CBRE

Prague Living Market Figures

KEY PERFORMANCE INDICATORS (Q2 2026)

NEWLY BUILT APARTMENTS – SALES, PRICES INCL. VAT:

Average Asking Price per flat

9,908

million CZK; 2kk apartment

Change YonY: +6,2%

Average Asking Price per sqm

182,500

CZK; 2kk apartment

Change YonY: +8,7%

*Average New Mortage Rate

4.67%

Change YonY: + 6 pp

RENTAL LIVING INSTITUTIONAL PROJECTS:

Rental Price Range

350 - 860

CZK, per sqm

Average Service Charges

150 - 160

CZK, per sqm

Rental Price Range for 2kk

24k – 45k

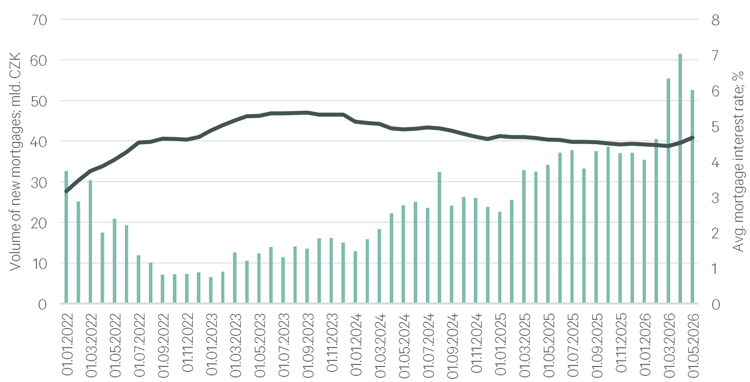
CZK, monthly rent

Source: CBRE Research, Q1 2026; only new apartments in multi-dwelling buildings in Prague included; * Source: ČBA Hypomonitor, July 2026 (*new mortgages without refinancing*)

As of the end of Q2 2026, we tracked 4,136 new apartments available for sale across Prague—either existing, under construction, or planned. The average asking price stood at 178,800 CZK/ sqm, with an average unit size of 63 sqm. Within our sample of 1kk–5kk apartments, 2kk units accounted for 46% of the available stock, followed by 3kk (27%), 1kk (19%), and 4kk (10%).

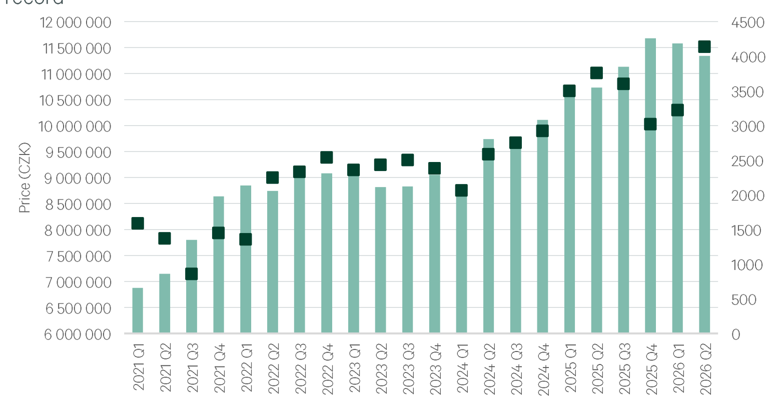
According to the Czech Statistical Office, in the first half of 2026, construction began on 4,065 units in (multi-dwelling buildings), and over 2,600 units were completed during the same period. Separately, our data indicates that approximately 2,785 apartments were delivered across 32 projects in the first half of 2026.

Monthly volumes of new mortgages* I Interest rates for new mortages for households in CZK**



Source: ČBA Hypomonitor, July 2026, *granted with refinancing and increase **new mortgages without refinancing*

Average asking price new development (CZK) I Number of apartments for sale in our record



Source: CBRE Research, Q2 2026; 1kk - 5kk apartments

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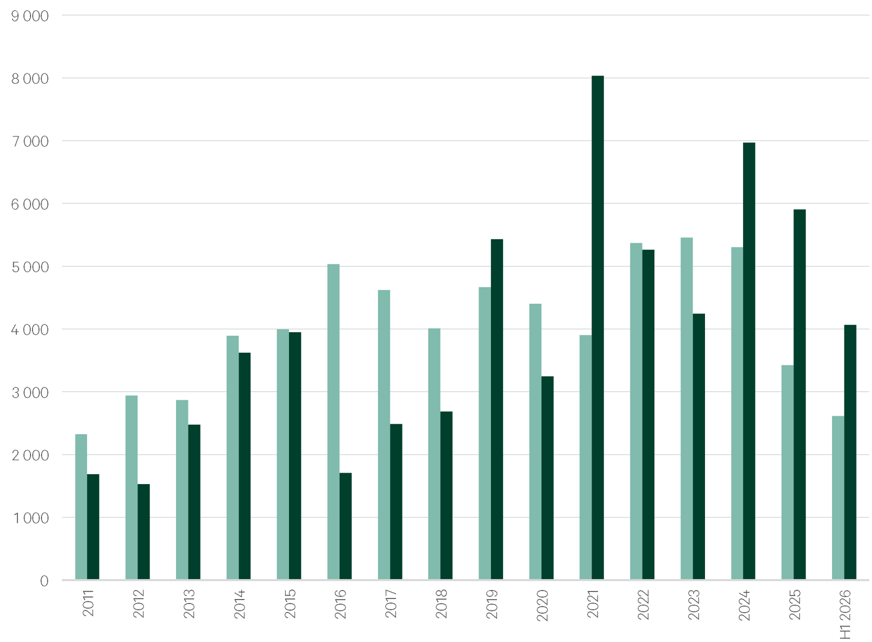
Construction activity in Prague

Construction completions I Construction started



Source: Czech Statistical Office, July 2026
Note: Includes only apartments in new multi-dwelling buildings.

The volume of investment in the residential sector remained at a relatively stable level in Prague for the second consecutive year. While nearly €197 million was transacted in the residential sector in 2024, nearly €176 million was transacted across Prague in 2025. In the first quarter of 2026, only €6.5 million was transacted in the residential sector in Prague. This was a single transaction involving Sokolovská 35+37. There have been two more transactions by REICO and Dostupné Bydlení ČS, both in the Kaskády Barrandov project; however, the prices of these transactions are yet unknown, and both are related to the future development of the area.

In Q2 2026, there were two large transactions in Prague. The first, for Vita Písnice, had an estimated price of €197 million and was bought by Wood & Company. A further €128 million was transacted in Karlín with the sale of two buildings. One was bought by Kooperativa and the second one by Mint Investiční fond, each transaction for approximately €64 million. Both properties were forward purchase (i.e. no standing buildings).

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