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Average real estate prices have risen again in 2025

Prices per square metre vary significantly from region to region

Vienna, 2026-05-28 – In 2025, the average price per square meter of living space in Austria was €4 162 for flats and €2 836 for houses, as Statistics Austria reports. The price of buildable land rose to €135 per square metre.

“Following the fall in housing prices across most regions of Austria in 2023, average prices for houses and flats rose again in 2024 and 2025 compared with the previous year. However, they remain below the record levels seen in 2022. The price per square metre of living space in a house was on average around €60 lower in 2025 than in 2022. For flats, the price was around €200 lower than in 2022. By contrast, prices for buildable land rose significantly, reaching a peak in several federal provinces in 2025”, says Statistics Austria Director General Manuela Lenk.

Houses and flats are most expensive in Vienna

The Austrian median **price for residential houses** was €2 836 per square meter of living space. Houses in the federal capital Vienna were the most expensive at €5 376, followed by Vorarlberg with €5 077 and Tyrol with €4 828. Salzburg, at €4 766, was also well above the average. The large federal provinces of Upper Austria and Lower Austria, at €2 905 and €2 653 respectively, were slightly above and below the Austrian average. In Carinthia (€2 609), Styria (€2 421) and Burgenland (€1 889), prices were the lowest on average.

For **flats**, the Austrian median price was €4 162. Calculated per square meter, flats are more expensive than houses, as they are often located in higher-demand areas such as city and town centers. In addition, the price difference is also due to the age of the properties: houses are often purchased as existing properties, while many flats are bought as new builds. Flats in Vienna were on average the most expensive at €5 212 per square meter, closely followed by Vorarlberg with €5 000, Salzburg with €4 968 and Tyrol with €4 965. Upper Austria ranked below the average with €3 373, ranking fifth among the federal provinces also for flats. Outside the federal capital and the western federal provinces, Carinthia had the highest prices per square meter at €3 260, followed by Lower Austria (€3 089). In Styria and Burgenland, however, flat prices were the lowest at €2 750 and €1 859 per square meter.

Buildable land prices determined by location

In a comparison of land prices, winter sports resorts and metropolitan areas in particular occupy the top positions. The municipality of Reith bei Kitzbühel once again ranks first, with a 5-year average price of €2 742 per square meter, followed by the town of Kitzbühel at €2 617. Also among the 10 regions with the highest land prices in Austria are Lech (€2 108), the jointly evaluated locations of Aurach bei Kitzbühel and Jochberg (€2 100) and Anif (€1 851). In these locations, it is a small number of very high-priced transactions that are driving up prices. The city of Salzburg and districts of the federal capital were also among the top ranks. In Salzburg, a square meter costs around €1 345. In Vienna, the districts of Währing at €2 181 and Döbling at €1 756 per square meter were at the top. In Vienna’s largest districts, more affordable buildable land was also available, and average prices per square meter were more moderate, ranging from €670 to €856.

Proximity to Vienna was also a determining factor for prices in Lower Austria and northern Burgenland. The district of Tulln, for example, recorded an average price of €238. The peripheral regions in northern Lower Austria and in central and southern Burgenland are the most affordable in the country. In the district of Zwettl (Lower Austria), building land cost an average of €26, and in the district of Jennersdorf in Burgenland €21.

The average price in Austria for buildable land in 2025 was €135 per square meter (geometric average). From 2023 onwards, there were strong increases, partly due to a changed composition of the observed transactions following the interest rate turnaround in mid-2022. Lower Austria and Upper Austria, at €116 and €139, respectively, were closest to the Austrian average of €135 per square meter. In Styria (€90), Carinthia (€88) and Burgenland (€77), prices were below this level, while in Salzburg, Vorarlberg, Tyrol and Vienna, prices for all types of property were above the Austrian average.

For **detailed results and further information** please refer to our website. Current average prices for buildable land, houses and apartments are also available in the interactive maps and diagrams on the STATatlas.

Information on methodology, definitions: The average real estate prices show the average price level of real estate in Austria at regional level once a year. For houses and flats, results are available at district level; for land, average prices are published not only at district level but also at municipal level. The aim is to reflect fair business transactions, which is why real estate transactions with friendly prices or subsidized prices are not taken into account wherever possible. The survey is based on the **transaction prices paid by private households**, which are extracted from the purchase contracts stored in the land register. The average property prices provide stable results for districts and municipalities in Austria by considering and adjusting the values over a five-year period. In addition, a special evaluation shows the prices of the median transactions in the regions. As the quantity and quality of properties sold can vary greatly from year to year, a quality-adjusted price index is more suitable for price comparisons over time.

Calculation: The values stated are median values and geometric mean values of the special real estate evaluation (2015 to 2025) or geometric mean values of actual paid real estate transactions carried out in the years 2021 to 2025. The prices are valorised over the years 2021 to 2025 using a regression model, taking into account differences in living space, floor space, construction periods and location of the properties for the year 2025, and are stated in euros per square meter of living space or plot area. The areas used for the calculation were taken from the purchase contracts and, where necessary, supplemented with information from the building and housing register. The use of the geometric mean is a measure to reduce the influence of a small number of high-priced transactions that regularly occur in real estate transactions.

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 Statis-tics, and Franz Haslauer, Director General Finance.

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