

Price indices of dwellings in the 1st quarter of 2025 - revision

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In the 1st quarter, prices of residential property increased by over 12% year-on-year after data revision

Residential property prices at the beginning of 2025 increased by 2% quarter-on-quarter, with a double-digit year-on-year growth rate. The revised data confirmed more significant price increases compared to the beginning of 2024, especially at the regional level. Prices in the regions increased year-on-year by 13% to 19% in a total of 4 out of 8 SR regions.

Residential property prices in Slovakia in the 1st quarter of 2025 increased by an average of 2.1% **quarter-on-quarter**. This was a slightly lower growth rate than the Statistical Office of the SR had previously published at the end of May. At the same time, the rate of price increase was slower than in the 4th quarter of 2024. The result was mainly contributed by an increase in the prices of **new dwellings**¹⁾ by 2.8%, while prices for **existing dwellings**²⁾ increased more slowly, by 2.0%.

The Statistical Office of the SR published preliminary results on the development of residential property prices in the 1st quarter of 2025, as per the Calendar of First Release on 30 May, which were obtained from a temporary source (using advertising prices from real estate internet portals). Subsequently, on 16 June 2025, it published **revised data**³⁾ as residential property prices from a traditional source – the Real Estate Cadastre.

The revision also significantly changed the preliminary values for price developments in individual SR regions. Growth in sales prices in the quarter-on-quarter comparison was recorded in 7 out of 8 SR regions, i.e. in all regions except of Košický kraj. After the revision, prices for all dwellings increased on average from 0.4% in Bratislavský kraj to 4.9% in Trnavský kraj. In most regions, prices for existing dwellings rose more dynamically than for new buildings. The opposite trend, where new dwellings recorded a higher growth rate, was recorded in Bratislavský and Banskobystrický kraj. However, the growth rate for both existing and new dwellings did not exceed 6% in any of the regions quarter-on-quarter.

Development of dwelling prices in a year-on-year comparison

Currently, after the revision, dwelling prices in Slovakia increased by 12.2% year-on-year in the 1st quarter of 2025. Even after the revision, this was the highest dynamics since the 3rd quarter of 2022. Existing dwellings recorded a more significant **year-on-year** increase in prices (+ 12.4%), while prices for new dwellings rose more slowly (+ 11.2%).

The revision also significantly changed the preliminary data on the development in the SR regions in terms of year-on-year development. Residential property prices increased year-on-year in all 8 regions, from 7.3% in Trnavský kraj to 18.5% in Nitriansky kraj. Double-digit growth rates were also recorded in Prešovský, Bratislavský and Žilinský kraj. In most regions, prices of existing dwellings rose faster, with growth above 15% in Bratislavský, Žilinský and Nitriansky kraj. The price growth of new dwellings exceeded 15% only in Bratislavský and Trenčiansky kraj.

In a long-term comparison, dwellings in Slovakia in the 1st quarter of 2025 were sold for twice the price on average during the

year (2010 base change + 100.5%). The price growth varied by dwelling type, over 14 years the prices of new dwellings increased by more than 70%, the prices of existing dwellings by 115%.

- 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
- 3) on June 16, 2025, the Statistical Office of the SR published revised data on residential property prices for the 1st quarter of 2025, which replaced preliminary results with advertised prices from a substitute source

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.

Vydal:

Štatistický úrad SR
Lamačská cesta 3/C
P.O. Box 67
840 00 Bratislava 4
Slovenská republika

Hovorca:

tel. +421 2 50 236 553
e-mail: hovorca@statistics.sk

Sociálne siete :



Informačný servis:

tel. +421 2 50 236 339
+421 2 50 236 335
e-mail: info@statistics.sk

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