Corrected press release: 14 265-184/26

Austrian rents rose slightly in Q2 2026

Average rent remains at €10.5 per square metre

Correction note 9 September 2026: The first heading regarding the direction of change in rents had to be adjusted. The correction is highlighted in grey in the text. The previous wording is given in brackets.

Vienna, 2026-09-08 – According to Statistics Austria, average rents including running costs stood at €10.5 per square metre in the second quarter of 2026. Compared with the previous quarter, this represents a slight increase of 0.4%; compared with the second quarter of 2025, rents were 3.3% higher.

"The pace of rent growth slowed down in the second quarter of 2026, even though benchmark and category rents were raised by 1% at the start of the quarter. At €10.5 per square metre, the average rent, including running costs, remained at the same level as in the first quarter, having risen only slightly by 0.4%. Net rents – excluding running costs – remained unchanged compared with the previous quarter, while running costs per square metre rose by 1.4%," says Manuela Lenk, Director General Statistics at Statistics Austria.

However, the trend in rent excluding running costs varies depending on the rental segment. At the start of the second quarter, on 1 April 2026, benchmark and category rents were increased by 1%. The last adjustment to benchmark rents had taken place in April 2023.

Average rent per flat [old: risen to] stands at €694.7

In the second quarter of 2026, average apartment rents, including running costs, stood at €694.7 per apartment or €10.5 per square metre (see table 1). This represents an increase of 0.4% compared with the previous quarter and by 3.3% against the second quarter of 2025.

The rise in total rents is primarily attributable to an increase in running costs: excluding running costs, rents averaged €520.8 per apartment or €7.9 per square metre, remaining unchanged compared with the previous quarter. Running costs rose by 1.4% per square metre over the same period, standing at €2.7 per square metre or €176.5 per apartment.

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

Rents risen in new-build private apartments, cooperative apartments and municipal apartments

The amount of the rent excluding running costs, also known as the net rent, varies significantly depending on the rental segment. The net rent comprises the basic rent including VAT but excluding running costs. Of the approximately 1.8 million main rental apartments in Austria, almost one in two (45.2%) is a private rental apartment. Of these, 316 700 apartments are in buildings constructed before 1945 (see table 2). This segment also includes, among other rent types, category and benchmark rents. Rents in private older apartments, excluding running costs, remained virtually unchanged compared with a year earlier. The average rent remained at €8.5 per square metre in the second quarter of 2026. By contrast, net rents in privately rented new-build apartments (built after 1945) rose by 3.2% compared with the previous year, with rents excluding running costs amounting to €10.7 per square metre.

The second-largest rental segment after the private main rental market is cooperative housing, which accounts for just under 40% of all main rental apartments, or 720 600 apartments. Here, the average rent rose by 2.5% compared with the previous year to €6.5 per square metre. Municipal housing accounts for 15.2% of the stock of primary rental apartments. In this segment, the rent rose by 3.7% compared with the previous year and averaged €5.7 per square metre in the second quarter of 2026.

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

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

Quarter	Number of rented apartments	Rent including running costs		Rent excluding running costs		Running costs	
		per apartment	per square metre	per apartment	per square metre	per apartment	per square metre
Q2 2025	1 803 200	673.2	10.2	508.4	7.7	167.9	2.6
Q3 2025	1 793 100	674.4	10.2	507.3	7.7	169.6	2.6
Q4 2025	1 806 000	686.8	10.4	516.6	7.8	172.5	2.6
Q1 2026	1 817 000	695.1	10.5	523.9	7.9	174.3	2.6
Q1 2026	**1 819 700**	**694.7**	**10.5**	**520.8**	**7.9**	**176.5**	**2.7**

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

Table 2: Number of main rental apartments and average rents (excluding running costs) by rental segment – quarterly results

Quarter	Number of rented apartments	Municipal apartments	Cooperative apartments	Private main rent	
				Built before 1945	Built from 1945 onwards
Number of main rental apartments					
Q2 2023	1 752 800	269 900	699 600	331 100	452 200
Q2 2024	1 799 000	287 600	702 500	337 200	471 700
Q2 2025	1 803 200	269 800	723 400	321 700	488 300
Q2 2026	1 819 700	276 000	720 600	316 700	506 300
Rent excluding running costs per square metre, in euros					
Q2 2023	7.0	5.1	5.8	7.7	9.4
Q2 2024	7.3	5.4	6.1	8.0	9.8
Q2 2025	7.7	5.5	6.3	8.5	10.4
Q2 2026	7.9	5.7	6.5	8.5	10.7

S: STATISTICS AUSTRIA, Microcensus 2023 to 2026. – Number of main rental apartments with a 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 three decimal places. Precise housing costs can be found in 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), public charges.

Main residency: There are 3 main rental types. **Municipal apartment:** The municipality is the owner of the building in which the rented apartment is located. **Cooperative apartment:** 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).

New construction/new building: The building was constructed on or after 1945. **Old building:** The building was constructed before 1945.

Who is Statistics Austria?

Statistics Austria is the central organisation for official data and statistics on society, the economy, the state and the environment in Austria. 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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