

House price indices in the 1st quarter of 2026

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Year-on-year price growth of dwellings reached 14%, marking the third highest increase ever recorded

Residential property prices accelerated their growth at the beginning of 2026. In the short term, prices were driven mainly by higher prices of new dwellings, while in year-on-year terms price increases for existing dwellings prevailed in most regions. Bratislavský kraj, with the largest share of transactions in Slovakia, rewrote the record books in terms of price growth.

Residential property prices in Slovakia rose by an average of 3.6% quarter-on-quarter in the first quarter of 2026. The result was primarily driven by faster growth in the prices of **new dwellings**¹⁾, which rose by 3.8%, while **existing dwellings**²⁾ became 3.6% more expensive compared with the previous quarter. Unlike the previous two quarters, when the residential property prices were influenced mainly by existing dwellings, in the current quarter the overall price increase was driven mainly by new dwellings.

From a regional perspective, transaction prices of dwellings rose quarter-on-quarter in all eight regions, with the highest growth rates above 5% recorded in Bratislavský kraj and the Prešovský kraj. In the remaining six regions, price growth stayed below the national average growth rate, with the slowest increases of up to 2% — registered in Trnavský kraj, Trenčiansky kraj and Žilinský kraj.

In as many as 6 of 8 SR regions, the price level in quarter-on-quarter comparison was driven primarily by **new dwellings**. New dwellings recorded the highest price increase of almost 7% in Bratislavský and Prešovský kraj. At the same time, these two regions also registered the strongest growth in prices of **existing dwellings**, exceeding 5%. On the contrary, the slowest increase in prices of existing dwellings, slightly above 1%, was recorded in Trenčiansky, Žilinský and Trnavský kraj.

Development of residential property prices in the first quarter of 2026 compared year-on-year

In the 1st quarter of 2026, residential property prices in Slovakia increased by 14.4% year-on-year. The double-digit **year-on-year growth** rate persisted for the fifth consecutive quarter and represented the third highest increase recorded over the last 61 quarters (15 years).

Prices of **existing dwellings** rose more significantly, by 15.2% year-on-year. However, prices of new dwellings also recorded double-digit growth, rising by 10.8%. Prices of both components have risen continuously for eight consecutive quarters, while existing dwellings recorded stronger price growth throughout the entire period.

All 8 regions recorded year-on-year growth in residential property prices, with the most significant increases in Bratislavský kraj by 19.5% and Banskobystrický kraj by 15.8%. However, prices also rose at a double-digit rate of 10% to 15% in both regions of eastern Slovakia (Košický kraj and Prešovský kraj), as well as in Trenčiansky kraj. Growth below the 10% level was recorded only in Nitriansky kraj, Trnavský kraj and Žilinský kraj.

In most regions, specifically in 5 out of 8 regions, the increase in dwelling prices was driven mainly by **existing dwellings**. Older houses and flats in Bratislavský kraj recorded a historically record price increase of almost 21%. Banskobystrický kraj ranked second with a growth of 17%. Existing dwellings also recorded faster price growth in Prešovský, Trnavský and Žilinský kraj, although the latter remained the region with the lowest increase nationwide.

In contrast, in three regions the overall price development was driven mainly by rising prices of **new dwellings**, specifically in Nitriansky, Košický and Trenčiansky kraj. In these regions, real transaction prices of new dwellings rose year-on-year between 12% to 15%. An interesting feature of the development was that Bratislavský kraj, the market leader in terms of transaction volume, also recorded relatively strong growth dynamics for new dwellings, exceeding 13%.

In a long-term comparison, dwellings in Slovakia were sold in the first quarter of 2026 at prices 130% higher than the average level in 2010 (base change). In case of new dwellings, the price increase after 15 years was somewhat more moderate, at 90%, while prices of existing dwellings rose by almost 150%.

- 1) new dwelling is a dwelling whose first entry in the Real Estate Cadastre was made less than three years ago
- 2) existing dwelling is a dwelling whose first entry in the Real Estate Cadastre was made more than three years ago

Data source-DATAcube. Database:

- Indices of Realized Prices of dwellings - quarterly [\[sp1002qs\]](#)
- Indices of Realized Prices of dwellings - regional, quarterly [\[sp3801qr\]](#)

Outputs on the topic of realized prices of dwellings

Statistical Office of the Slovak Republic draws data on realized prices of dwellings from contracts registered in the [Real Estate Cadastre](#), i.e. from prices obtained from actual sales recorded by the Cadastre (database managed by the Geodesy, Cartography and Cadastre Authority of the Slovak Republic/ GCCA SR). The **data source** captures all transactions related to the sale of real estate registered in a given quarter in the Cadastre. The Statistical Office of the SR publishes data on the development of residential prices quarterly in the form of advance and decline indices at the level of the SR and 8 regions, broken down into existing and new (the first entry into the Cadastre was made within the last 3 years) dwellings, in total for dwellings and houses.

More detailed statistics on residential property prices are also published quarterly by the National Bank of Slovakia (NBS), which works with **offer prices** from **advertising** obtained from the **Real Estate Price Map** created by selected entities in the property market.

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