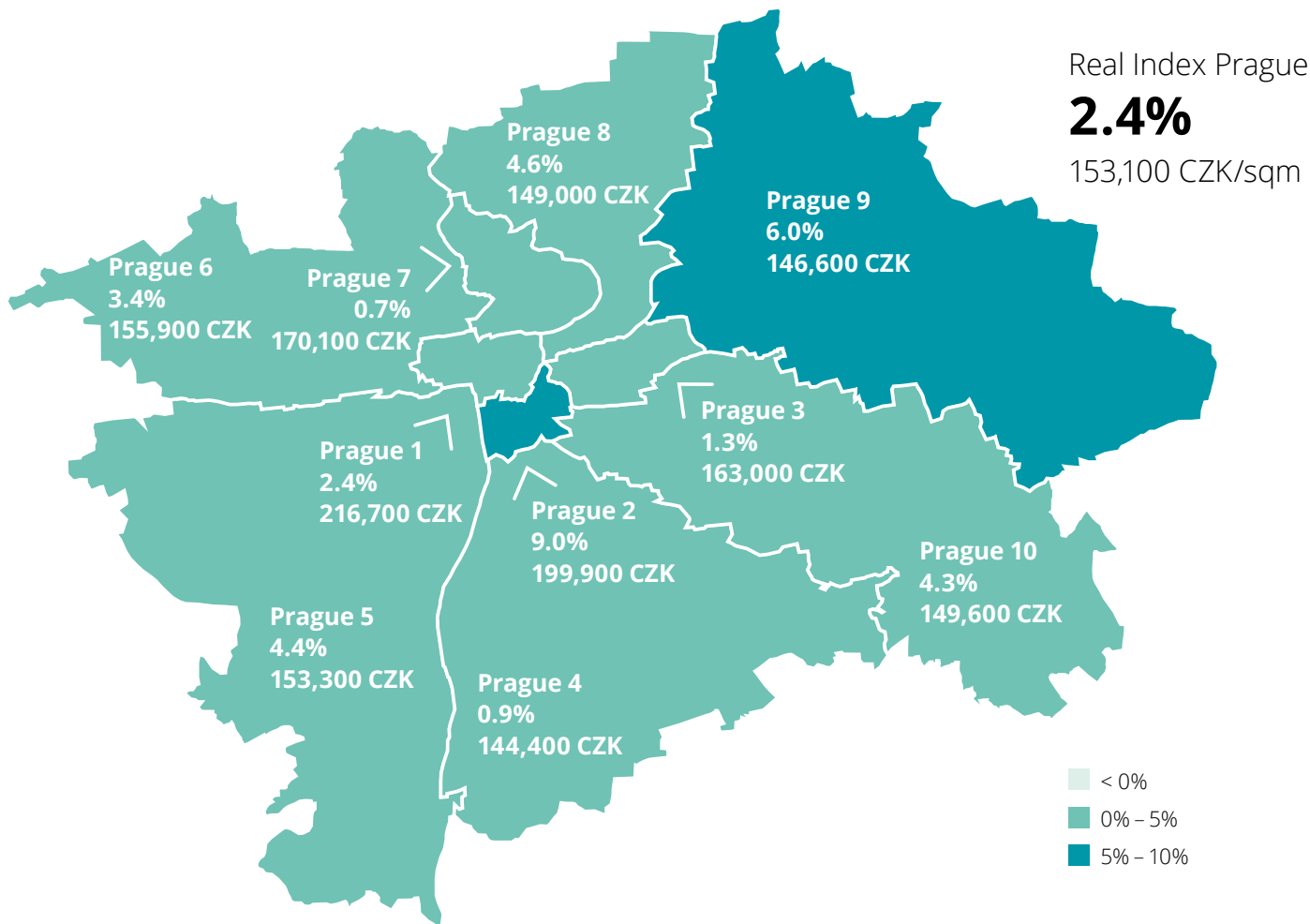


Deloitte Real Index H1 2026

Actual prices of apartments sold in Prague



Real Index Prague

indicates the percentage change in the average price of completed apartment sales compared to the previous period (H2 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 71.1 billion

Total transaction volume

59.4 sqm

Average floor area

216,700 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
157 800 CZK/sqm
42 385 billion
59.59%



Brick houses
157 300 CZK/sqm
18 000 billion
25.31%

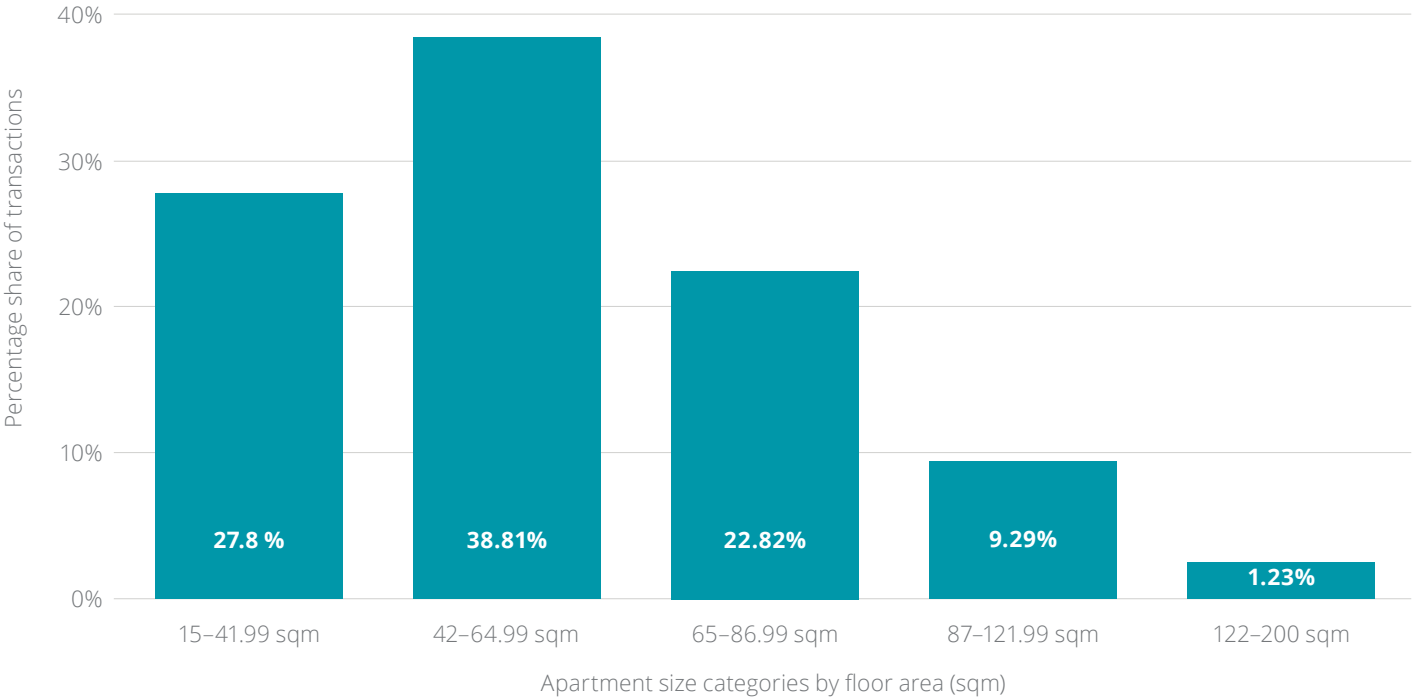


Prefab. apartment buildings
132 100 CZK/sqm
10 747 billion
15.11%

first sales 152,100 CZK/sqm
re-sales 169,800 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)

