

First Release

Year: LXIII.

Zagreb, 07 September 2026

GRAD-2026-4-1/1

ISSN 1334-0557



PRICES OF SOLD NEW DWELLINGS, FIRST HALF-YEAR OF 2026

In the first half-year of 2026, the average price per 1 m² of new dwellings sold by trade companies and other legal entities, excluding POS¹⁾, was 3 012 euro. It was **4.4%** higher than the price in the second half-year of 2025 and **8.9%** higher than the price in the first half-year of 2025.

The average price per 1 m² of dwellings sold according to POS (based on the Programme of State-Subsidised Housing Construction) amounted to 1 410 euro in the first half-year of 2026.

In the same period, the total average price per 1 m² of all sold dwellings (irrespective of the seller) was 2 994 euro.

As regards the calculation of the total average price per 1 m² of a dwelling in the first half-year of 2026, dwellings sold according to POS participated with 1.2% in the total volume of monitored m² sold and other sellers with 98.8%.

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, FIRST HALF-YEAR OF 2026

	Indices		
	I – VI 2026 VII – XII 2025	I – VI 2026 I – VI 2025	I – VI 2026 I – XII 2025
Republic of Croatia	104,6	108,7	106,6
Zagreb	102,6	118,9	112,4
Other settlements	105,0	109,7	106,7
Dwellings sold by sellers			
Trade companies and other legal entities, excluding POS			
Republic of Croatia	104,4	108,9	106,5
Zagreb	103,4	119,9	113,3
Other settlements	104,4	109,4	106,3
POS			
Republic of Croatia	86,9	113,3	93,2
Zagreb	105,9	100,5	102,6
Other settlements	99,0	126,2	104,8

2 AVERAGE PRICES OF NEW DWELLINGS SOLD, PER 1 m²

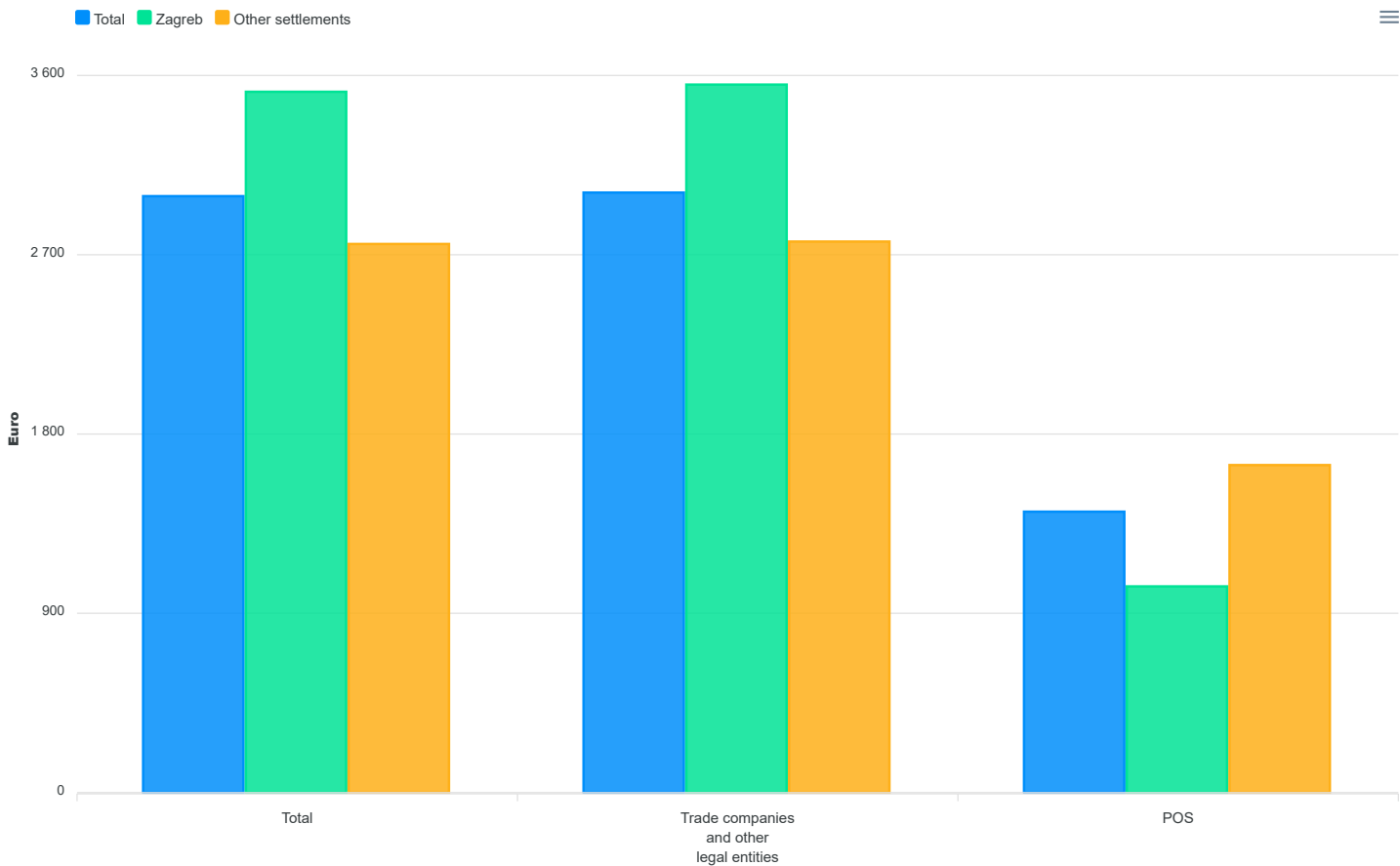
Euro

	2024			2025			2026
	I – VI	VII – XII	I – XII	I – VI	VII – XII	I – XII	I – VI
Republic of Croatia	2 377	2 615	2 504	2 754	2 861	2 809	2 994
Zagreb	2 830	2 992	2 917	2 958	3 428	3 129	3 518
Other settlements	2 059	2 346	2 211	2 511	2 624	2 581	2 754
Dwellings sold by sellers							
Trade companies and other legal entities, excluding POS							
Republic of Croatia	2 473	2 652	2 571	2 766	2 885	2 827	3 012
Zagreb	2 835	2 998	2 922	2 964	3 436	3 136	3 554
Other settlements	2 177	2 393	2 298	2 528	2 649	2 603	2 766
POS							
Republic of Croatia	1 342	1 316	1 335	1 245	1 623	1 513	1 410
Zagreb	977	1 026	1 004	1 030	977	1 009	1 035
Other settlements	1 347	1 330	1 343	1 303	1 660	1 569	1 644

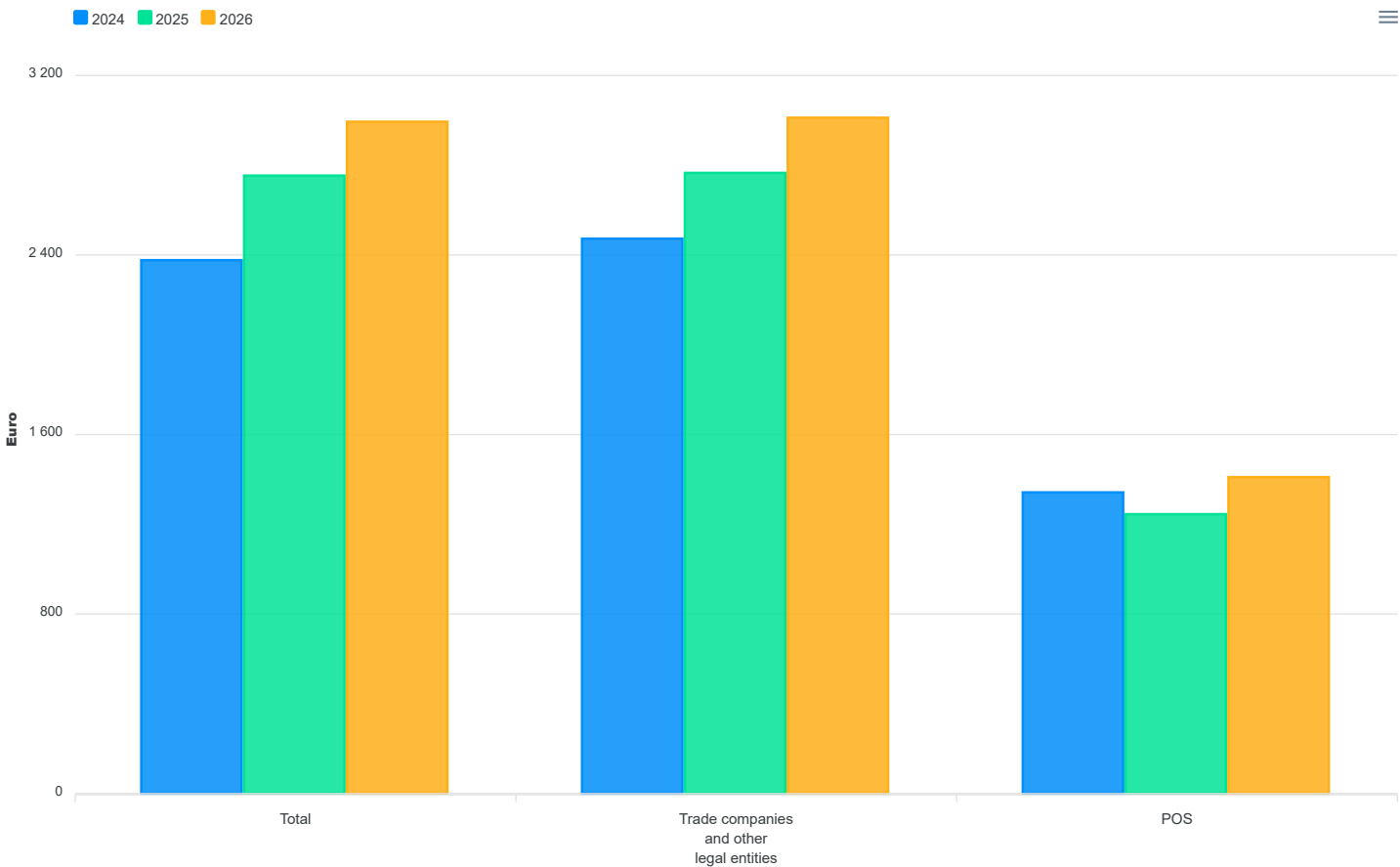
3 NUMBER AND FLOOR AREA OF NEW DWELLINGS SOLD AND PRICE STRUCTURE, FIRST HALF-YEAR OF 2026

	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
Republic of Croatia	1 618	107 541	2 994	332	1 764	898
Zagreb	530	33 735	3 518	426	2 005	1 087
Other settlements	1 088	73 806	2 754	289	1 654	811
Dwellings sold by sellers						
Trade companies and other legal entities, excluding POS						
Republic of Croatia	1 603	106 294	3 012	334	1 772	906
Zagreb	524	33 255	3 554	430	2 023	1 101
Other settlements	1 079	73 039	2 766	291	1 657	818
POS						
Republic of Croatia	15	1 247	1 410	137	1 086	187
Zagreb	6	480	1 035	183	741	111
Other settlements	9	767	1 644	108	1 302	234

G-1 AVERAGE PRICES OF NEW DWELLINGS SOLD, PER 1 m², BY SELLERS AND SETTLEMENTS, FIRST HALF-YEAR OF 2026



G-2 AVERAGE PRICES OF NEW DWELLINGS SOLD, PER 1 m², BY SELLERS, FIRST HALF-YEAR OF 2024, 2025 AND 2026



NOTES ON METHODOLOGY

Sources and methods of data collection

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

Coverage and comparability

The Quarterly Report on the Prices of Sold New Dwellings 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. The period in which the contract is carried out may differ from the period of reporting the real estate transaction to the Tax Administration. The obligation to report the real estate transaction to the Tax Administration arises upon the acquisition of real estate based on a certified document on the acquisition of real estate.

Excluded are the prices of new dwellings on which only rough construction works were conducted (the so called "Rohbau") as well as the 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 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, Director General

Prepared by:

Srećko Palej, Marijana Marić and Marina Raguž

USERS ARE KINDLY REQUESTED TO STATE THE SOURCE.

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