

Press release: 13 564-057/25

Residential rents in Q4 2024 up 4.2% on the previous year

Compared to the previous quarter, the average monthly rent including running costs remained unchanged at 9.9 euro per square metre

Vienna, 2025-03-18 – According to Statistics Austria, rents including running costs averaged 9.9 euro per square metre per month in the fourth quarter of 2024, an increase of 4.2% compared to the fourth quarter of the previous year. Compared to the previous quarter, they remained unchanged. The average rent excluding running costs rose by 5.6% year-on-year to 7.5 euro per square metre.

“At the end of 2024, increases in residential rents in Austria had slowed down further. In the fourth quarter, the average rent including running costs was 9.9 euro per square metre, 4.2% higher than in the fourth quarter of the previous year. The highest increase since the beginning of the time series in 2012 was recorded in the second quarter of 2023 with an increase of 8.1% compared to the same quarter of the previous year. Since then, the increases have fallen continuously, but they are still above the average increase of 3.2% for the quarters between 2012 and 2020,” says Tobias Thomas, Director General of Statistics Austria.

The average rent including running costs was 662.9 euro per dwelling in the fourth quarter of 2024 (see table 1). The rent excluding running costs (net rent) was 502.1 euro per main rental dwelling or 7.5 euro per square metre in the fourth quarter of 2024. The net rent per square metre rose by 5.6% compared to the same quarter of the previous year. The average running costs amounted to 164.0 euro per dwelling or 2.5 euro per square metre, unchanged from the previous quarter.

Average annual rent increase of 4.5% in 2024

In 2024 as a whole, the rent including running costs rose by 4.5% on average compared to the previous year, following an increase of 7.4% between 2022 and 2023.

These rental costs are extrapolated to 1.79 million main rental apartments in Austria. The actual amount of the monthly rent including running costs depends on the rental segment, the region, the size of the dwelling and the rental contract period.

A quarter of the rental apartments in 2024 have a fixed-term contract

The average length of rental contracts in 2024 was 11.4 years. The median was 5.0 years, meaning that half of the rental contracts had been in place for less than five years and the other half for more than five years. Main rental dwellings with a rental contract period of less than two years had an average rent including running costs of 11.8 euro per square metre. Rental contract periods of 30 years or more had a rent of 6.3 euro per square metre. One in four primary tenancies are temporary leased. On average, the rent including running costs for temporary main rental apartments was 12.8 euro per square metre, while permanent main rental apartments had a price per square metre of 8.8 euro.

229 500 private main rental dwellings have a fixed term of three years

49.5% (400 400 dwellings) of private main rental dwellings are temporary rented. 57.3% of the fixed-term main rental apartment on the private market have a fixed term of three years (229 500 dwellings) and

almost one in four have a fixed term of five years (24.3%; 97 400 dwellings). 4.6% (18 400 dwellings) of the private main rental dwellings have a fixed term of under three years (see table 2).

Further information on [housing costs](#) and the [housing conditions](#) can be found on 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
2023	1 766.3	625.3	9.4	468.8	7.0	159.0	2.4
Q1 2023	1 758.2	611.9	9.1	457.7	6.8	156.9	2.4
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
2024	1 785.7	653.6	9.8	492.5	7.4	163.7	2.5
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
Q3 2024	1 786.5	658.5	9.9	496.5	7.4	164.4	2.5
Q4 2024	1 785.3	662.9	9.9	502.1	7.5	164.0	2.5

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

Table 2: Duration of the temporary lease for private main rent 2024

Duration of the temporary lease	Number of rented dwellings in 1 000	Rented dwellings in %
Fixed-term private main rental dwellings	400.4	100.0
Under 3 years	18.4	4.6
3 years	229.5	57.3
Over 3 years under 5 years	29.3	7.3
5 years	97.4	24.3
Over 5 years	25.9	6.5

S: STATISTICS AUSTRIA. Microcensus 2024. – Number of fixed-term private main rental dwellings with valid duration of the temporary lease.

Further information on [housing costs](#) and the [housing conditions](#) can be found on our website.

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 owner), 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.

Main residency: 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).

The **rental contract period** is the period from the conclusion of the rental contract to the data deduction date.

The **duration of the temporary lease** is the contractually limited period in the rental agreement.

Statistics Austria is the central organisation for official data and statistics on society, the economy, the state and the environment. As a national statistical institute, it is committed to the statutory principles of independence, impartiality and objectivity. Statistics Austria is headed by Tobias Thomas, Director General Statistics, and Franz Haslauer, Director General Finance.

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