

Press release: 13 296-062/23

# Residential property prices decreased by 2.6% in 2023

## Stable prices for new dwellings, Existing dwellings significantly below

Vienna, 2024-03-25 – According to Statistics Austria, in 2023 the prices for houses and flats decreased on average by 2.6% in comparison to the previous year. Existing dwellings were 3.7% below 2022 price levels, while new dwelling prices only decreased by 0.1%. The largest price decreases were recorded in Upper Austria, Vienna and Lower Austria.

“The turnaround in interest rates by the European Central Bank and stricter rules for loans clearly slowed down the real estate price rally. After several years of rising prices, costs for houses and flats in Austria decreased in 2023 by 2.6%. Compared to 2022 prices for existing dwellings decreased by 3.7%, while prices for new dwellings remained stable. The number of transactions dropped sharply by 28.2%”, says Statistics Austria Director General Tobias Thomas.

### Significant price decreases for existing dwellings

The sub-index for existing dwellings, which reflects the price development of existing flats and houses, fell by 3.7% in 2023 compared to the previous year (2022 +11.6%, 2021 +13.1%). The prices of existing flats fell by 4.3% compared to the previous year, with the decreases being greatest in Eastern Austria (Upper Austria, Lower Austria and Northern Burgenland) at 6.3% and Vienna at 4.9%. In Western Austria (Salzburg, Tyrol and Vorarlberg) the decrease was lowest at 3.0%. The overall decreases in existing houses in 2023 compared to 2022 was 3.1%. Here too, the decrease was greatest in Eastern Austria (including Vienna) at 5.0%. The prices for houses in Southern Austria (Carinthia, Styria, southern and central Burgenland), however, rose slightly by 0.2%.

### New dwellings showed stable prices in 2023

The sub-index for purchases of new dwellings showed higher price stability in 2023 compared to the previous year at -0.1% (2022: +11.5%, 2021: +8.4%). There are large regional differences in new flats: In Vienna, prices fell by 3.7% on average over the year, and in the rest of Eastern Austria (excluding Vienna) by 1.7% compared to 2022. In Western Austria prices rose by 6.9% and in Southern Austria by 4.2%. New houses in Austria were on average 0.9% cheaper than in 2022.

An analysis of the preliminary transaction numbers (including estimates for subsequent deliveries) shows that there were a 28.2% less residential property purchases in 2023 than in 2022. The decrease in new dwellings is particularly large at 51.6% compared to 2022. The number of existing housing transactions fell by 20.7% compared to 2022.

### Largest price decreases in Eastern Austria

Vienna recorded the largest decrease in house prices compared to the previous year at -6.7%, followed by Lower Austria at -4.9% and Upper Austria at -4.4%. In Burgenland and Vorarlberg house prices also fell by -2.2% and -1.3%. House prices rose in Styria (+0.7%), Tyrol (+1.3%) and Salzburg (+1.4%). The increase was greatest in Carinthia with +2.1%. For flats, Upper Austria recorded the largest price decrease (-7.2%), followed by Vienna (-5.1%) and Vorarlberg (-3.4%). Tyrol (-3.2%), Lower Austria (3.0%) and Carinthia (-2.9%) took the places in the middle. The price decrease was smallest in Styria (-1.9%) and in Salzburg flat prices

rose by 0.9 %. Among the federal province capitals, apartment prices fell most sharply in Linz (-8.5%) and Salzburg (-4.3%). The decreases were slightly smaller in Innsbruck (-3.6%) and Graz (-3.5%).

### Above-average decreases compared to the EU, but less severe than in Germany

In a European comparison, the Austrian residential property market reacted more strongly to the new market environment measured as an average of the first three quarters of 2023 (the 4th quarter will not be published internationally until April 2023) with a price decrease of 2.8% compared to the same period last year in the Eurozone (-1.1%) and the European Union (-0.4%). Germany recorded the largest price decrease in the EU during this period with a decrease of 8.9%. In Austria's neighbouring EU countries, the House Price Index only fell by 1.9% in the Czech Republic. Real estate prices rose slightly in Slovakia (+0.5%) and Italy (+1.2%). In Hungary and Slovenia, however, there were still strong price increases of +5.5% and +7.3% compared to the previous year. The international House Price Index (HPI) was sourced from Eurostat and is provisional and may be revised. Switzerland's residential real estate index rose by 2.2% in 2023, according to the Federal Statistical Office.

### Prices for owner-occupied living space increased by 8.9%

The price index for owner-occupied housing (OOH) represents an extension of the House Price Index. In addition to sales of new and existing housing, it also includes expenses that arise with the purchase and ownership of dwellings, for example taxes and fees related to the acquisition, insurance and costs for repairs and renovations. In 2023, OOH rose by 8.9%, positioning itself above the House Price Index. This is a significant decrease in price dynamics compared to the previous year (2022: +13.4%, 2021: + 6.5%). The main reasons for this were the real estate market situation and the slower rise in construction costs. The prices for maintaining owner-occupied residential property continued to rise significantly by 12.2% in 2023 (2022: +12.1%, 2021: +3.6%). The sub-index for the purchase of new dwellings rose by 6.8% (2022: +14.3%, 2021: +8.3%).

For detailed results and further information on the House Price Index please refer to our [website](#). This release is subject to a revision back to 2010, to fulfill European legal acts. Further information about the revision is provided on the projects website in the section "[Further documentation](#)".

**Table 1: House Price Index and Owner Occupied Housing Price Index**

	Index HPI 2010	Year over year rate of change in %	Index OOH 2010	Year over year rate of change in %
Yearly Average 2010	100.00	-	100.00	-
Yearly Average 2011	105.36	5.4	103.44	3.4
Yearly Average 2012	112.34	6.6	107.24	3.7
Yearly Average 2013	117.94	5.0	110.40	2.9
Yearly Average 2014	122.44	3.8	113.35	2.7
Yearly Average 2015	129.33	5.6	115.73	2.1
Yearly Average 2016	138.00	6.7	117.84	1.8
Yearly Average 2017	145.02	5.1	121.14	2.8
Yearly Average 2018	153.68	6.0	126.22	4.2
Yearly Average 2019	162.91	6.0	131.13	3.9
Yearly Average 2020	175.25	7.6	136.52	4.1
Yearly Average 2021	195.30	11.4	145.35	6.5
Yearly Average 2022	217.90	11.6	164.85	13.4
Yearly Average 2023	212.31	-2.6	179.45	8.9

Q: STATISTICS AUSTRIA, Calculated from quarterly results with base year 2010

**Table 2: House Price Index, Rates of change to the previous year in detail**

Year and Quarter	HPI, Total	New dwellings	Existing dwellings	Existing houses	Existing flats
2019 Q1	5.6	5.6	5.6	5.8	5.3

Year and Quarter	HPI, Total	New dwellings	Existing dwellings	Existing houses	Existing flats
2019 Q2	5.8	5.1	6.0	6.4	5.7
2019 Q3	6.4	6.9	6.2	5.6	6.8
2019 Q4	6.3	6.2	6.3	5.4	7.1
<b>Yearly Average 2019</b>	<b>6.0</b>	<b>6.0</b>	<b>6.0</b>	<b>5.8</b>	<b>6.2</b>
2020 Q1	8.0	8.2	8.0	9.0	7.1
2020 Q2	6.6	7.4	6.2	7.0	5.5
2020 Q3	8.0	6.3	8.7	9.4	8.1
2020 Q4	7.7	7.9	7.7	9.0	6.5
<b>Yearly Average 2020</b>	<b>7.6</b>	<b>7.5</b>	<b>7.7</b>	<b>8.6</b>	<b>6.8</b>
2021 Q1	9.8	8.3	10.6	10.1	10.9
2021 Q2	11.2	6.4	13.8	13.6	13.8
2021 Q3	11.3	8.9	12.6	13.8	11.5
2021 Q4	13.4	9.7	15.4	16.2	14.7
<b>Yearly Average 2021</b>	<b>11.4</b>	<b>8.4</b>	<b>13.1</b>	<b>13.4</b>	<b>12.8</b>
2022 Q1	14.3	12.7	15.1	17.3	13.2
2022 Q2	13.6	13.9	13.5	15.6	11.7
2022 Q3	13.1	13.6	12.8	14.5	11.4
2022 Q4	5.7	6.1	5.5	8.0	3.5
<b>Yearly Average 2022</b>	<b>11.6</b>	<b>11.5</b>	<b>11.6</b>	<b>13.7</b>	<b>9.9</b>
2023 Q1	-0.2	0.3	-0.4	0.2	-0.9
2023 Q2	-2.8	-0.1	-4.1	-2.4	-5.5
2023 Q3	-5.4	-2.3	-6.8	-5.4	-7.9
2023 Q4	-1.8	1.7	-3.4	-4.5	-2.5
<b>Yearly Average 2023</b>	<b>-2.6</b>	<b>-0.1</b>	<b>-3.7</b>	<b>-3.1</b>	<b>-4.3</b>

Q: STATISTICS AUSTRIA

**Information:** The House Price Index (HPI) tracks the development of purchase prices for residential real estate in Austria. For the HPI actual transaction prices from the purchase contracts are recorded and evaluated on a quarterly basis. In addition to the House Price Index, Statistics Austria also compiles a price index for owner-occupied housing (OOH PI) following a net-acquisitions methodology. The OOH PI aims to measure the expenses of homeowners living in their own dwelling, and is designed to complement the HICP, that currently lacks this component.

**If you have any questions on this topic, please contact:**

Stefan Hofbauer, phone: +43 1 711 28-8068 | e-mail: [stefan.hofbauer@statistik.gv.at](mailto:stefan.hofbauer@statistik.gv.at)

**Media owner, producer and publisher:**

STATISTICS AUSTRIA | Federal Institution under Public Law | Guglgasse 13 | 1110 Vienna | [www.statistik.at](http://www.statistik.at)

Press: Phone: +43 1 711 28-7777 | E-mail: [presse@statistik.gv.at](mailto:presse@statistik.gv.at)

© STATISTICS AUSTRIA