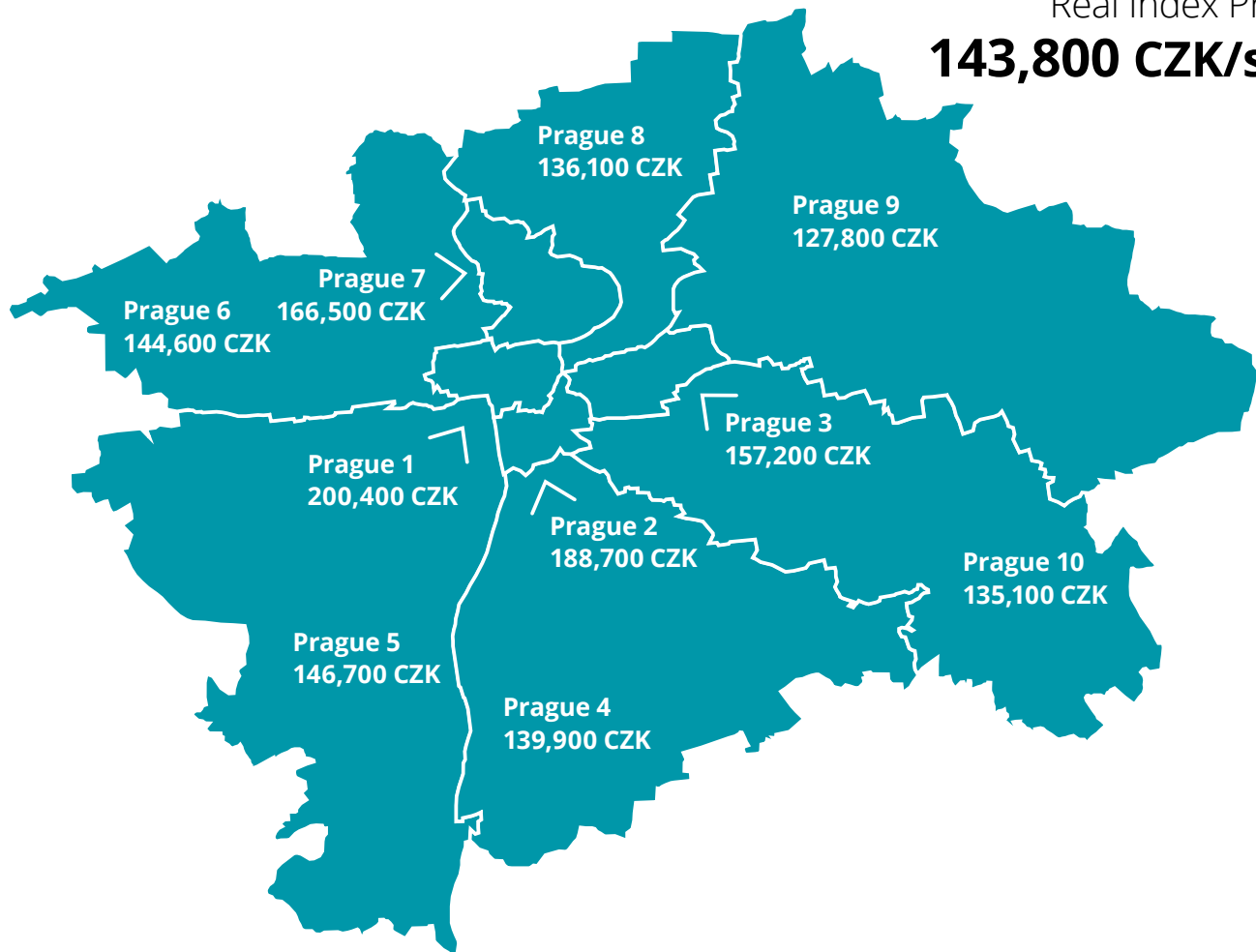


Deloitte Real Index H1 2025*

Actual prices of apartments sold in Prague

Real Index Prague
143,800 CZK/sqm



Real Index Prague

indicates the average price per sqm of apartments in the monitored period, based on completed sales.
The data relate to apartment sales recorded in the Land Register in the form of purchase agreements.

CZK 75.9 billion

Total transaction
volume

61.4 sqm

Average
floor area

200,400 CZK/sqm

Prague 1

City district with the highest
average sale price



All prices are stated inclusive of VAT.

* Deloitte Real Index H1 2025 is based on a different data source than previous index editions.

Average price, transaction volume and percentage share of sales by segment in Prague



Development projects

150,300 CZK/sqm

51,551 billion

67.95%



Brick houses

145,000 CZK/sqm

15,286 billion

20.15%



Prefab. apartment buildings

115,900 CZK/sqm

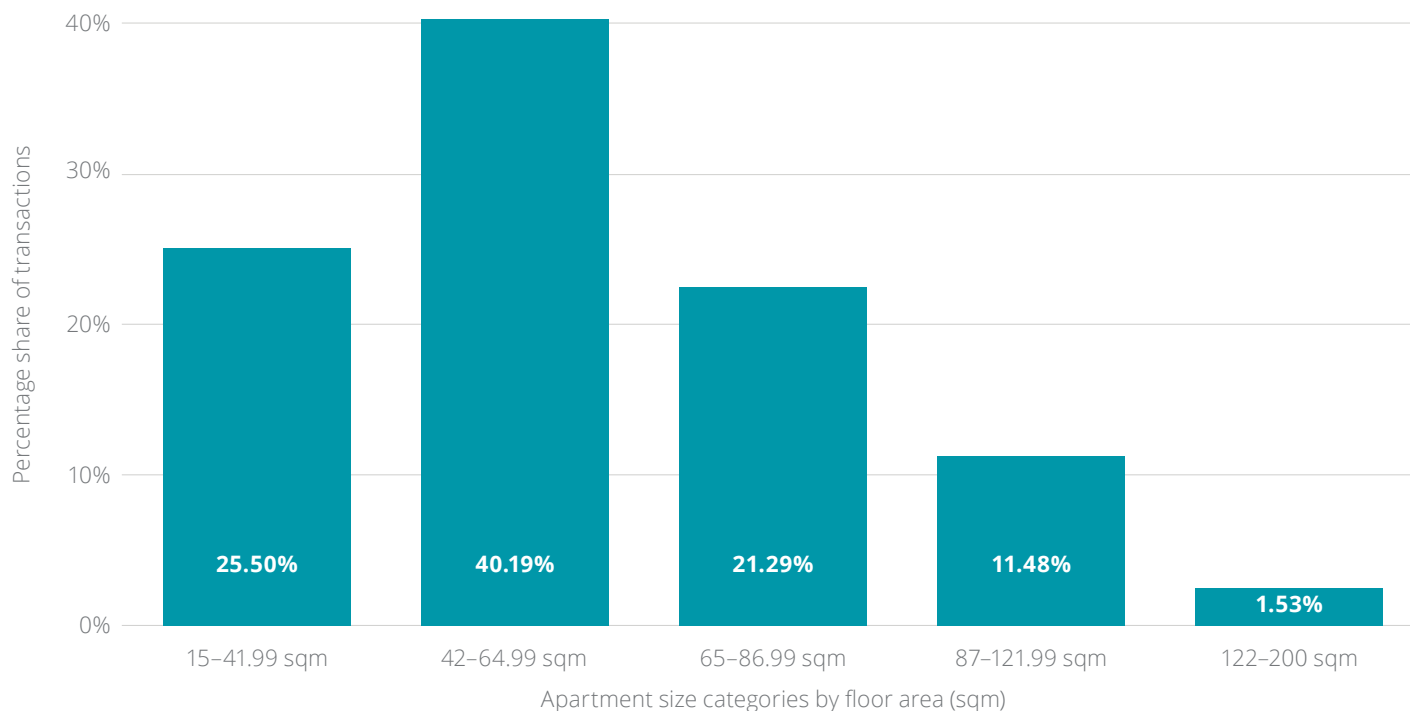
9,029 billion

11.90%

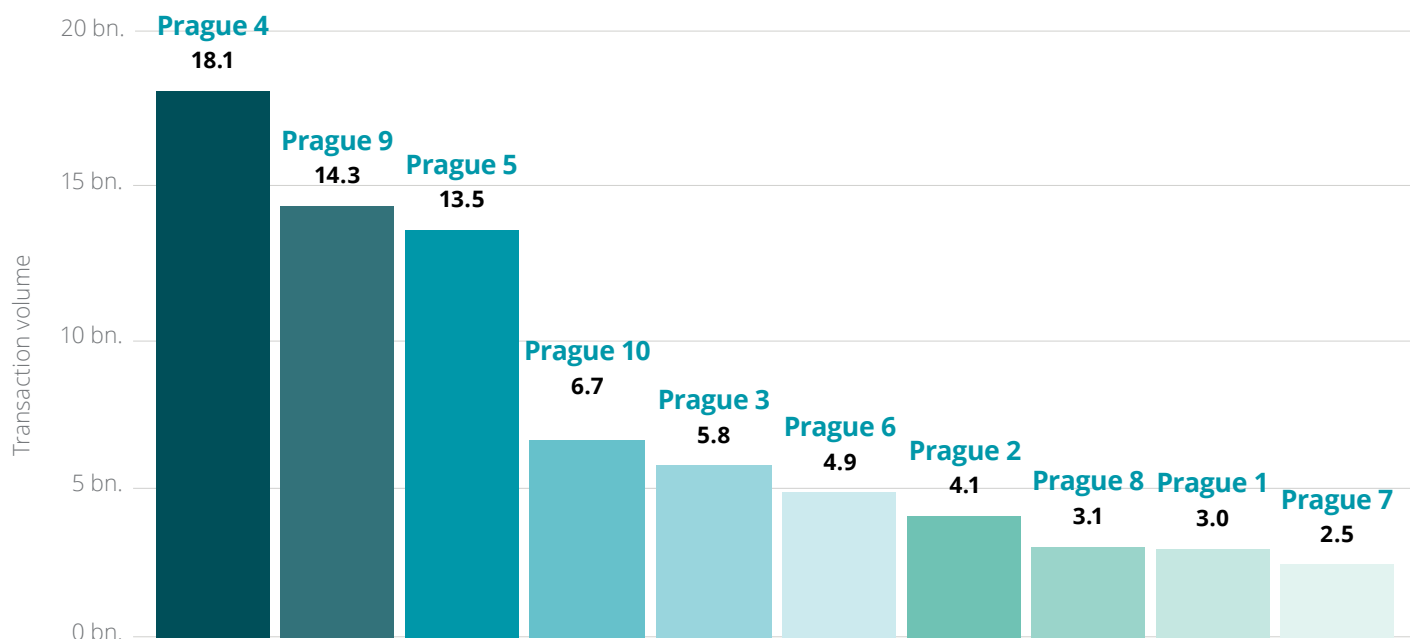
first sales 148,500 CZK/sqm
re-sales 155,100 CZK/sqm

First sales often reflect prices based on future purchase agreements closed months in advance, whereas resales tend to reflect the current market situation more closely.

Percentage share of transactions by apartment size



Total transaction volume by city district (CZK billion)



All prices are stated inclusive of VAT.

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