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HOUSE PRICE INDICES, SECOND QUARTER OF 2026 – Provisional Data

The prices of dwellings, measured by the house price index, increased by **2.7%** on average in the second quarter of 2026 compared to the first quarter of 2026. As compared to the second quarter of 2025 (at the annual level), they increased by **12.7%** on average.

The prices of newly built dwellings increased on average by 0.8% compared to the first quarter of 2026 and by 9.2% compared to the second quarter of 2025. The prices of existing dwellings increased on average by 3.4% compared to the first quarter of 2026 and by 14.1% compared to the second quarter of 2025.

In the second quarter of 2026, as compared to the first quarter of 2026, the prices of dwellings increased on average by 4.1% for the City of Zagreb, by 1.2% for the Adriatic coast, and by 3.3% for Other. Compared to the second quarter of 2025 (at the annual level), the prices of dwellings increased on average by 15.7% for the City of Zagreb, by 9.0% for the Adriatic coast, and by 15.8% for Other.

Notice

The data for the second quarter of 2026 for the house price index, as well as for indices and rates of change in the number and value of house sales, are provisional due to significantly altered circumstances regarding the delivery of data from the administrative source's jurisdiction.

1 HOUSE PRICE INDICES, RATES OF CHANGE¹⁾²⁾

	<u>IV – VI 2026³⁾</u> Ø 2025	<u>IV – VI 2026</u> I – III 2026	<u>IV – VI 2026</u> IV – VI 2025
House price index – total	111,24	2,7	12,7
Newly built dwellings	107,13	0,8	9,2
Existing dwellings	112,84	3,4	14,1
City of Zagreb ⁴⁾	113,53	4,1	15,7
Adriatic coast ⁴⁾	108,46	1,2	9,0
Other ⁴⁾	113,34	3,3	15,8

1) The time series of the house price indices can be downloaded from [PC-AXIS databases](#) under the Prices section and on the [Eurostat website](#).

2) Provisional data.

3) Indices (since the first quarter of 2026, the reference period for indices has been 2025 = 100).

4) The list of towns and municipalities in the Republic of Croatia for the purpose of calculating the house price index can be downloaded from [PC-AXIS databases](#) under the Prices section.

2 RATES OF CHANGE IN THE NUMBER OF HOUSE SALES¹⁾²⁾

	<u>IV – VI 2026³⁾</u> Ø 2025	<u>IV – VI 2026</u> I – III 2026	<u>IV – VI 2026</u> IV – VI 2025
Total	77,40	23,2	-33,3
Newly built dwellings	71,08	13,3	-25,0
Existing dwellings	80,10	27,4	-35,9

1) Data series from the first quarter of 2008 can be downloaded from [PC-Axis databases](#) under the Prices section.

2) Provisional data.

3) Indices (since the first quarter of 2026, the reference period for indices has been 2025 = 100).

3 RATES OF CHANGE IN THE VALUE OF HOUSE SALES¹⁾²⁾

	<u>IV – VI 2026³⁾</u> Ø 2025	<u>IV – VI 2026</u> I – III 2026	<u>IV – VI 2026</u> IV – VI 2025
Total	82,97	21,2	-24,5
Newly built dwellings	73,04	5,7	-20,5
Existing dwellings	88,83	30,5	-26,3

1) Data series from the first quarter of 2008 can be downloaded from [PC-Axis databases](#) under the Prices section.

2) Provisional data.

3) Indices (since the first quarter of 2026, the reference period for indices has been 2025 = 100).

NOTES ON METHODOLOGY

Legal basis and notes on methodology

The legal basis for calculating and transmitting data on the house price index is defined in Regulation (EU) 2016/792 of the European Parliament and of the Council of 11 May 2016 on harmonised indices of consumer prices and the house price index, and repealing Council Regulation (EC) No 2494/95, and Commission Implementing Regulation (EU) 2023/1470 of 17 July 2023 laying down the methodological and technical specifications in accordance with Regulation (EU) 2016/792 of the European Parliament and of the Council as regards the house price index and the owner-occupied housing price index, and amending Commission Implementing Regulation (EU) 2020/1148. According to the Commission Implementing Regulation (EU) 2023/1470, the coverage of house price index expenditure categories is defined for newly built and existing dwellings as well as for the category of total at the level of the Republic of Croatia. The Croatian Bureau of Statistics has defined additional three geographic areas in order to meet users' needs – the City of Zagreb, the Adriatic coast and Other. The calculation of house price index is in accordance with the methodological guidelines of Eurostat's "Handbook on Residential Property Price Indices – RPPI".

Coverage

The house price index measures the change in the transactions of dwellings made by households independently of their previous owners and independently of their final use. Transaction prices include the value of land.

The house price index covers all available data on dwelling transactions (houses and flats/apartments) on the territory of the Republic of Croatia, expressed in euro, that are delivered by the Tax Administration of the Ministry of Finance according to predefined deadlines.

The main data source for calculating the weights is the value of dwelling transactions from the previous year. The weights were recalculated on the basis of changes in the prices of dwellings in the last quarter of the previous year.

The indices and rates of change in the number and value of house sales are calculated on the basis of available data provided by the Tax Administration of the Ministry of Finance. The research covers household purchase transactions for flats/apartments, houses, and temporary residences with an area of more than 10 m², where a single dwelling constitutes one transaction, regardless of the number of acquirers and disposers of that dwelling. The aforementioned indicators are calculated at the level of the Republic of Croatia for the categories of newly built (up to five years old) and existing dwellings, as well as the category total.

Index calculation method

The house price index calculation starts with pre-defined hedonic regression models, whose variables are defined on the basis of available data on dwelling characteristics. Until the end of 2011, the standard time-dummy hedonic regression was used in the calculation of indices, while since the first quarter of 2012, they have been calculated by using the rolling window time-dummy hedonic regression due to the availability of an extended set of dwelling characteristics data. These indices are then aggregated to higher levels and the level of total by using the Laspeyres-type formula.

Data revision

With the release of data for the first quarter of 2026, revised data for the house price index for the period from the first quarter of 2002 to the fourth quarter of 2025 have been published. Based on [Eurostat's report on compliance](#), the revision has been carried out to achieve full compliance with Article 5 of [Commission Implementing Regulation \(EU\) 2023/1470 of 17 July 2023](#).

Abbreviations

EC	European Community
EU	European Union
Eurostat	Statistical Office of the European Union
m ²	square metre

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