

Housing construction in the 4th quarter and in 2025

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Annex – Housing construction in the 4th quarter and in 2025 (ZIP 161 kB)

Dwelling construction in Slovakia continued to underperform in 2025, with both completed and newly started dwellings at lower levels

In the fourth quarter of 2025, just over 3 200 dwellings were completed in Slovakia. For the entire year, completions exceeded 14 000 dwellings, though this dropped notably below the average of the previous 10 years. Meanwhile, the decline in the start of new residential construction continued throughout 2025.

In the last three months of 2025, a total of 3 235 dwellings were **completed**¹⁾ in the Slovak Republic. The number of completed dwellings decreased year on year by more than one third and also declined compared with the long-term ten-year average²⁾ for the corresponding period. **Family houses** remained the predominant type in the structure of completed dwellings, representing 68% of the total. Statistical information on dwelling construction for the third and fourth quarters of 2025 is preliminary due to the transition to a new data source³⁾ and will be further refined.

At the regional level, the situation deteriorated in six out of the eight regions, ranging from a 71% decrease in Bratislavský kraj to a 22% decrease in Trnavský kraj. A slight year-on-year increase in completed dwelling units was recorded only in Žilinský kraj and Banskobystrický kraj.

In the long-term comparison²⁾, the number of completed dwellings decreased by double digits in all 8 regions, most significantly in Bratislavský kraj and Košický kraj.

Start of construction in the 4th quarter of 2025

At the same time, in the last quarter of 2025, construction began on almost 3.6 thousand housing units. The number of **started dwellings**⁴⁾ was approximately the same year-on-year and at the same time 37% lower than the long-term average²⁾ for the corresponding period. Of the total number of started dwellings, single-family houses represented only 35%.

The start of construction slowed down year-on-year in 5 SR regions, most dynamically in Košický kraj. On the contrary, the start of construction accelerated in 3 regions, by more than 20% in Nitriansky kraj and Trnavský kraj and doubled in Bratislavský kraj. Compared with the long-term average of 4th quarters²⁾, the numbers of started dwellings were significantly lower in all SR regions.

Completed dwellings throughout 2025

Dwelling construction in 2025 experienced a slight slowdown in the initiation of new construction projects, a more significant delay in the completion of apartments, and an increase in the number of apartments under construction.

In 2025, a total of 14.3 thousand apartments were completed in the SR, marking a year-on-year decrease of 19%. The current figures were almost a quarter below the average of the previous 10 years (average for 2015 to 2024). Statistical information on dwelling construction for 2025 is preliminary due to the transition to a new data source and will be further refined.

From a regional perspective, the highest number, more than 2 thousand approved dwellings, was recorded in Trnavský, Žilinský and Bratislavský kraj. The number of completed dwellings decreased year-on-year in 7 out of 8 SR regions, ranging from 2% in Banskobystrický kraj to 46% in Bratislavský kraj. The only region to show a slight improvement in its year-on-year balance of approved dwellings was Nitriansky kraj.

Regional construction activity lagged behind the long-term 10-year averages⁵⁾ in all regions except one, most significantly in Bratislavský, Košický and Trnavský kraj.

Started and under-construction dwellings for the entire year 2025

At the same time, during 2025, the slowdown in the **start of construction of new dwellings**⁴⁾ continued. In total, construction began on 15.1 thousand dwellings. The number of started dwellings decreased only slightly year-on-year; however, it was 26% lower than the 10-year average⁵⁾.

Year-on-year slowdown was noted in only half of the SR regions, but all eight regions recorded more significant declines compared with the long-term average. According to preliminary data, the

At the end of 2025, there were 77.7 thousand housing units **under construction** in Slovakia, which was 0.8% more than at the end of 2024 and at the same time 2% more than the ten-year average⁶⁾.

- 1) completed dwellings – dwellings for which building approval decisions were issued in the reference quarter
- 2) the average of the same period in the previous ten years preceding the reference period (average of the 4th quarters from 2015 to 2024)
- 3) from the 3rd quarter of 2025, the source of data for housing construction statistics is a new electronic Statistical Register of Buildings, Houses, and Dwellings, which has replaced the quarterly statistical report
- 4) started dwellings – dwellings for the construction of which building permits were issued in the reference quarter.
- 5) the average of the previous ten years preceding the reference period (average of the years 2015 to 2024)
- 6) average state as of 31.12. in the last ten years (2015 – 2024) preceding the reference period

Data source: DATAcube. database.:

- Housing construction and decrease of dwellings [[st0003qs](#)]
- Housing construction - selected indicators [[st3004rr](#)]

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