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Residential property prices rose by 2.6% in 2025

18.3% more property purchases than in 2024

Vienna, 2026-03-26 – According to Statistics Austria, house and apartment prices in Austria rose by an average of 2.6% in 2025 compared with the previous year, following declines in 2024 and 2023. New apartments and houses became 2.9% more expensive on average in 2025, while prices for existing housing rose by 2.5%.

“In 2025, 18.3% more residential properties were purchased in Austria than in 2024. This marks the sharpest rise in property transactions in over a decade. At the same time, the prices for houses and apartments rose by 2.6%, the first increase in 2 years. New dwellings were on average 2.9% more expensive than in 2024, while the price increase for existing housing was slightly lower at 2.5%,” says Manuela Lenk, Director General Statistics at Statistics Austria .

Prices for existing housing increased by 2.5%

The prices for existing housing rose by 2.5% in 2025 compared to the previous year (2024: −1.6%, 2023: −4.1%). Existing apartments became 2.0% more expensive year-on-year, with the strongest price gains recorded in Eastern Austria (Upper Austria, Lower Austria and Northern Burgenland) at 3.0%. Southern Austria (Carinthia, Styria, Southern and Central Burgenland) and Western Austria (Salzburg, Tyrol and Vorarlberg) recorded similar increases of 2.2% and 2.1%, respectively. Prices in Vienna showed the smallest increase at +1.5%. For existing houses, the price increase in 2025 compared with 2024 was 3.0%. Here, the strongest increase was observed in Southern Austria at +5.7%, followed by Eastern Austria (+2.9%) and Western Austria (+0.5%).

New dwellings 2.9% more expensive in 2025

The prices for new dwellings rose by 2.9% in 2025 compared to the previous year (2024: +2.5%, 2023: −0.3%). The strongest price increases for new apartments were recorded in Southern Austria at 3.2%, followed by Vienna at +4.9%. Meanwhile, prices in both Eastern and Western Austria increased by 2.0%. Prices for new houses, on the other hand, recorded an increase of 4.5% compared with 2024.

An analysis of the preliminary transaction figures (including estimates for subsequent deliveries) shows that the number of residential property purchases increased by 18.3% in 2025 compared with the previous year. Purchases of new dwellings rose particularly strongly by 29.6%, the number of transactions for existing housing increased by 16.2%.

Large regional differences in house prices

The largest year-on-year increase in house prices was recorded in Burgenland at +8.7%, followed by Carinthia at +6.5%, Styria at +5.6% and Upper Austria at +4.1%. The increases were smaller in Lower Austria (+2.6%), Tyrol (+2.4%) and Vorarlberg (+0.7%). The federal provinces Salzburg (−0.6%) and Vienna (−1.5%) recorded a decline in house prices. For apartments, the largest price increases were recorded in Tyrol (+4.3%), Upper Austria (+3.6%) and Styria (+3.0%). Lower Austria (+1.9%), Vienna (+1.8%) and Carinthia (+0.7%) ranked in the mid-range. Salzburg (−0.8%) and Vorarlberg (−0.1%) recorded declines in apartment prices. Among the provincial capitals, apartment prices increased most significantly in Linz with +6.3%.

Meanwhile, there were no measurable changes compared with the previous year in the cities of Salzburg and Innsbruck.

Rise in residential property prices in line with the EU average

In the average of the first 3 quarters of 2025, the Austrian housing market recorded a price increase of 1.6% compared to the same period of the previous year, placing Austria on par with the euro area and the European Union (both +1.6%). The fourth quarter will be published internationally in April 2026.

Luxembourg recorded the largest price decline in the EU during the first 3 quarters 2025 with −3.1%, followed by Finland at −2.2%. Slovenia was the only EU country bordering Austria to show a decline in its house price index, with a change of −1.1%. Slovakia (+4.9%), Hungary (+3.1%) and the Czech Republic (+2.5%) recorded higher price increases than Austria. These international comparison figures from Eurostat are provisional and may be revised with future releases.

Prices for owner-occupied housing increased by 2.0%

The price index for owner-occupied housing (OOH) represents an extension of the house price index. In addition to the acquisition of new and existing housing, it also includes expenses associated with the purchase and ownership of residential property, such as taxes and fees related to the acquisition, insurance, as well as costs for repairs and renovations. In 2025, the OOH index rose by 2.0%, placing it below the house price index (+2.6%). This represents a similar increase to the previous year (2024: +1.9%, 2023: +6.4%). The main driver was once again the relatively low-price increase for residential property purchases. The sub-index for the purchase of new dwellings rose more strongly at +4.0% (2024: +2.9%, 2023: +1.8%). Expenditures for the maintenance of owner-occupied residential property increased by 2.8% in 2025, a weaker rise than in the previous years (2024: +4.1%, 2023: +12.5%).

Table 1: House Price Index (HPI) and Owner-Occupied Housing Price Index (OOH PI), base year 2010

Yearly Average	Index level HPI 2010	Year-on-year rate of change in %	Index level OOH PI 2010	Year-on-year rate of change in %
2010	100.00	-	100	-
2011	105.36	5.4	103.38	3.4
2012	112.34	6.6	107.16	3.7
2013	117.94	5.0	110.83	3.4
2014	122.44	3.8	114.19	3.0
2015	129.33	5.6	116.97	2.4
2016	138.00	6.7	119.93	2.5
2017	145.02	5.1	123.32	2.8
2018	153.68	6.0	127.96	3.8
2019	162.91	6.0	133.26	4.1
2020	175.25	7.6	139.25	4.5
2021	195.30	11.4	149.67	7.5
2022	217.90	11.6	169.32	13.1
2023	211.68	−2.9	180.14	6.4
2024	210.88	−0.4	183.52	1.9
2025	216.40	2.6	187.15	2.0

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Table 2: House Price Index (HPI), rates of change to the previous year in detail

Year and Quarter	HPI, total	New dwellings	Existing dwellings	Existing houses	Existing flats
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
Yearly Average 2020	**7.6**	**7.5**	**7.7**	**8.6**	**6.8**
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
Yearly Average 2021	**11.4**	**8.4**	**13.1**	**13.4**	**12.8**
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
Yearly Average 2022	**11.6**	**11.5**	**11.6**	**13.7**	**9.9**
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	−3.0	1.1	−4.8	−5.9	−3.9
Yearly Average 2023	**−2.9**	**−0.3**	**−4.1**	**−3.4**	**−4.6**
2024 Q1	−2.9	2.6	−5.3	−5.3	−5.3
2024 Q2	−0.2	2.0	−1.3	−2.6	−0.3
2024 Q3	0.5	2.4	−0.2	−1.3	0.6
2024 Q4	1.1	3.0	0.6	0.8	0.4
Yearly Average 2024	**−0.4**	**2.5**	**−1.6**	**−2.1**	**−1.2**
2025 Q1	3.5	3.7	3.5	3.8	3.1
2025 Q2	1.6	2.5	1.3	2.1	0.6
2025 Q3	1.7	2.0	1.5	2.2	0.9
2025 Q4	3.7	3.4	3.8	4.0	3.7
Yearly Average 2025	**2.6**	**2.9**	**2.5**	**3.0**	**2.0**

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For detailed results and further information on the house price index please refer to our website.

Information on methods: 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 HPI, 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 Harmonised index of consumer prices, that currently lacks this component.

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 Manuela Lenk, Director General Statistics, and Franz Haslauer, Director General Finance.

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