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Residential property prices rose to record levels in the first half of 2026

Purchase prices for existing and new residential properties have risen by an average of 3.9% compared with the first half of 2025

Vienna, 2026-09-23 – According to Statistics Austria, residential property was on average 3.9% more expensive in the first half of 2026 than in the same period of 2025. As a result, the house price index reached its highest level since 2010. New flats and houses rose in price by 3.8%, while prices for existing residential properties rose slightly more sharply, by 4.0%.

"In the first half of 2026, house prices in Austria rose to an all-time high. With purchase prices for houses and flats rising by an average of 3.9%, a prolonged period of moderate price development on the residential property market has come to an end. Unlike in previous years, prices for existing properties rose more sharply – by 4.0%– than those for new houses and flats, which saw a price increase of 3.8%," says Manuela Lenk, Director General Statistics at Statistics Austria.

Price increases for existing and new residential properties

In the second quarter of 2026, the House Price Index reached a new all-time high, surpassing for the first time the previous peak recorded in third quarter of 2022. The index for **existing residential properties**, which reflects price developments for existing apartments and houses, increased by 4.0% in the first half of 2026 compared with the same period of the year 2025 (Q1: +2.9%, Q2: +5.1%). The sub-index for **purchases of new residential properties**, which tracks price developments for newly built houses and apartments, rose by 3.8% in the first half of 2026 compared with the first half of 2025 (Q1: +2.6%, Q2: +4.9%).

Prices for owner-occupied housing increased by 2.9%

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 the first half of 2026, the OOH index increased by 2.9%, remaining clearly below the growth recorded by the House Price Index (+3.9%). Nevertheless, the increase was stronger than in the previous 2 years (2025: +2.0%; 2024: +1.9%). In 2026, the indices for the acquisition and maintenance of residential property showed similar rates of increase so far. The sub-index for the acquisition of residential property rose by 3.0% in the first half of the year (2025: +1.4%, 2024: +0.8%). Expenditure on the maintenance of owner-occupied housing increased by 2.9% over the same period, representing an identical rise compared to the previous year (2025: +2.9%, 2024: +4.1%).

For detailed results and further information on the house price index please refer to our website. This release is subject to a revision back to 2010, to meet new European requirements. Further information about the revision is provided in the section "further documentation".

Table 1: House Price Index and OOH Price Index, First Half-Year Results, Index Levels and Growth Rates (Base Year 2010)

Index	Index First half of 2025	Index First half of 2026	Rate of change in %
H1 House Price Index	214.76	223.23	3.9
H11 New dwellings	218.26	226.45	3.8
H12 Existing dwellings	212.68	221.21	4.0
H12A Existing houses	209.07	217.27	3.9
H12B Existing flats	216.55	225.36	4.1
O1 Owner Occupied Housing Price Index	186.47	191.96	2.9
O11 Acquisition of dwellings	190.09	195.71	3.0
O111 New dwellings	187.21	192.62	2.9
O1111 Purchase of new dwellings	216.48	224.54	3.7
O1112 Self-build dwellings and major repairs	182.77	187.86	2.8
O112 Existing dw. new to households	209.85	213.98	2.0
O113 Other cost related to the acquisition	198.85	206.69	3.9
O12 Cost of ownership	173.18	178.25	2.9
O121 Major repairs and maintenance	174.70	179.87	3.0
O122 Insurances connected with the dwelling	157.40	161.40	2.5

S: STATISTICS AUSTRIA.

Table 2: 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	-	100.00	-
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	216.05	2.5	187.11	2.0

S: STATISTICS AUSTRIA.

Information on definitions: 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 HICP, that currently lacks this component.

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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