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Rents rose moderately in Q1/2026

Average rent including running costs in Austria at €10.5 per square metre

Vienna, 2026-06-18 – According to Statistics Austria, average rents including running costs stood at €695.1 per apartment or €10.5 per square metre in the first quarter of 2026, marking an 1.1% increase compared with the previous quarter.

"At the beginning of 2026, residential rents rose once again. In the first quarter of 2026, the average rent in Austria, including running costs, stood at €695.1 per apartment or €10.5 per square metre. This is 4.8% higher than in the first quarter of the previous year and 1.1% higher than in the fourth quarter of 2025. The increase compared with the previous quarter is mainly due to the rise in net rent, while running costs grew only slightly," says Manuela Lenk, Director General Statistics at Statistics Austria.

The net rent, excluding running costs, averaged €523.9 per apartment or €7.9 per square metre in the first quarter of 2026 (see table 1). Thus, rents per square metre excluding running costs rose by 1.3% compared with the previous quarter.

The actual amount of the monthly rent including running costs depends on the rental segment, the region, the size of the apartment and the rental contract period (see table 2). These rental costs have been extrapolated to 1.8 million main rental apartments in Austria.

Further information on housing costs can be found on our website.

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

Quarter	Number of rented dwellings in 1 000	Rent including running costs		Rent excluding running costs		Running costs	
		per dwelling	per square metre	per dwelling	per square metre	per dwelling	per square metre
Q1 2025	1 797.2	663.8	10.0	502.0	7.5	165.2	2.5
Q2 2025	1 803.2	673.2	10.2	508.4	7.7	167.9	2.6
Q3 2025	1 793.1	674.4	10.2	507.3	7.7	169.6	2.6
Q4 2025	1 806.0	686.8	10.4	516.6	7.8	172.5	2.6
Q1 2026	**1 817.0**	**695.1**	**10.5**	**523.9**	**7.9**	**174.3**	**2.6**

S: STATISTICS AUSTRIA, Microcensus 2025 to 2026. – Number of main rental apartments with net rent > 0 euros.

Table 2: Average rent and running costs of rented apartments (main residences) by rental segment, in Euro – first quarter 2026

Rental segment	Number of rented dwellings in 1 000	Rent including running costs		Rent excluding running costs		Running costs	
		per dwelling	per square metre	per dwelling	per square metre	per dwelling	per square metre
Municipal apartments	271.0	516.3	8.5	348.9	5.7	170.7	2.8
Cooperative apartments	720.4	623.0	9.0	448.4	6.4	176.1	2.6
Private main rent	825.6	816.7	12.5	647.1	9.9	173.8	2.7

S: STATISTICS AUSTRIA, Microcensus 2026. – Number of main rental apartments with net rent > €0.

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.

In order to determine the percentage change in costs accurately, housing costs are used as the base values, rounded to 3 decimal places. Precise housing costs can be found in our ODS table "Ergebnisse im Überblick: Wohnkosten für Hauptmietwohnungen – Mikrozensus" (available in German only).

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. Running costs include water/sewerage 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) and public charges.

Main residency: There are 3 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).

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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