

Overview



Country:

Association:

The current housing market is characterized by a slow choice and opportunity to negotiate advantageous price. The financial markets nervousness, the general slowdown tend to have a dampening effect on the Slovak market powerful regions (especially region of Bratislava, Trnava) could be gradually followed by other Slovak regions. It and more towards further reduction in close future. There is part of the housing on the market, which is still number of apartments under construction is at high level constructions started is decreasing year by year. This assumption is, however, interest of people and their work. The revival of interest would probably need sustained assessment of future population (sentiment) and the work.

Market outlook next 6 months :

Mortgage loan rate (fix 1 year / 30 years): **3,8 – 5,3%** Years :
 Max. percentage of value covered : 100,00%
 Percentage of main-home ownership : 86,00%
 New houses built 2012: **N/A**
 Comments : **created October 2012**

APARTEMENTS	NORMAL	NORMAL
Ownership per sq. mt.	Mini	Maxi
BRATISLAVA	1.230,00 €	1.855,00 €
KOSICE	895,00 €	1.235,00 €
ZILINA	855,00 €	1.125,00 €
BANSKA BYSTRICA	830,00 €	1.095,00 €
TRNAVA	850,00 €	990,00 €
Average	932,00 €	1.260,00 €
VILLAS / detached houses	NORMAL	NORMAL
Ownership per sq. mt.	Mini	Maxi
BRATISLAVA	1.370,00 €	2.360,00 €
KOSICE	740,00 €	1.325,00 €
ZILINA	600,00 €	1.115,00 €
BANSKA BYSTRICA	500,00 €	1.005,00 €
TRNAVA	670,00 €	1.140,00 €
Average	776,00 €	1.389,00 €
Semi-detached houses	NORMAL	NORMAL

Overview

Ownership per sq. mt.	Mini	Maxi
BRATISLAVA KOSICE ZILINA BANSKA BYSTRICA TRNAVA		we do not have data fo
Average	#DIV/0!	#DIV/0!
OFFICES	NORMAL	NORMAL
Rent per sq. mt. / month	Mini	Maxi
BRATISLAVA	4,00 €	9,00 €
KOSICE	3,00 €	5,00 €
ZILINA	4,00 €	6,50 €
BANSKA BYSTRICA	3,50 €	6,00 €
TRNAVA	3,00 €	6,00 €
Average	3,50 €	6,50 €

SLOVAKIA

NARKS

ly faltering predominance of offer over demand. There are still relatively more
e.

own of economic performance and not too optimistic expectations of population,
t real estate. Some positive signals can be expected soon in economically
va region, Žilina and Košice region) and if economic growth is maintained, it
: can be expected only minor changes in evolution of the average home prices,

fficult to sell and it will affect the average prices for a long time. In doing so, the
vel for about three years. Also the number of completed apartments and new
may indicate, according to analysts, house price growth in the future. The
illingness to address the need for housing.

solid economic growth, improving the labor market situation, more favorable
willingness into debt to address housing issues.

1 to 40

Inflation rate : **3,64%**

LUXURY	LUXURY
Mini	Maxi
2.085,00 €	3.075,00 €
1.245,00 €	1.535,00 €
1.210,00 €	1.520,00 €
1.135,00 €	1.485,00 €
1.135,00 €	1.510,00 €
1.362,00 €	1.825,00 €
LUXURY	LUXURY
Mini	Maxi
2.565,00 €	3.125,00 €
1.375,00 €	2.055,00 €
1.220,00 €	1.610,00 €
1.095,00 €	1.600,00 €
1.200,00 €	1.775,00 €
1.491,00 €	2.033,00 €
LUXURY	LUXURY

Overview

Mini	Maxi
r this segment	
#DIV/0!	#DIV/0!
LUXURY	LUXURY
Mini	Maxi
10,00 €	21,00 €
6,50 €	13,00 €
8,00 €	11,50 €
7,00 €	12,00 €
9,00 €	14,00 €
8,10 €	14,30 €