Deloitte.

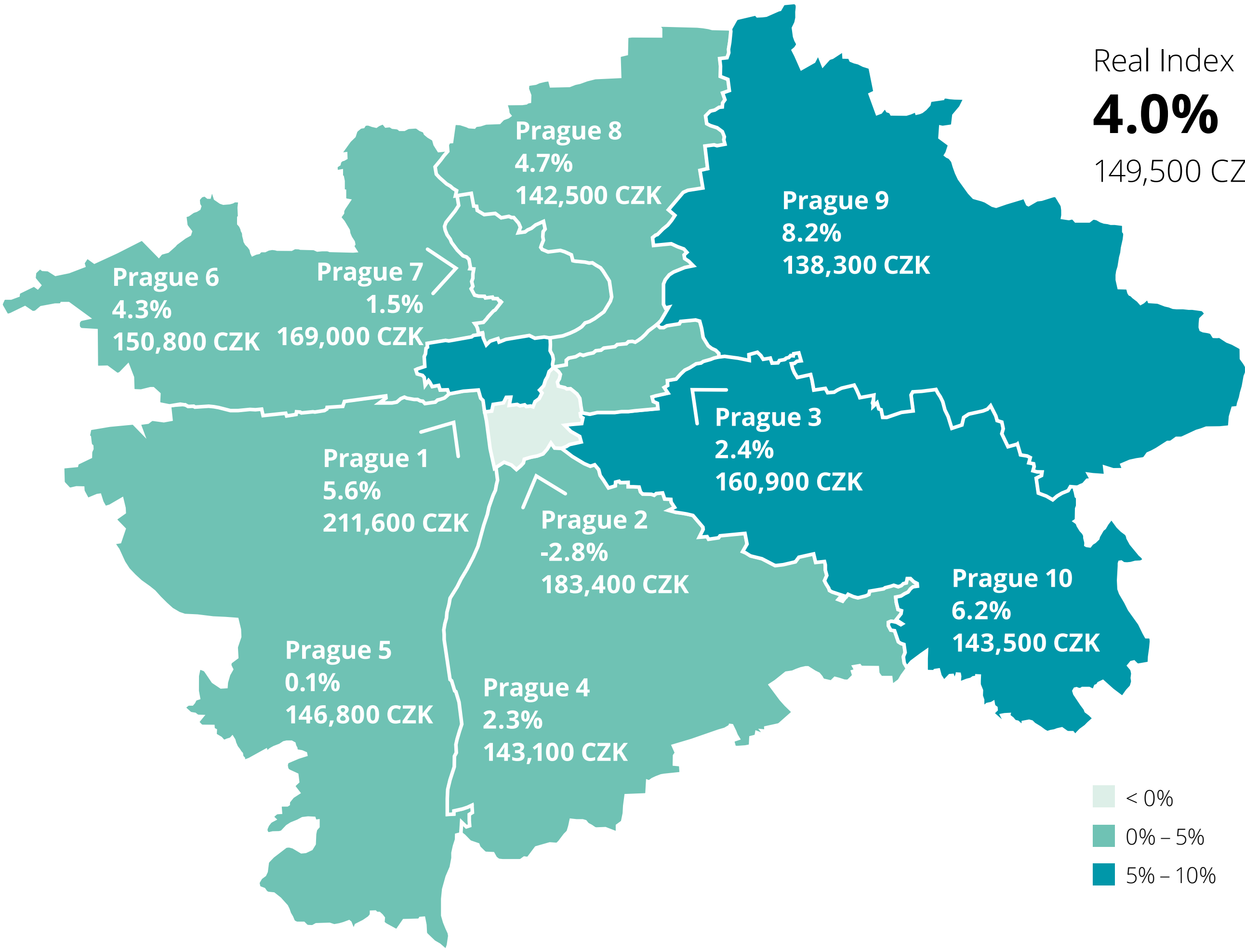
Deloitte Real Index H2 2025

Actual prices of apartments sold in Prague

Real Index Prague

4.0%

149,500 CZK/sqm



Real Index Prague

indicates the percentage change in the average price of completed apartment sales compared to the previous period (H1 2025). Price per sqm in the reviewed period, based on completed sales. The data relate to apartment sales recorded in the Land Register in the form of purchase agreements.

CZK 67.6 billion

Total transaction volume

62.6 sqm

Average floor area

211,600 CZK/sqm

Prague 1

City district with the highest average sale price

All prices are stated inclusive of VAT.

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

Development projects
156,300 CZK/sqm
40,874 billion
60.50%

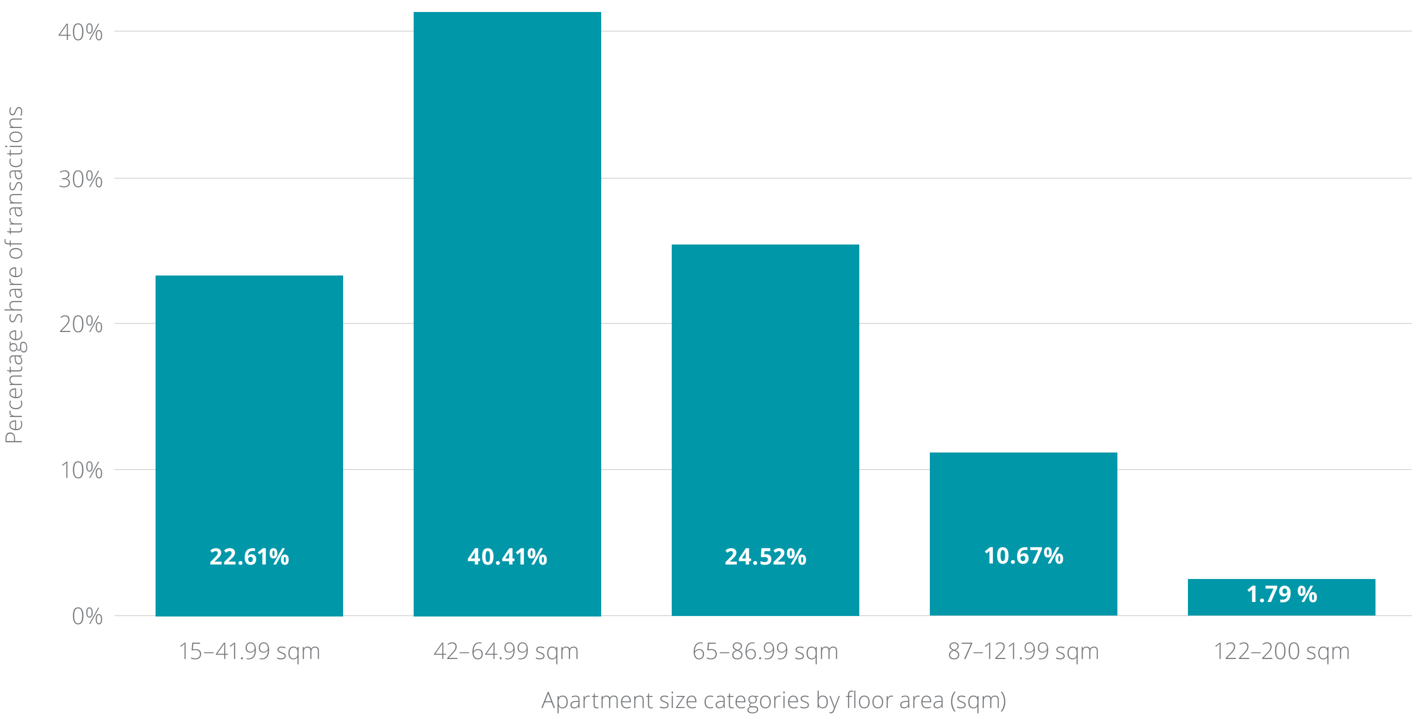
first sales 151,200 CZK/sqm
re-sales 163,300 CZK/sqm

Brick houses
153,800 CZK/sqm
16,470 billion
24.38%

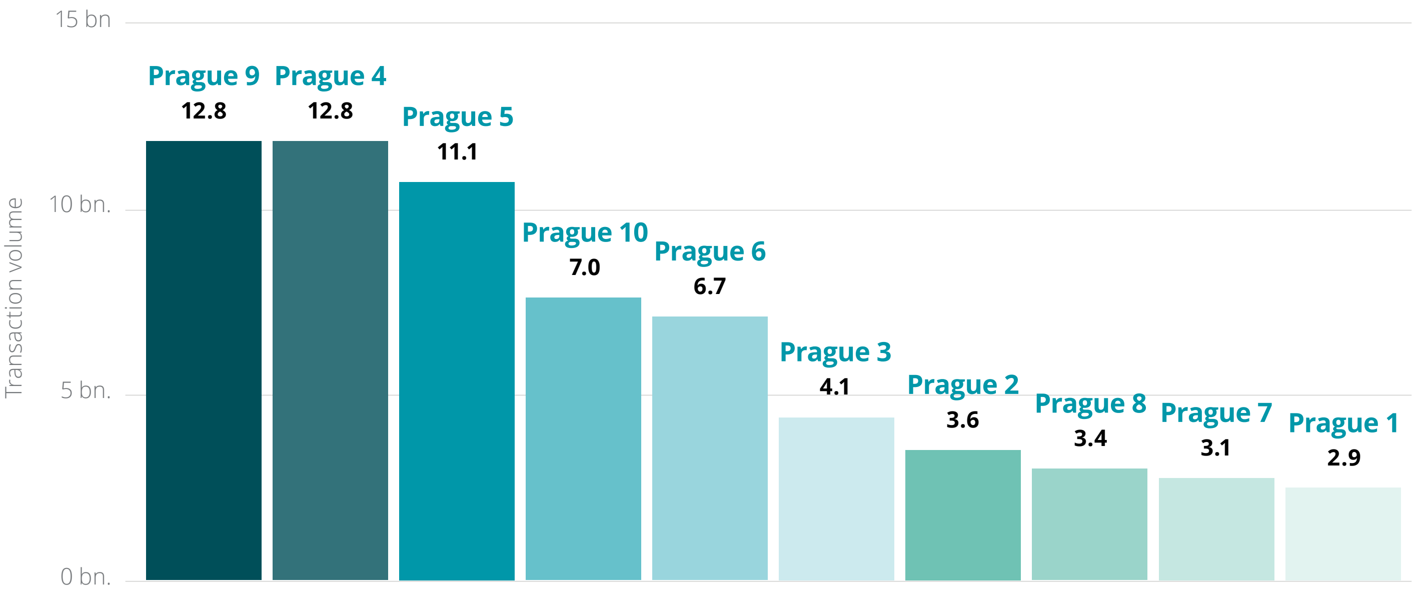
Prefab. apartment buildings
124,700 CZK/sqm
10,215 billion
15.12%

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.