

Housing construction in the 2nd quarter of 2025

Posledná aktualizácia: 03.06.2026 | Počet zobrazení: null



Vydavateľ: null

Tematická oblasť: null

Okruh: null

Dátum publikovania: 03.09.2025

[Annex – Housing construction in the 2nd quarter of 2025 \(ZIP 74,5 kB\)](#)

High declines in dwelling construction continued in the 2nd quarter of 2025, the fewest dwellings were completed in Bratislavský kraj in the last 22 years

The number of completed dwellings in the 2nd quarter of 2025 was the lowest among the 2nd quarters of the past 8 years and fell by 9% below the long-term average. The main reason of this negative balance was the sharp drop in dwelling completions in Bratislavský kraj, where fewer than 440 dwellings were completed after 22 years. Start of construction also slowed down by 23% under the long-term average.

Housing construction in Slovakia slowed down in the 2nd quarter, the number of completed and started dwellings decreased significantly, and the number of unfinished dwellings was also lower.

In the 2nd quarter of 2025, 3 717 dwellings were completed in Slovakia¹⁾, which was the lowest number of completed dwellings in the comparison of the 2nd quarters since 2017. The current number of completed dwellings dropped by 14.8% year-on-year, compared to the long-term average (the average of the corresponding period for the previous 10 years)²⁾ it was by 9% lower. The majority, 72%, continued to be completed dwellings in family houses.

The development in the regions was very diverse and relatively dynamic. Out of 8 SR regions, the number of completed dwellings decreased year-on-year in 5. On the contrary, the completion of dwellings increased in 3 regions, but more significantly only in Nitriansky kraj. The dynamics of changes ranged from a decrease of 61% in Bratislavský kraj to an increase of 41% in Nitriansky kraj.

In most regions, the number of completed dwellings dropped below the long-term average²⁾, this was true for only 5 out of 8 SR regions. A notable decrease by 22% was recorded in Košický kraj and a sharper drop of nearly 60% was also recorded in Bratislavský kraj. The region around the capital and its surroundings thus lost its position as the long-term leader in the number of completed dwellings in Slovakia, with only 434 dwellings completed here in the 2nd quarter. In previous years, more than 1 000 dwellings were completed during the 2nd quarter.

Start of construction in the 2nd quarter of 2025

During the 2nd quarter of 2025, in Slovakia, 4 043 dwellings were started³⁾, which was the lowest value among 2nd quarters in the last 5 years. The number of **started dwellings** in the SR decreased by 12.5% year-on-year, in a long-term comparison ²⁾ by almost 23%. Dwellings in family houses represented 60% of the started dwellings.

From a regional perspective, there is a long-term disparity, while in Bratislavský kraj almost 900 dwellings were started, in all other regions ranged between approximately 220 to 570 dwellings. The start of construction slowed down year-on-year in 6 out of 8 regions of the SR, by more than 40% in Trnavský, Žilinský and Košický kraj.

In the broader context, the regional balance was also negative. The slowdown in the start of construction compared to the long-term average²⁾ was evident in only 6 regions, all of which experienced a double-digit decrease. The most significant decreases ranging between 31% to 46% were observed in Nitriansky, Žilinský, Košický and Trnavský kraj. Although Bratislavský kraj has long led the list of the highest number of started dwellings, but the current figures dropped 19% below the long-term average²⁾.

By the end of June 2025, over 77 thousand housing units were **under construction** in Slovakia, which was by 2.8% less year-on-year and 1.7% more than the long-term average⁴⁾.

In total, 6 836 new dwellings were completed in Slovakia **in the first half of 2025**, which represented a decrease of over 19% year-on-year and 17% compared to the long-term average²⁾. At the same time, construction of 7 241 dwellings began, which was by 14.5% less year-on-year and almost by 25% less compared to the long-term average.

- 1) completed dwellings – dwellings for which building approval decisions were issued in the reference quarter
- 2) average of the same period in the previous ten years preceding the reference period (2nd quarters from 2015 to 2024)
- 3) started dwellings – dwellings for the construction of which building permits were issued in the reference quarter.
- 4) average state as of 30/6 years in the last ten years (in 2015 – 2024) preceding the reference period

Data source: DATAcube. database.:

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

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