

Bratislava Living Figures Q3 2025

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 sqm

**Represents only Staré Mesto city district

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

▶ Indicates quarter change

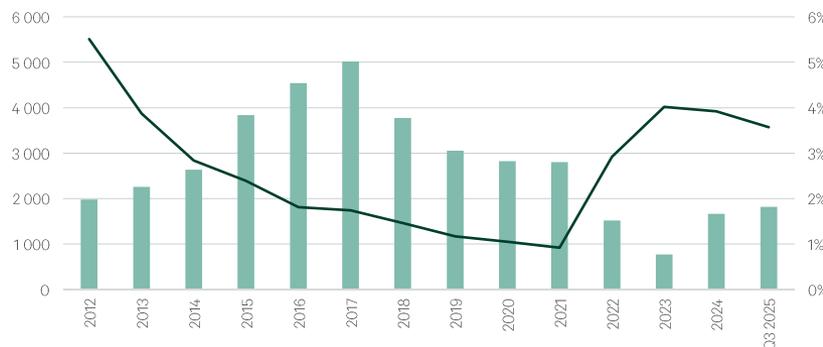
By the end of Q3 2025, Bratislava's new-build apartment market experienced an increase in available inventory, reaching 3,969 units, the highest quarterly growth since 2022. This expansion was driven by the launch several new developments and the release of additional phases within ongoing projects.

Sales remained steady, with 638 new apartments sold during Q3, maintaining the volume observed in Q2 2025. The average size of sold apartments rose to 60.5 sq m, signaling a continued shift in buyer preference toward more spacious layouts, particularly three-bedroom and four-bedroom apartments.

Two-bedroom units continued to dominate demand, comprising 44% of all sales, while the share for three-bedroom units increased to 24%, and four-bedroom units made up 11% of sales. The strong supply growth this quarter has provided buyers with a wider selection and increased negotiating power, as developers are now competing more actively through improved standards, services, and pricing.

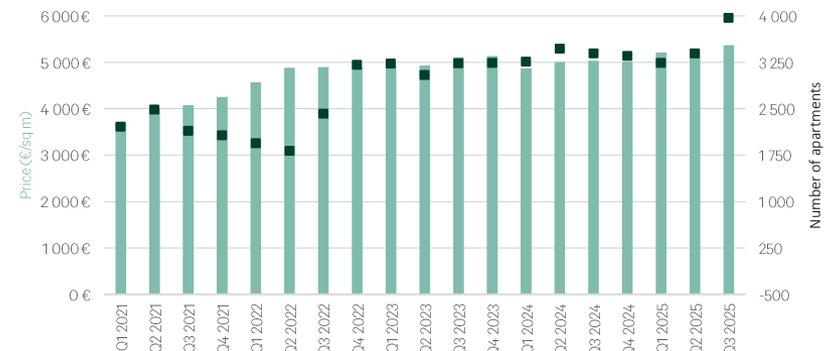
Despite ongoing economic challenges, including inflationary pressures and rising construction costs, market sentiment for new-build apartments remains positive. Both average asking and achieved prices edged higher during the quarter. Looking ahead, pricing is expected to remain relatively stable, with the introduction of new projects likely to be the primary driver of market dynamics.

Sold newly built apartments | Mortgage interest rate

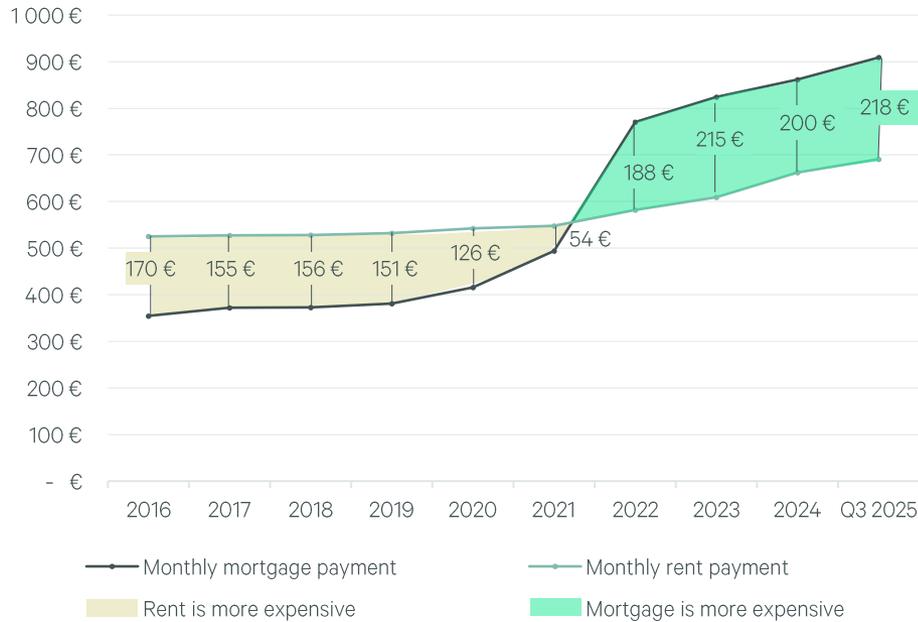


Source: National Bank of Slovak Republic, Bencont Investments, Q3 2025

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



Source: Bencont Investments, Q3 2025



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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REPORT FIGURES

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