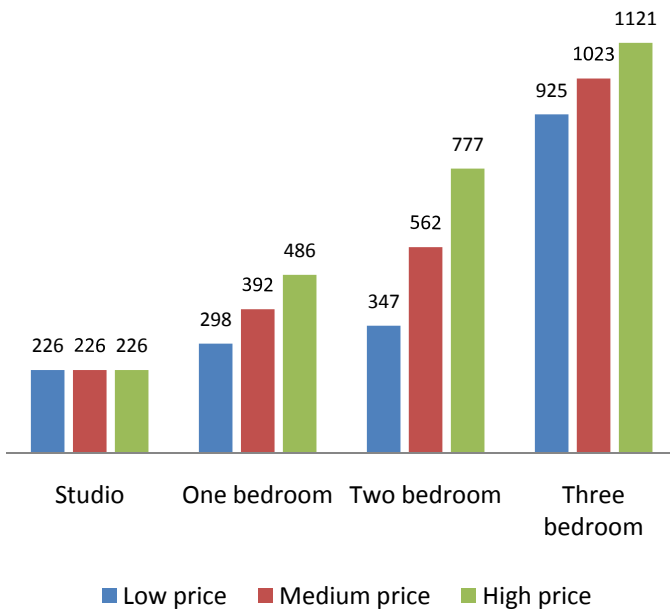


■ Studio ■ 1 bedroom ■ 2 bedroom ■ 3 bedroom ■ >3 bedroom

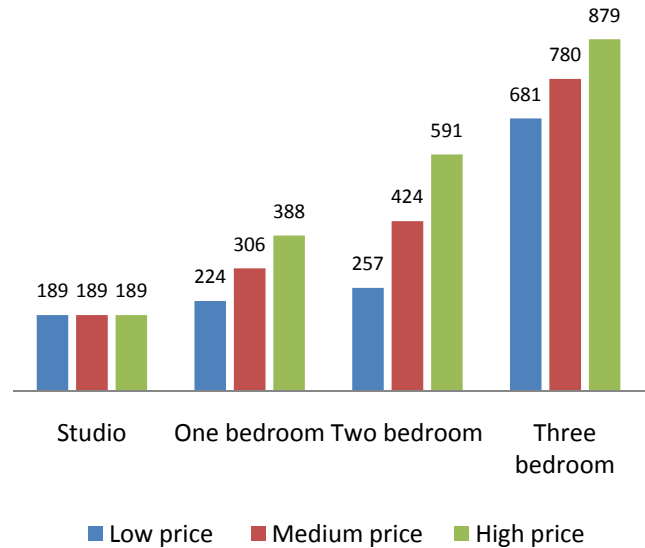
**BANSKO**

**Rental Prices – euro per week.**

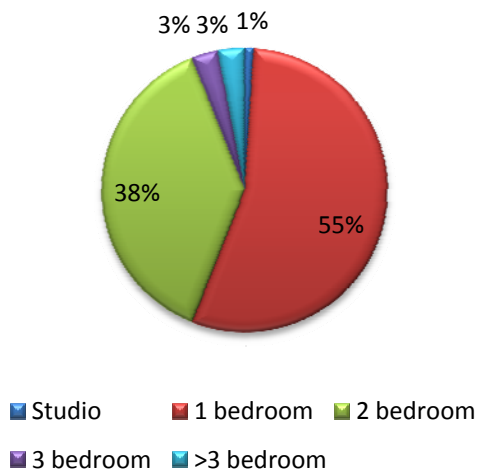
High season.



Middle season.



**Percent of apartments for rent.**

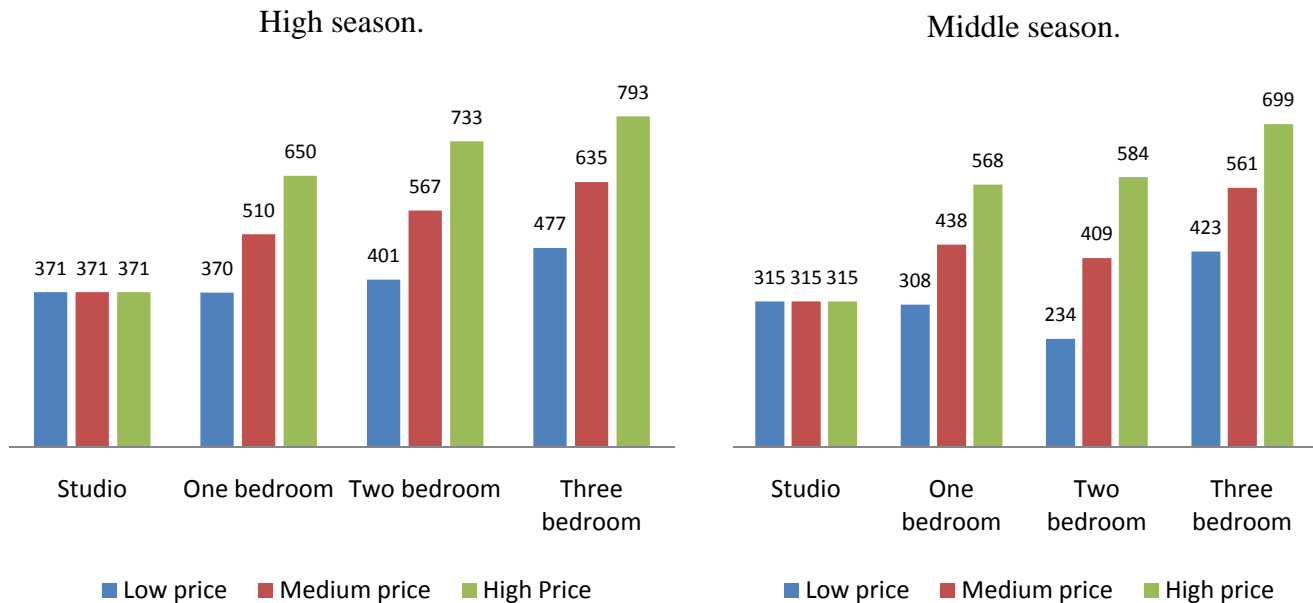


**Overview:**

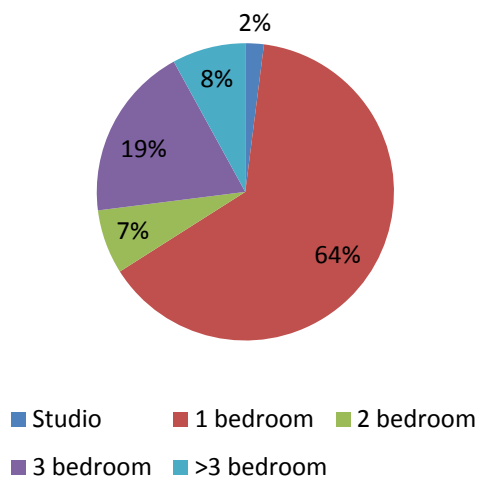
- Prices range from 226 euro for a studio in the high season to 1121 for an expensive three bedroom apartment in the high season.
- There is substantial difference between high and low prices.
- Prices in the middle season are about 75-80 percent of the prices in the high season.
- More than half (55 percent) of the rental properties are one bedroom apartments.

## BOROVETS

### Rental Prices – euro per week



### Percent of apartments for rent.

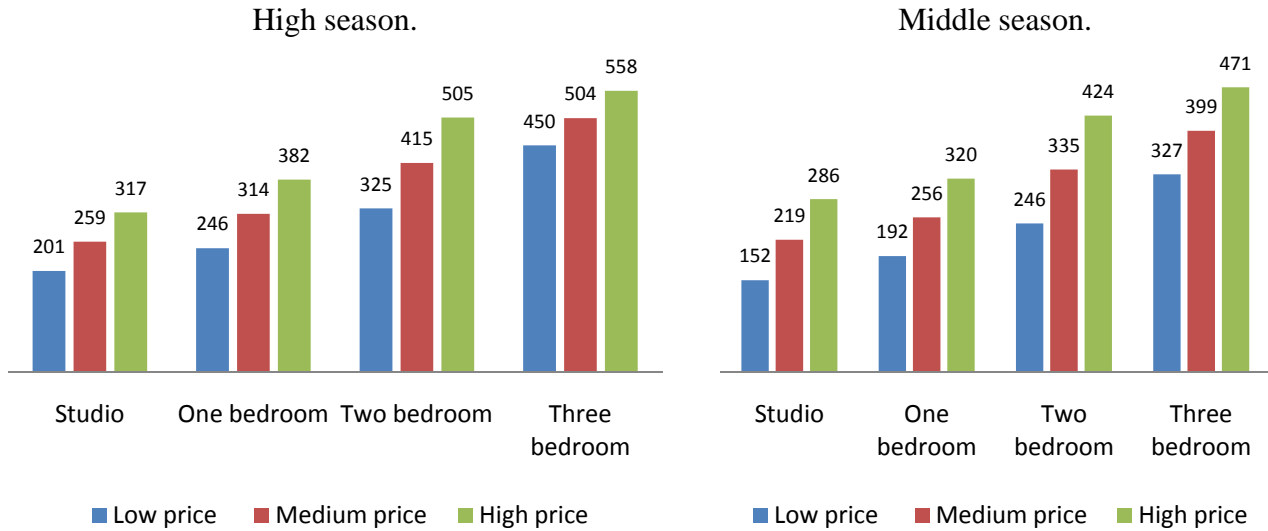


### Overview:

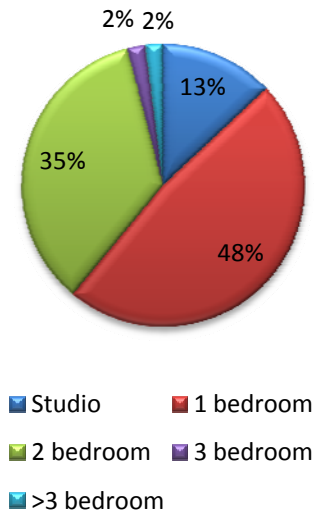
- Prices range from 371 euro for a studio in the high season to 793 for a three bedroom apartment in the high season.
- There is substantial difference between high and low prices.
- Prices in the middle season are about 75-80 percent of the prices in the high season.
- Most (64 percent) of the rental properties are one bedroom apartments.

**SUNNY BEACH**

**Rental Prices – euro per week**



**Percent apartments for rent**



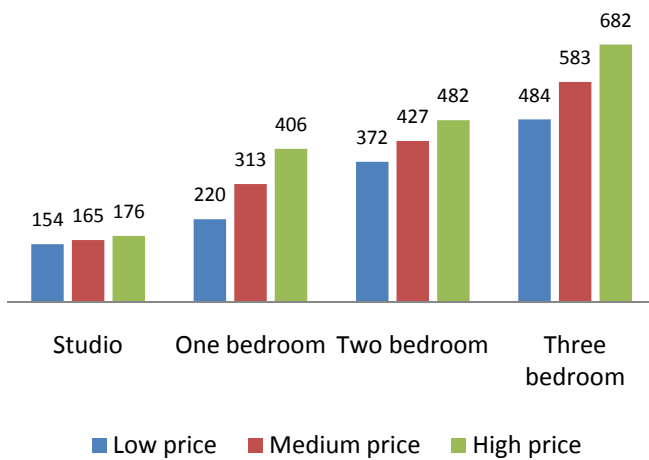
**Overview:**

- Prices range from 201 euro for a studio in the high season to 558 for a three bedroom apartment in the high season.
- There is substantial difference between high and low prices.
- Prices in the middle season are about 75-80 percent of the prices in the high season.
- There are many two bedroom apartments for rent along with the one bedroom apartments.

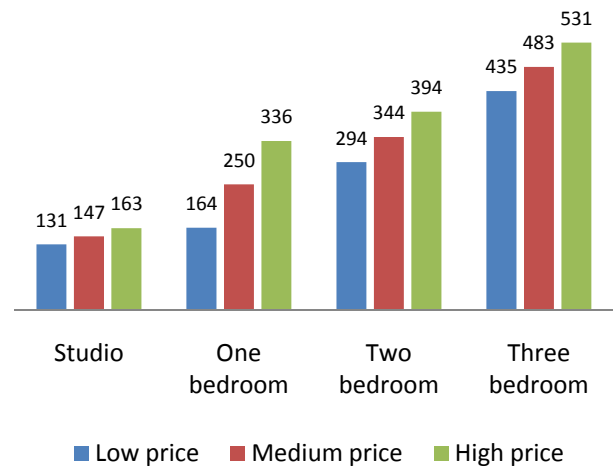
**ST VLAS**

**Rental Prices – euro per week**

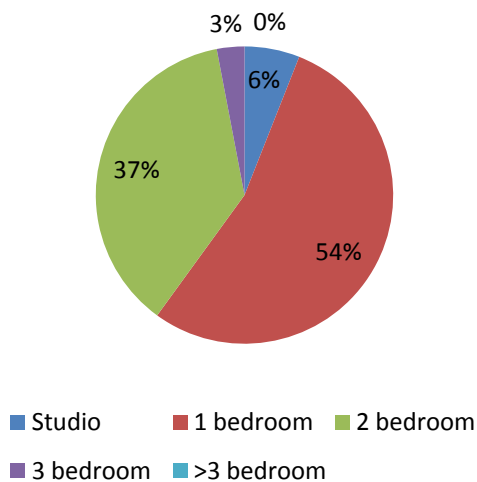
High season.



Middle season.



**Percent of apartments for rent.**



**Overview:**

- Prices range from 154 euro for a studio in the high season to 682 euro for a three bedroom apartment in the high season.
- There is substantial difference between high and low prices, but less than in other resorts.
- Prices in the middle season are about 80 percent of the prices in the high season.
- Similar distribution of rental properties by type as in Sunny Beach.



**Notes on the collection and analysis of the data:**

Included in the analysis are all properties advertized on Holidaylettings, Ownersdirect, and RentByOwnerBg (712 in total). Included are only private apartments for rent. Excluded are destinations with less than 15 properties.

The data were collected from June 20 to June 30, 2008.

Low price = medium price - standard deviation; High price = medium price + standard deviation

Standard deviation is defined as the range within which most prices fall, excluding extreme cases. The medium price plus (or minus) the standard deviation gives the “most common” high end (or low end) price.