

LEXXUS NORTON

Residential Market Report

2026

The LEXXUS NORTON Market Report offers a data-driven view of developments in the new-build and premium segments of the market in Prague and its surroundings. It draws on a unique database of thousands of apartments, both listed and sold, on LEXXUS NORTON's own sales data, and on long-standing cooperation with leading developers. As a result, it captures trends that often appear in public statistics only after a lag of several months.

Despite higher interest rates, the Prague residential market remains stable, although a slight slowdown in demand has been evident since the spring. Buyers are approaching their decisions more cautiously, comparing offers more closely and weighing up the balance between price, location and property quality more thoroughly. In the premium segment, financing plays a less significant role, which gives this segment greater resilience.

Over the coming months, the market is expected to continue its stable development. Higher interest rates and a more cautious approach among buyers may lengthen decision-making and the time taken to complete transactions. A limited supply of high-quality properties, particularly in Prague's most sought-after locations, will continue to support price stability. We do not expect a significant price correction; for high-quality properties and new builds in premium locations, a more moderate rate of price growth than before is more likely.

I trust that the LEXXUS NORTON Market Report will become a reliable guide to the Prague residential market for you, whether you are looking for a new home, an investment opportunity or a strategic view of market developments.



SIMONA OTAVOVÁ
Chair of the Board of Directors
LEXXUS NORTON

Premium properties on the secondary market hold their value

The premium residential market in Prague is a specific segment in which property values are determined primarily by the prestige of the location, architectural quality and the uniqueness of what is on offer.

According to LEXXUS NORTON's experience, prices most commonly range from CZK 250,000 to CZK 350,000 per sqm, while for exceptional residences prices exceeding CZK 400,000 per sqm are not unusual. In the most exclusive segment, there is no fixed price ceiling: what matters is the exceptional nature of the property and its value to the individual buyer.

On the secondary market for premium properties, demand remains high for quality housing in attractive Prague locations, above all in Prague 5 and Prague 6. Buyers prefer well-connected neighbourhoods with good local amenities, and interest in larger apartments remains strong because of their limited supply.

The highest demand, at 20.32 per cent, is recorded for premium properties in Prague 5. The second most sought-after location is Prague 6, with a share of 18.23 per cent.



32 %

Up to 32 per cent of LEXXUS NORTON's transactions are completed with contacts from its own client database

127 million CZK

LEXXUS NORTON's most expensive completed sale of 2026 to date: a villa in Prague 6

20,32 %

Share of LEXXUS NORTON demand for premium properties in Prague 5

18,23 %

Share of demand for premium properties in Prague 6 (LEXXUS NORTON data)

170 million CZK

Value of the most expensive property sold by LEXXUS NORTON in 2025: a villa in Prague 6

56

Average number of days from listing a property to signing the reservation agreement

Up to CZK 450,000/m²

Price of a premium property in central Prague after complete renovation

Information, relationships and timing: the three factors that influence the sale of premium properties

The premium residential segment is becoming increasingly distinct from the mainstream market. For properties worth tens to hundreds of millions of Czech crowns, location and product quality are not the only deciding factors; what matters above all is correct valuation, timing and access to specific buyers. As a result, part of the market operates outside public advertising.

At LEXXUS NORTON, off-market sales account for approximately 20 per cent of transactions, and a significant share of deals arises from our own database and long-standing relationships with clients. The ability to work with a premium property is demonstrated above all at the moment when its high value must genuinely be defended in the market.

CZK 650 million

Value of the most expensive commercial transaction in LEXXUS NORTON's history

CZK 0.5 billion

Value of the most expensive residential transaction in LEXXUS NORTON's history

Up to 20 per cent

of LEXXUS NORTON's transactions are completed off-market

CZK 5 billion

Value of properties sold by LEXXUS NORTON in 2025

Development Projects in Prague

+9 %

Year-on-year comparison of new-build price growth, 2025/2026

6 570

Current number of all new builds on offer in the Prague market

CZK 187,000/sqm

Current average asking price per sqm in a new build in Prague, including VAT

1 263

Current new-build listings in the LEXXUS NORTON portfolio

5,79 %

Current average offered interest rate

984

Expected number of new units in the LEXXUS NORTON new-build portfolio over the next 6 to 12 months across nine newly planned projects

23

Current number of projects in the LEXXUS NORTON portfolio

+20 000

Number of units sold to date from development projects marketed by LEXXUS NORTON

The average asking price of new apartments in Prague is CZK 187,000 per sqm, including VAT. In the most attractive locations in the wider city centre, prices regularly exceed CZK 200,000 per sqm. Compared with older housing stock, new builds continue to hold their value.

Compared with the first and second quarters, this represents growth of a few per cent, and prices have risen by approximately 9 per cent year on year. The main reasons are the limited supply of new projects and lengthy permitting processes. Rising prices of building materials and construction labour also play a role.

The shortage of larger apartments in new development projects is changing the price dynamics of the Prague residential market. The price per square metre of apartments of 4+kk and larger is beginning to approach that of small investment apartments, which have historically been the most expensive. This development is a consequence of the long-term limited supply of family apartments.

The current average price of a 1+kk new build is CZK 209,507 per sqm , while a 5+kk now costs CZK 187,771/sqm on average.

The difference in price per square metre between a 5+kk family apartment and a studio in Prague is now only 10.4 per cent, compared with around 15 per cent ten years ago.

1+kk - 13,6%
CZK 5.5 million including VAT | CZK 159,137/sqm | +5.5 per cent year-on-year change

2+kk - 50,8 %
CZK 8.5 million including VAT | CZK 173,328/sqm | +5.2 per cent year-on-year change

3+kk - 32,2 %
CZK 12.2 million including VAT | CZK 163,299/sqm | -4 per cent year-on-year change

4+kk - 3,4 %
CZK 21.6 million including VAT | CZK 155,188/sqm | +1.6 per cent year-on-year change

Selling prices from completed transactions, January–September 2025 vs January–September 2026, in development projects from the LEXXUS NORTON portfolio. Prices include VAT. Source: LEXXUS NORTON internal data

DID YOU KNOW...?

...that ten years ago, you could buy an average 70 sqm 3+kk new-build apartment for less than CZK 5,000,000?

According to LEXXUS NORTON's sales data for this year, the average selling price of a comparable 3+kk new-build apartment is now CZK 14,231,538, including VAT. This represents an increase of approximately 189 per cent compared with the CZK 5 million threshold of ten years ago (the average price of a comparable apartment across all 3+kk new builds sold in Prague in 2016), and illustrates how significantly the value of new residential housing has changed over the past decade.

	Average price of apartments in new builds in Prague ten years ago (2016), including VAT	Average price of new-build apartments in Prague in 2026, including VAT	% difference
1+kk	CZK 2 400 000	CZK 7 000 000	**+ 191 %**
2+kk	CZK 3 900 000	CZK 10 000 000	**+ 156 %**
3+kk	CZK 4 900 000	CZK 14 200 000	**+ 189 %**
4+kk	CZK 7 600 000	CZK 20 200 000	**+ 165 %**
5+kk and larger	CZK 9 880 000	CZK 31 200 000	**+ 215 %**

2+kk apartments account for 50.8 per cent of transactions in LEXXUS NORTON development projects

Demand for residential development projects in Prague remains consistently high. Prague 9, 5 and 4 continue to be among the most sought-after locations, where buyers appreciate the combination of quality housing, local amenities and excellent transport links. We also traditionally record strong demand for new residential projects in Prague 6, although supply there is very limited.

Strong interest persists in the segment of smaller 1+kk and 2+kk apartments, which continue to be sought mainly by investors and individuals alike. The situation is specific for larger family layouts in new builds, which developers include in their projects in smaller numbers than smaller apartments. Their lower availability on the market is therefore currently putting greater pressure on prices, particularly for high-quality apartments with larger layouts in attractive locations.

Since spring 2026, however, more cautious buyer behaviour has been evident. Clients are taking longer to decide, and some prospective buyers are holding off on purchasing. The main reasons are the gradual rise in mortgage interest rates, tighter mortgage lending conditions and heightened geopolitical uncertainty. Demand for high-quality new builds nevertheless remains stable and prices continue to rise slightly, although LEXXUS NORTON's analysts expect their growth to slow in the future.

Rental housing in Prague is hitting a price ceiling

The rise in prices of owner-occupied housing is also feeding through into the rental market, which, however, is already running up against a ceiling of sorts. Rents in Prague remain under pressure from high demand, supported by households postponing the purchase of their own home and by continuing migration for work. The Prague rental market clearly remains exceptionally strong, above all in the segment of 2+kk and 3+kk apartments.

Although rents have risen year on year and, for high-quality apartments in the wider city centre, regularly exceed CZK 600 per sqm per month, the scope for further across-the-board growth is limited. This is most evident for large apartments, where price rises have practically come to a halt.

Prague 5 and Prague 6 lead in the volume of lettings concluded

In the first nine months of 2026, LEXXUS NORTON recorded 85 per cent of rental enquiries for apartments specifically in the 2+kk and 3+kk layouts. In Prague 6, we also record demand for large family apartments and houses, but supply on the market in this location has long been very limited.

The structure of completed lettings shows a clear preference for compact layouts. 2+kk apartments accounted for almost 39 per cent of completed apartment lettings, followed by 3+kk layouts at 22 per cent.

In terms of location, Prague 2 emerges as the most expensive rental address among LEXXUS NORTON's completed lettings in 2026, with average monthly rent reaching CZK 57,940, at almost CZK 629 per sqm .

The largest number of completed lettings, however, was recorded in Prague 5, followed by Prague 6. The data thus show an interesting contrast: while Prague 2 – Vinohrady leads LEXXUS NORTON's portfolio in terms of price level, the highest liquidity and turnover in the rental market is found in the western part of the city, particularly in Prague 5.

CZK 180 000

Highest achieved monthly rent in 2026 to date for a 4+kk apartment in Prague 6

CZK 250 000

Currently asking monthly rent for a 5+kk apartment in Vinohrady

CZK 629/sqm

Average rent for an apartment in Vinohrady

85 %

Of rental enquiries received by LEXXUS NORTON are for 2+kk and 3+kk apartments

ANY QUESTIONS?

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EXTERNAL DATA SOURCES:

Czech Statistical Office (CZSO)
Czech National Bank (CNB)
Czech Office for Surveying, Mapping and Cadastre (ČÚZK)
Czech Banking Association (CBA)
FLAT ZONE

Residential Market Report

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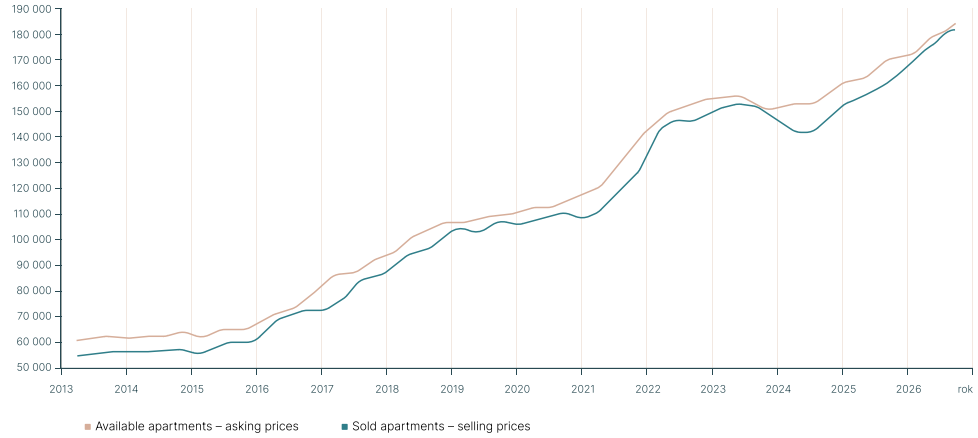
Appendices:

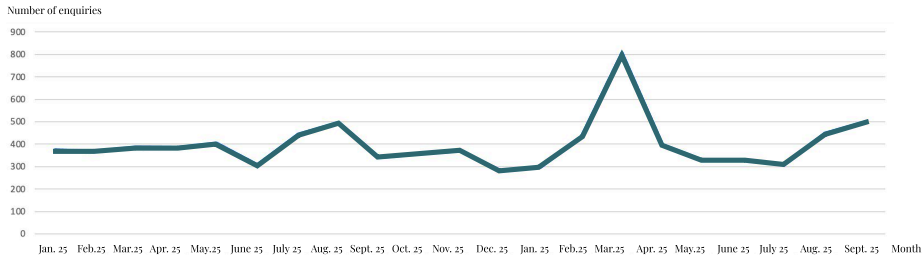
Price trends for new apartments in Prague

Price in CZK/sqm, including VAT



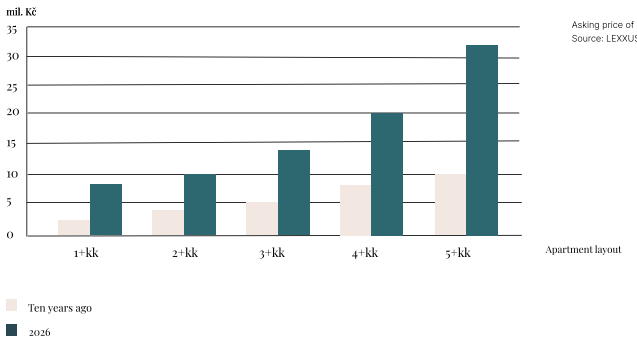
Asking and selling prices in development projects in Prague, including VAT. Source: FLAT ZONE

Total number of enquiries received by LEXXUS NORTON for premium residential properties for sale on the secondary market

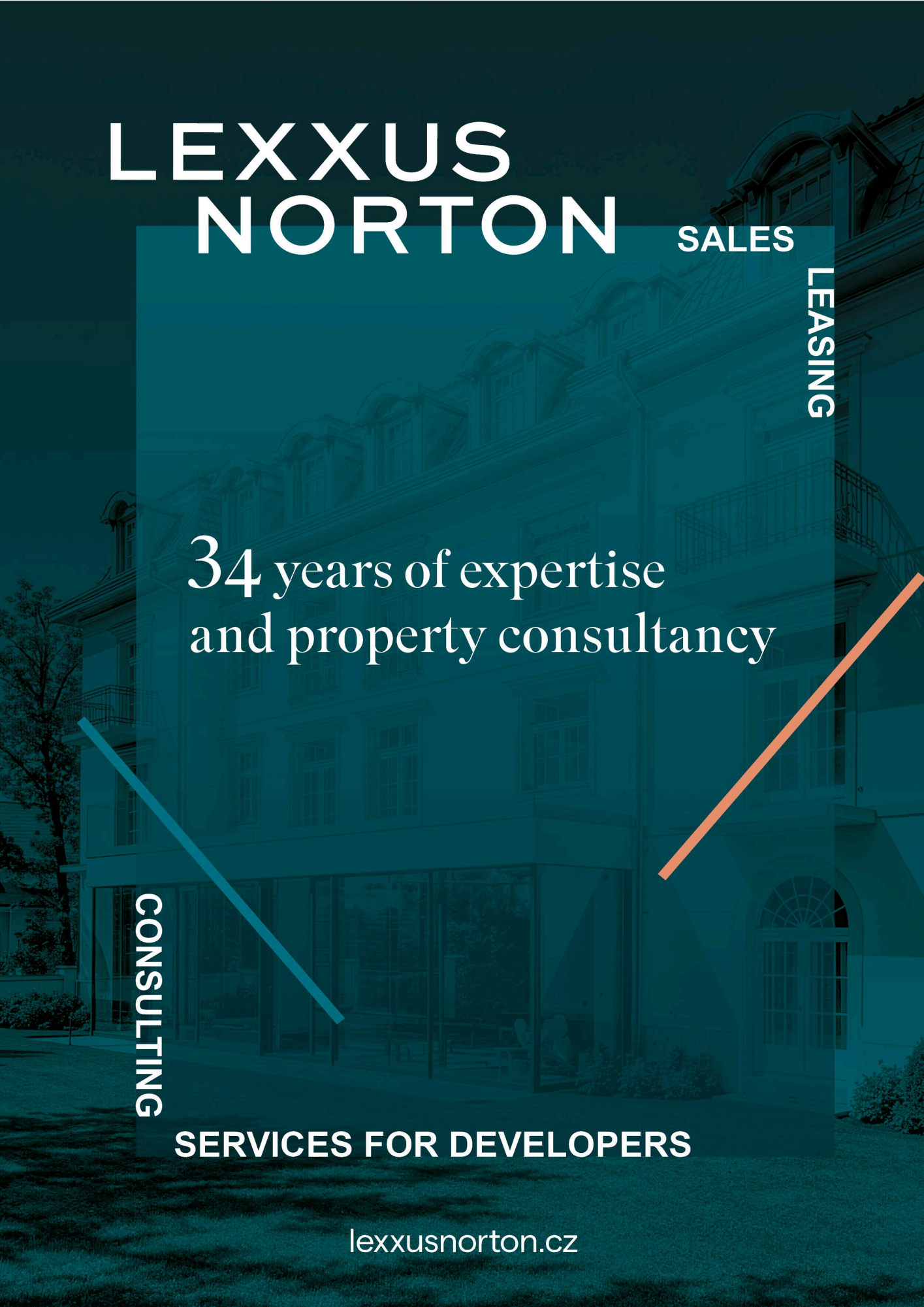


Source: LEXXUS NORTON internal data

Comparison of new apartment prices in Prague, 2016 vs 2026



Asking price of new-build apartments in Prague, including VAT.
Source: LEXXUS NORTON internal data, FLAT ZONE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