

Bratislava Living Figures Q1 2026

KEY PERFORMANCE INDICATORS

NEWLY BUILT APARTMENTS



RENTAL VALUE*



*Represents the average rent in Bratislava (newly built and old ones) in size range of 20-70 sq m

**Represents only Staré Mesto city district

***Represents Nové Mesto, Ružinov and Petržalka city districts

▶ Indicates quarter change

By the end of Q1 2026, Bratislava's new-build market shifted into a more balanced phase, with available stock at 3,922 units across 96 projects, broadly stable as fresh launches and new phases continued to replenish supply absorbed by stronger sales. Price growth remained modest and largely structural, with the average offer price reaching €5,384 per sq m, up 3% year on year, tracking Slovak inflation. The average size of apartments on offer held steady at 67 sq m, with one-bedroom units dominating supply at 45%.

Market activity accelerated noticeably at the start of the year, with 742 apartments sold in Q1, an increase of 108 units quarter on quarter. Demand was particularly firm at the upper end of the market, which lifted the average price of sold units. Two- and three-bedroom units together accounted for 39% of Q1 transactions, pushing the average size of sold apartments up to 64 sq m, notably larger than recent quarters.

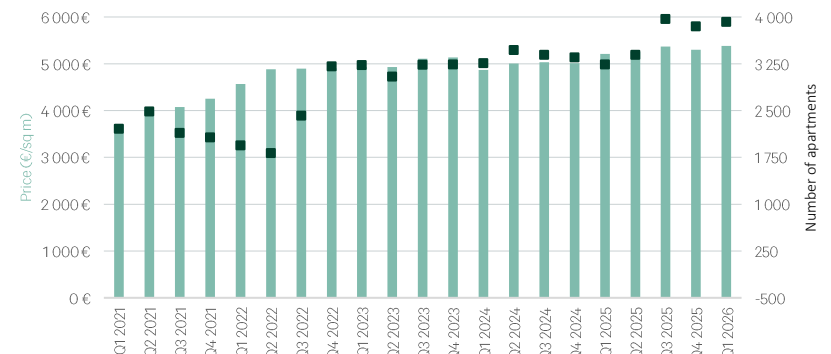
Looking ahead, supply and demand appear broadly balanced, with neither meaningful upward price pressure nor scope for a material correction. Wage growth and steadier financing conditions remain the main supports for demand. Quarterly sales pace is expected to stabilize somewhat below pre-cycle norms through 2026, with prices tracking inflation rather than accelerating. The coming quarters will be shaped primarily by the pace of monetary easing, the trajectory of household purchasing power, and developers' willingness to bring additional phases to market.

Sold newly built apartments | Mortgage interest rate

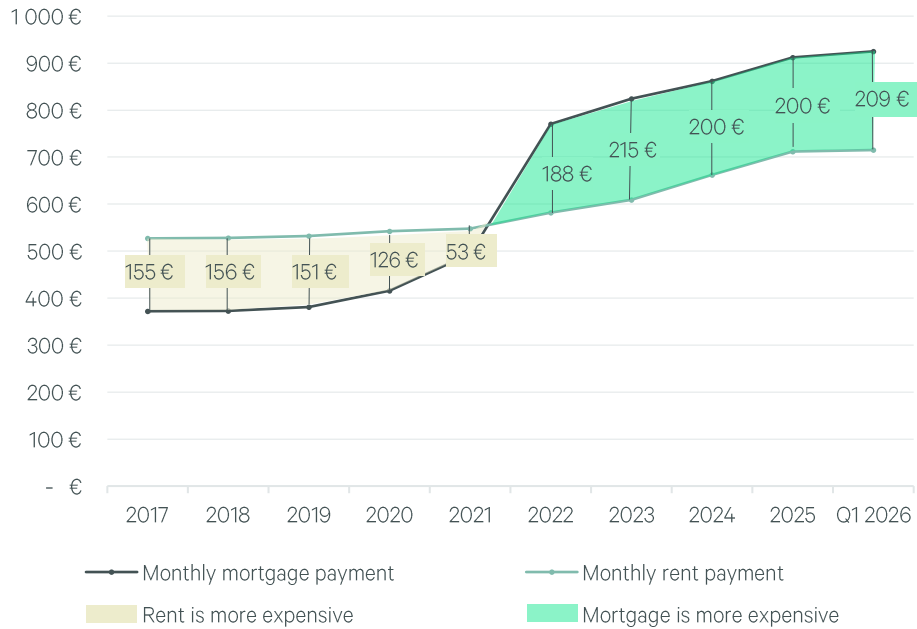


Source: National Bank of Slovak Republic, Bencont Investments, Q1 2026

Average asking price (€/sq m) | Newly built apartments for sale



Source: Bencont Investments, Q1 2026



Residential Health Index

The Residential Health Index highlights the relationship between mortgage payments and monthly rent for the same property. Until 2021, interest rates were declining, making it clearly advantageous to pay the monthly mortgage installment, which was often lower than the rent for a comparable property. Low interest rates gradually pushed housing prices higher, and in 2022, the situation began to change. Interest rates significantly increased, and the monthly mortgage payment now exceeds the rent, making renting more favorable in terms of monthly expenses. The provided amounts in the graph indicate by how many euros one option is more advantageous than the other.

Source: National Bank of Slovak Republic, Eurostat

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Q1 2026

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