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PRICES OF NEW DWELLINGS SOLD, SECOND HALF-YEAR OF 2025

In the second half-year of 2025, the average price per 1 m² of new dwellings sold by trade companies and other legal entities, excluding POS¹⁾, was **2 885 euro**. It was **8.8%** higher than the price in the second half-year of 2024.

The average price per 1 m² of dwellings sold according to POS (based on the Programme of State-Subsidised Housing Construction) amounted to 1 623 euro in the second half-year of 2025.

In the same period, the total average price per 1 m² of all sold dwellings (irrespective of the seller) was 2 861 euro.

As regards the calculation of the total average price per 1 m² of a dwelling in the second half-year of 2025, dwellings sold according to POS participated with 1.9% in the total volume of monitored m² sold and other sellers with 98.1%.

1) Sellers who sell dwellings on the basis of the Programme of State-Subsidised Housing Construction – POS (the Act on State-Subsidised Housing Construction, NN, Nos 109/01, 82/04, 76/07, 38/09, 86/12, 7/13, 26/15, 57/18, 66/19, 58/21 and 72/25).

1 PRICE INDICES OF NEW DWELLINGS SOLD, SECOND HALF-YEAR OF 2025

	Indices		
	<u>VII – XII 2025</u> I – VI 2025	<u>VII – XII 2025</u> VII – XII 2024	<u>I – XII 2025</u> I – XII 2024
Republic of Croatia	103,9	109,4	112,2
Zagreb	115,9	114,6	107,3
Other settlements	104,5	111,8	116,7
Dwellings sold by sellers			
Trade companies and other legal entities, excluding POS			
Republic of Croatia	104,3	108,8	110,0
Zagreb	115,9	114,6	107,3
Other settlements	104,8	110,7	113,3
POS			
Republic of Croatia	130,4	123,3	113,3
Zagreb	94,9	95,2	100,5
Other settlements	127,4	124,8	116,8

2 AVERAGE PRICES OF NEW DWELLINGS SOLD, PER 1 m²

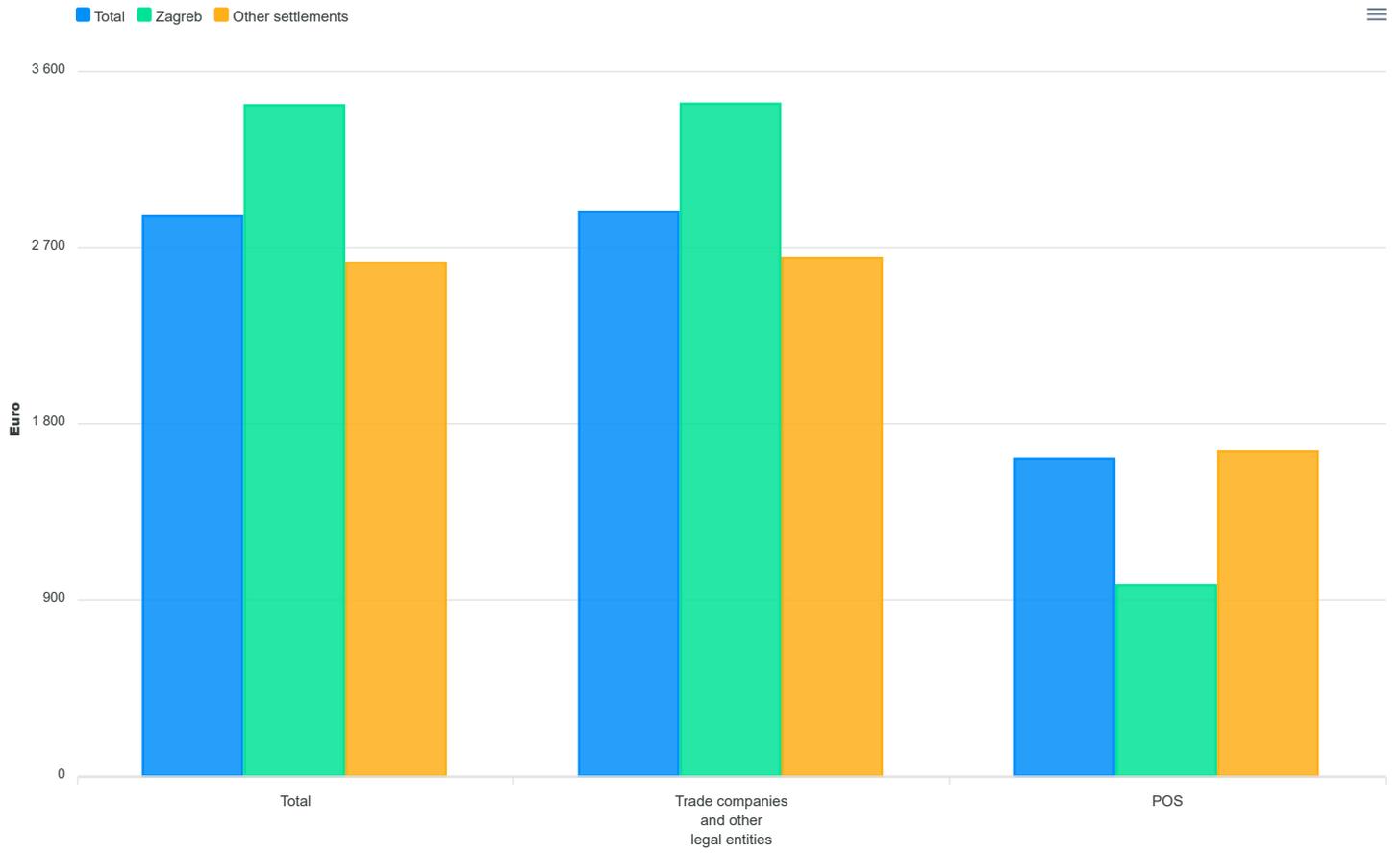
Euro

	2023	2024			2025		
	I – XII	I – VI	VII – XII	I – XII	I – VI	VII – XII	I – XII
Republic of Croatia	2 246	2 377	2 615	2 504	2 754	2 861	2 809
Zagreb	2 684	2 830	2 992	2 917	2 958	3 428	3 129
Other settlements	1 940	2 059	2 346	2 211	2 511	2 624	2 581
Dwellings sold by sellers							
Trade companies and other legal entities, excluding POS							
Republic of Croatia	2 342	2 473	2 652	2 571	2 766	2 885	2 827
Zagreb	2 690	2 835	2 998	2 922	2 964	3 436	3 136
Other settlements	2 055	2 177	2 393	2 298	2 528	2 649	2 603
POS							
Republic of Croatia	1 295	1 342	1 316	1 335	1 245	1 623	1 513
Zagreb	1 005	977	1 026	1 004	1 030	977	1 009
Other settlements	1 300	1 347	1 330	1 343	1 303	1 660	1 569

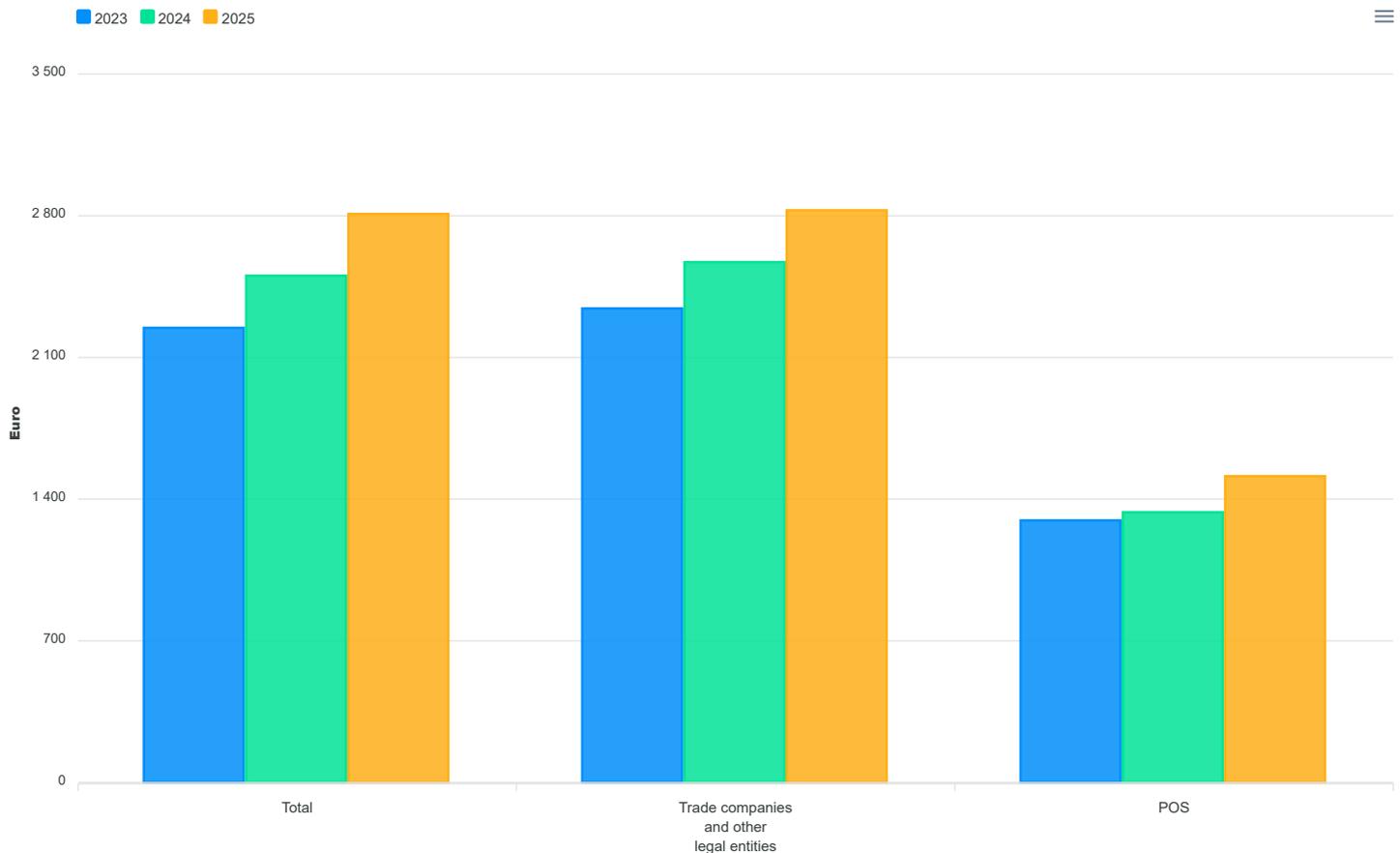
3 NUMBER AND FLOOR AREA OF NEW DWELLINGS SOLD AND PRICE STRUCTURE, SECOND HALF-YEAR OF 2025 AND ENTIRE 2025

	Dwellings sold		Average price per 1 m ² , euro			
	Number	Useful floor area, m ²	Total	Costs of building sites	Construction costs and constructor's profit margins	Other costs
VII - XII 2025						
Republic of Croatia	2 233	146 879	2 861	351	1 696	814
Zagreb	686	43 333	3 428	497	1 859	1 072
Other settlements	1 547	103 546	2 624	290	1 627	707
Dwellings sold by sellers						
Trade companies and other legal entities, excluding POS						
Republic of Croatia	2 200	144 147	2 885	356	1 703	826
Zagreb	684	43 185	3 436	498	1 863	1 075
Other settlements	1 516	100 962	2 649	295	1 635	719
POS						
Republic of Croatia	33	2 732	1 623	124	1 283	216
Zagreb	2	148	977	168	732	77
Other settlements	31	2 584	1 660	122	1 315	223
I - XII 2025						
Republic of Croatia	4 319	286 891	2 809	379	1 655	775
Zagreb	1 891	119 405	3 129	492	1 763	874
Other settlements	2 428	167 486	2 581	299	1 578	704
Dwellings sold by sellers						
Trade companies and other legal entities, excluding POS						
Republic of Croatia	4 273	283 035	2 827	383	1 661	783
Zagreb	1 886	119 020	3 136	493	1 767	876
Other settlements	2 387	164 015	2 603	303	1 585	715
POS						
Republic of Croatia	46	3 856	1 513	134	1 191	188
Zagreb	5	385	1 009	176	737	96
Other settlements	41	3 471	1 569	130	1 241	198

G-1 AVERAGE PRICES OF NEW DWELLINGS SOLD, PER 1 m², BY SELLERS AND SETTLEMENTS, SECOND HALF-YEAR OF 2025



G-2 AVERAGE PRICES OF NEW DWELLINGS SOLD, PER 1 m², BY SELLERS, 2023, 2024 AND 2025



NOTES ON METHODOLOGY

Sources and methods of data collection

The presented data were collected by a reporting method using the Quarterly Report on Prices of Sold New Dwellings (GRAĐ-41 form).

Coverage and comparability

The Quarterly Report is filled in by legal entities that are also contractors of construction works, that is, who are engaged in the sale of dwellings, regardless of whether they carry out construction works with own facilities or through specialised companies. Excluded are those legal entities that solely intermediate in the sale of the existing dwelling stock, that is, "old dwellings".

The data are provided on the basis of contracts carried out in the reporting quarter. A contract is considered carried out if the buyer, in terms defined by the seller, paid, in whole or partly, the price of the dwelling.

Excluded are prices of new dwellings on which only rough construction works were conducted (the so called "Rohbau") as well as prices of dwellings constructed/sold by a reporting unit, if it did not provide for a building site, that is, if the building site was provided by the client.

When using the published data, it should be kept in mind that:

- due to the unavailability of up-to-date information on all legal entities engaged in selling new dwellings in a particular period, this statistical survey covers a limited number of legal entities/trade companies. Their selection is based on their activity as recorded in the Statistical Business Register, number of persons in employment and/or net turnover (the total of approximately 1 000 potential reporting units). Therefore, the data on the number and useful floor area of dwellings do not cover the volume of all sold new dwellings in a reporting period, but this figure is published only to help users to assess, according to their needs, the analytical value of the data on average prices regarding the coverage of the monitored units.

- since 2004, the calculation of the total average price has included the data on the prices of new dwellings sold according to POS. Therefore, the average prices in 2003 and previous years are comparable only to the prices in 2004 and later years for dwellings sold by trade companies and other legal entities, excluding POS.

Definitions

The price of 1 m² of a dwelling sold includes the following:

- costs of building sites (acquisition of land and costs of displacing residents or owners of the existing facilities if the land is not empty)

- construction costs (demolition of the existing facilities, cleaning of a construction site, excavation works, erection of a building, erection of a roof covering and frames, installation and final works) as well as constructor's profit margins

- other costs (fees on acquiring building permits, building design and drafting, land surveying activities, supervision of construction, different taxes, insurance costs, interests on loans, VAT, expenses and profit of the business entity which ordered the construction for further sale on the market).

Abbreviations

m ²	square meter
NN	Narodne novine, official gazette of the Republic of Croatia
POS	Programme of State-Subsidised Housing Construction
VAT	value added tax

Published by the Croatian Bureau of Statistics, Zagreb, Ilica 3, P. O. B. 80

Phone: (+385 1) 48 06 111

Press corner: press@dzs.hr

Persons responsible:

Milenka Primorac Čačić, Director of Business Statistics Directorate

Lidija Brković, Acting Director General

Prepared by:

Srećko Palej, Marijana Marić and Marina Raguž

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Customer Relations and Data Protection Department

Information and user requests

Phone: (+385 1) 48 06 138, 48 06 154, 48 06 115

E-mail: stat.info@dzs.hr

Subscription

Phone: (+385 1) 21 00 455

E-mail: prodaja@dzs.hr