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HOUSE PRICE INDICES, FOURTH QUARTER OF 2025

The prices of dwellings, measured by the house price index, increased by **3.4%** on average in the fourth quarter of 2025 compared to the third quarter of 2025. As compared to the fourth quarter of 2024 (at the annual level), they increased by **16.1%** on average, while on the annual average, they increased by **14.1%**.

The prices of newly built dwellings increased on average by 3.5% compared to the third quarter of 2025 and by 14.7% compared to the fourth quarter of 2024. The prices of existing dwellings increased on average by 3.4% compared to the third quarter of 2025 and by 16.4% compared to the fourth quarter of 2024.

In the fourth quarter of 2025, as compared to the third quarter of 2025, the prices of dwellings increased on average by 1.2% for the City of Zagreb, by 4.9% for the Adriatic coast, and by 5.2% for Other. Compared to the fourth quarter of 2024 (at the annual level), the prices of dwellings increased on average by 14.9% for the City of Zagreb, by 14.5% for the Adriatic coast and by 23.3% for Other.

Detailed data can be downloaded from the link [PC-AXIS databases](#) under Prices.

1 HOUSE PRICE INDICES, RATES OF CHANGE

	X - XII 2025 ¹⁾ Ø 2015	X - XII 2025 VII - IX 2025	X - XII 2025 X - XII 2024	Ø 2025 Ø 2024
House price index - total	237,93	3,4	16,1	14,1
Newly built dwellings	192,38	3,5	14,7	13,1
Existing dwellings	247,07	3,4	16,4	14,3
City of Zagreb ²⁾	260,18	1,2	14,9	14,2
Adriatic coast ²⁾	223,91	4,9	14,5	11,8
Other ²⁾	234,02	5,2	23,3	19,3

1) Indices (since the first quarter of 2017, the reference period for indices has been 2015 = 100).

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

NOTES ON METHODOLOGY

The house price index

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 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.

Index calculation method

The 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.

Abbreviations

EC	European Community
EU	European Union
Eurostat	Statistical Office of the European Union

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