

Prague Living Market Figures

KEY PERFORMANCE INDICATORS (Q1 2026)

NEWLY BUILT APARTMENTS – SALES, PRICES INCL. VAT:

Average Asking Price for 2kk	Average Asking Price per sqm	*Average New Mortgage Rate
9,567	175,300	4.43%
million CZK; per apartment	CZK; 2kk apartment	Change YoY: - 25 pp
Change YoY: +3,6%	Change YoY: +6%	

RENTAL LIVING INSTITUTIONAL PROJECTS:

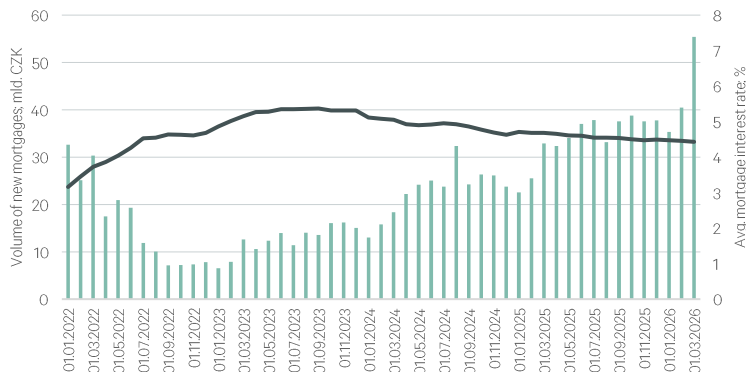
Rental Price Range	Average Service Charges	Rental Price Range for 2kk
350 - 860	150 - 160	24k - 45k
CZK, per sqm	CZK, per sqm	CZK, monthly rent

As of the end of Q1 2026, we tracked 3,220 new apartments available for sale across Prague—either existing, under construction, or planned. The average asking price stood at 179,500 CZK/sqm, with an average unit size of 64,5 sqm. Within our sample of 1kk–5kk apartments, 2kk units accounted for 45% of the available stock, followed by 3kk (30%), 1kk (16%), and 4kk (10%).

For the whole year of 2025, the Czech Statistical Office reported construction started on 5,907 new apartments, while only 3,423 units were completed in multi-dwelling buildings. At the time of writing this report in late April, CZSO had no data published for the first quarter of 2026. Our data indicates that approximately 1,193 units were completed in Q1 2026 in Prague across 14 projects.

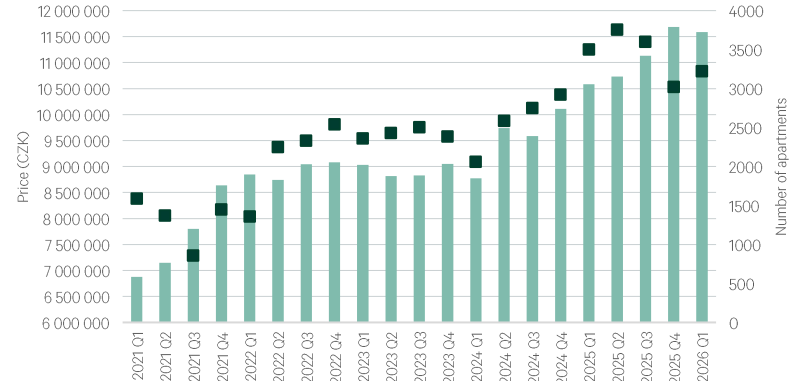
Source: CBRE Research, Q1 2026; only new apartments in multi-dwelling buildings in Prague included; * Source: ČBA Hypomonitor, April 2026 (*new mortgages without refinancing*)

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



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

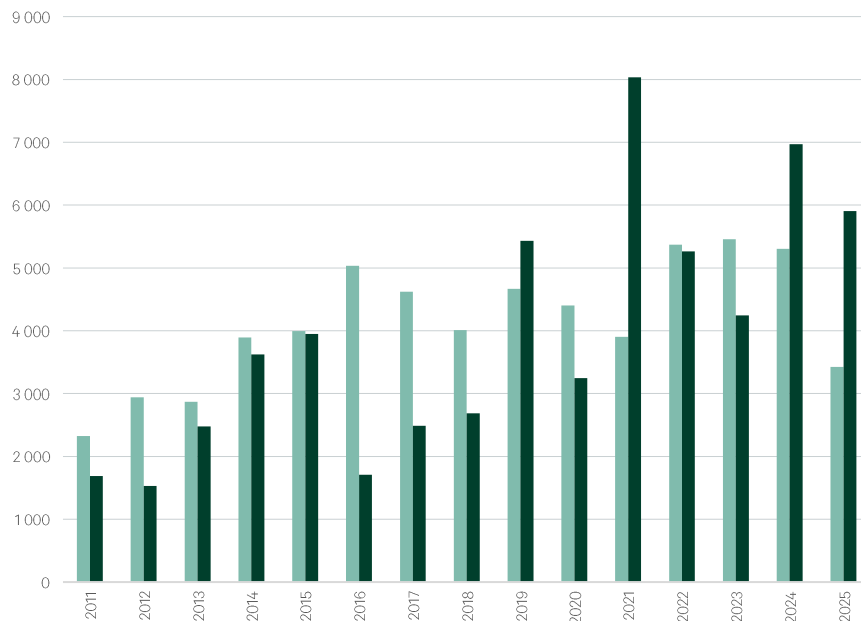
Average asking price new development (CZK) | Number of apartments for sale in our record



Source: CBRE Research, Q1 2026; 1kk - 5kk apartments

Construction activity in Prague

Construction completions | Construction started



Source: Czech Statistical Office, April 2026

Note: Includes only apartments in new multi-dwelling buildings. **As of 23rd of April 2026 no data are available from CSZO for 2026*

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The volume of investments 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.

It is worth noting that regulatory changes and government policies can significantly impact the residential market in Prague. Investors and buyers should stay informed about any new regulations, taxes, or zoning restrictions that may affect property ownership, rental income, or development plans.

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Q1 2026

REPORT FIGURES

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