

Press release: 13 415-181/24

Further rise in residential rents in Q2 2024

Average monthly rent at €9.8 per square metre

Vienna, 2024-09-05 – According to Statistics Austria, the average rent (including running costs) was €9.8 per square metre per month in the second quarter of 2024. This represents an increase of 1.0% compared to the previous quarter and of 5.4% compared to the second quarter of the previous year. The running costs amounted to €2.5 per square meter. More than three quarters of main residences have a balcony, loggia, patio or conservatory.

“Residential rents in Austria rose again in the second quarter of 2024, albeit not to the same extent as in the previous quarters. The average monthly rent including running costs was €649.2 per main rental apartment or €9.8 per square metre. One reason for the continued significant year-on-year increase is inflation-related rent increases due to value protection clauses in rental agreements”, says Tobias Thomas, Director General Statistics at Statistics Austria.

The actual amount of the monthly rent including running costs depends, among other things, on the rental segment, the rental period, the size of the apartment and the region. The rent excluding running costs (net rent) amounted to €487.1 per main rental apartment or €7.3 per square metre in the second quarter of 2024 (see table 1). The net rent per square metre rose by 4.3% compared to the second quarter of the previous year. The average running costs were €164.8 per flat or €2.5 per square metre, which is 4.2% more than in the previous year. The rental costs relate to extrapolated 1.8 million main rental apartments in Austria.

Burgenland has the most main residence apartments with their own garden

Of the 4 153.6 main residence apartments in Austria, almost 77.9% have a balcony, loggia, patio or conservatory and almost every second apartment (49.5%) has its own garden. Mainly house-ownership apartments have an outdoor space: 92.4% have a balcony, loggia, patio or conservatory and 97.3% have their own garden. In flat-ownership apartments, 86.4% of apartments have their own balcony, loggia, patio or conservatory, but only 21.4% of privately owned apartments have their own garden. Among the main rental apartments, cooperative apartments (79.8%) are the most likely to have a balcony, loggia, patio or conservatory, followed by other main rental apartments (55.8%) and communal apartments (51.5%).

In a comparison of the regions, more than 80% of main residences in almost all federal provinces have a balcony, loggia, patio or conservatory, with the exception of Vienna (53.9%). In particular, main residence apartments in Burgenland (79.7%) have their own garden, followed by Lower Austria (70.3%) and Carinthia (62.6%). Vienna was again at the bottom of the table, with only 11.7% of main residence apartments having their own garden (see table 2).

For detailed results and further information please refer to our [website](#).

Table 1: Average rent and running costs of rented dwellings (main residences) quarterly results – in Euro

Quarter	Number of rented dwellings in 1 000	Rent including running costs in Euro		Rent excluding running costs in Euro		Running costs in Euro	
		per dwelling	per square metre	per dwelling	per square metre	per dwelling	per square metre
Q2 2023	1 752.8	623.9	9.3	467.5	7.0	158.6	2.4
Q3 2023	1 777.9	631.0	9.5	473.4	7.1	160.6	2.5
Q4 2023	1 776.1	634.2	9.5	476.5	7.1	159.9	2.4
Q1 2024	1 772.0	643.7	9.7	484.2	7.3	161.7	2.5
Q2 2024	1 799.0	649.2	9.8	487.1	7.3	164.8	2.5

S: STATISTICS AUSTRIA, Microcensus 2023 to 2024. – Number of main rental apartments with net rent > 0 euros.

Table 2: Facilities of main residences by legal tenure and region in the second quarter 2024 – in Euro

Characteristics	Main residence apartments in 1 000	Balcony, loggia, patio or conservatory available (in %)	With own garden (in %)
Total	4 153.6	77.9	49.5
Legal basis			
House owner	1 509.2	92.4	97.3
Flat owner	479.7	86.4	21.4
Tenancy in communal flats	288.2	51.5	6.1
Tenancy in co-operativel flats	702.8	79.8	14.3
Other primary tenancy	810.5	55.8	16.4
Other legal basis	363.1	72.6	64.0
Region			
Burgenland	133.5	85.5	79.7
Carinthia	262.6	87.0	62.6
Lower Austria	763.6	81.6	70.3
Upper Austria	672.4	83.8	58.7
Salzburg	252.6	87.7	50.7
Styria	572.9	86.0	58.8
Tyrol	344.8	89.7	52.3
Vorarlberg	179.1	87.5	52.0
Vienna	972.1	53.9	11.7

S: STATISTICS AUSTRIA, Microcensus 2024. – The question on balcony, loggia, terrace or conservatory in the MZ housing survey reads: “Does your house/apartment have its own balcony, loggia, patio or conservatory?” (Yes/No); The question on your own garden in the MZ housing survey reads: “Does your house/apartment have its own garden that only you can use?” (Yes/No).

Information on methodology, definitions:

The results on rents are based on the **Microcensus Housing Survey**. The Microcensus is a sample survey of private households. Approximately 20 000 households are surveyed each quarter.

Rent without running costs: The rent without running costs or net rent includes the pure rent including VAT. It is calculated in the Microcensus from the housing expenses (all payments that are regularly made to the property management or the landlord/landlady), minus running costs, minus any payments for heating/hot water and garage or car parking spaces that are included. The net rent may also include any maintenance, upkeep and improvement contributions as well as repair reserves, provided these are not settled via the running costs.

Rent including running costs: The rent including running costs corresponds to the rent with running costs paid to the property management, excluding heating and hot water costs as well as costs for garage or car parking spaces. The statutory value-added tax is included in the amount.

Running costs: Only valid values above zero are used in the average calculation of running costs. Not all households pay running costs and these are excluded from the average calculation of running costs. However, these households are included in the calculation of the average rent including running costs. Running costs include water/sewage charges, house cleaning, garbage collection, clearance, chimney sweeping, sewer clearance, pest control, insurance in some cases, running costs for communal facilities (elevator, sauna, swimming pool, playground, green areas, common rooms, lighting), public charges.

There are three types of main rental types. **Municipal apartments:** The municipality is the owner of the building in which the rented apartment is located. **Cooperative apartments:** The landlord or owner of the apartment is a cooperative or non-profit building association. **Other or private main rent:** Apartments rented by a private person or other legal entity (e.g. bank, insurance company).

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