

## Price indices of dwellings in the 2nd quarter of 2024

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### After a year, dwelling prices rose again, the prices of both new and older dwellings increased

The trend in the development of residential property prices in the Slovak Republic reversed in the spring of 2024, in total, prices rose both year-on-year and quarter-on-quarter. After four quarters of gradual price reduction, the prices of all dwellings rose by 4% year-on-year, older houses and flats were significantly more expensive than a year ago. As many as seven regions of the SR recorded higher dwelling prices, the price drop continued only in Prešovský kraj.

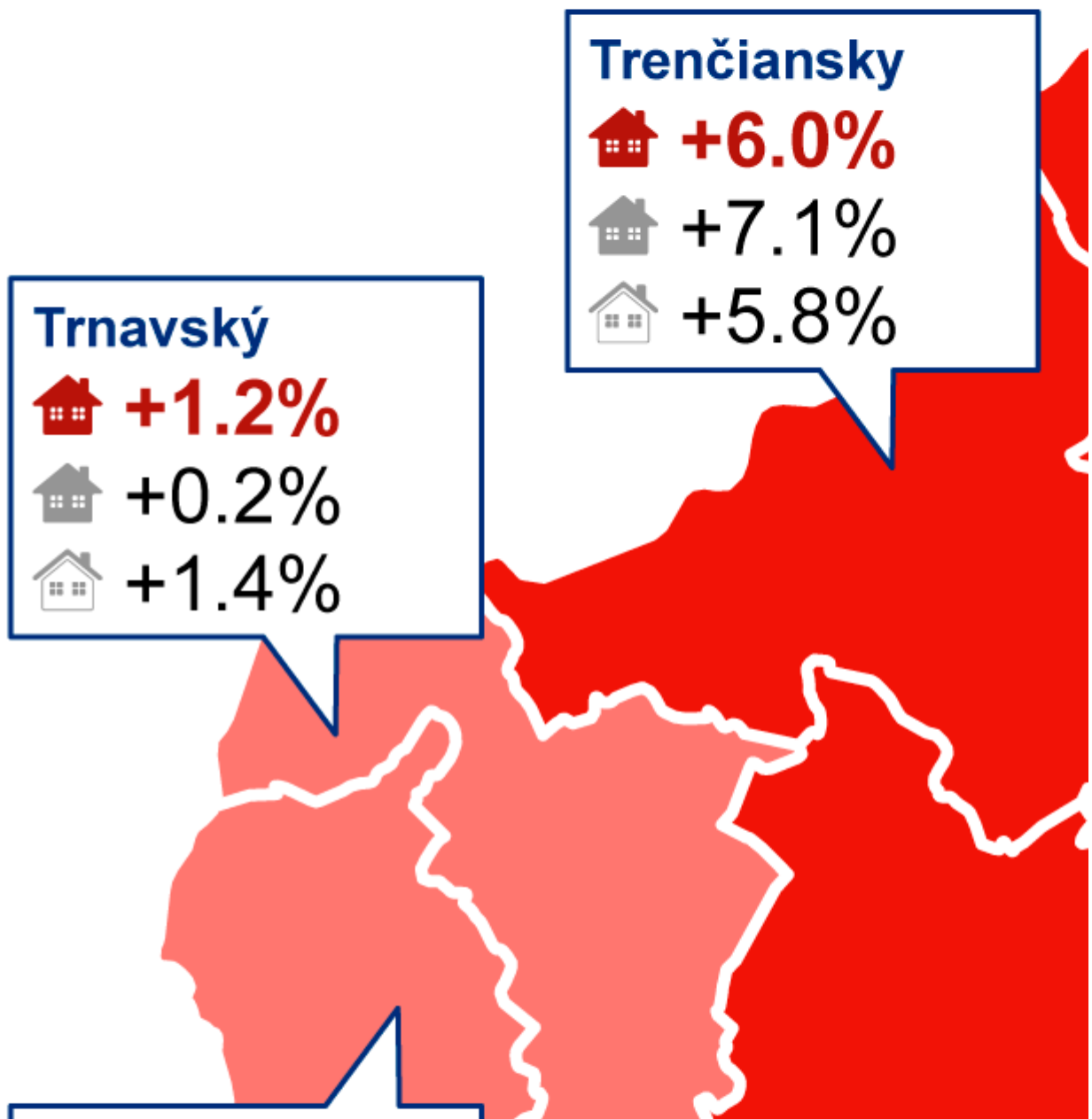
Residential property prices in Slovakia increased by an average of 3% **quarter-on-quarter** in the 2nd quarter of 2024. The growth followed a quarter of depreciation, but it was also the most significant quarter-on-quarter price increase in the last two years. Compared to the beginning of the year, the increase in prices was evident for both types of real estate, but the prices of **new dwellings**<sup>1)</sup> rose more dynamically by 3.5%. Prices of the **existing dwellings**<sup>2)</sup> rose by 2.9%

The quarter-on-quarter increase in all dwelling prices was recorded in 7 SR regions. The most dynamic rise in dwelling prices at the level of 6% was recorded in three regions, namely in Žilinský kraj, Nitriansky kraj and Trenčiansky kraj. The prices of new houses and flats rose most significantly in Trenčiansky kraj by a record 7.1%, while the prices of older dwellings rose in Žilinský kraj by 6.7%. Nitriansky kraj recorded a price increase by over 6% for both older and new dwellings. Dwelling prices in Bratislavský kraj also rose, but not so significantly - new houses and flats were by 4.8% more expensive than a quarter ago, older ones rose by 3.1%.

Dwelling prices remained in a slight decline only in Banskobystrický kraj, due to a lower prices of older houses and flats by 1.3%. For new dwellings, prices dropped by less than one percent only in Prešovský kraj.




# Changes in realized construction volume by regions SR – 2nd quarter 2023 (quartal-on-quartal in %)






## Bratislavský

 **+3.4%**


 **+4.8%**


 **+3.1%**



## Nitriansky

 **+6.2%**

 **+6.3%**

 **+6.2%**

\*prices are for all dwellings in dwellings  
and in family houses