

MACRO ECONOMIC ENVIRONMENT



INFLATION 4,6 %

Inflation rose slightly overall in the second quarter of 2025. It increased from 4.2 percent in April to 4.6 percent in June. GDP stood at 0.1 percent in the second quarter of 2025, representing a 0.1 percent increase compared to the previous quarter.

The employment rate rose slightly during the second quarter, from 74.9% at the beginning of April to 75.3% at the end of June. The unemployment rate fell slightly from 4.4% at the beginning of April to 4.3% at the end of June.

Economic and political developments continue to have a significant impact on the forint. In Q2 2025, the forint strengthened overall. At the beginning of April, the exchange rate was still around 402.89 HUF/EUR, but by the end of March it had fallen to 399.30 HUF/EUR.

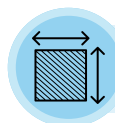
HOUSING MARKET

In the second quarter, turnover remained stable, but there was a slight decline on a monthly basis. In April, there were nearly 10,500 sales, in May more than 10,200, and in June just under 10,000. This means that a moderate slowdown was noticeable by the end of the quarter, with roughly 3-4% fewer transactions in June than in the previous month. Buyer activity continued to be stimulated by subsidized loan schemes and the lower interest rate environment, but the continuous rise in prices may increasingly curb demand.

DEMAND / SUPPLY / VOLUME

The first quarter of 2025 started exceptionally strong for the housing market. Transaction numbers increased for three consecutive months, with 9,000 sales in January, 11,100 in February and 12,000 in March. This totals over 32,000 sales during the quarter, up 8% on the same period last year.

■ Average size



AVERAGE SIZE 40 - 60 sq.m.

In Q2 2025, interest in apartments ranging from 40 to 60 m² was highest on both the Pest and Buda sides of the Danube.



AVERAGE TIME OF SALE 3 MONTHS

■ Average time of sale

In transactions concluded by RE/MAX, the average selling time for apartments was 3 months. Typically, prefabricated apartments sell faster, in around 1-2 months, while brick apartments take 3 months to sell.

■ Average price

Prices for used brick apartments continued to rise in the second quarter: in the Buda districts, the average price per square meter was around HUF 1.3 million, while in the downtown areas, prices ranged from HUF 1.2 to 1.3 million. Prices were more moderate on the Pest side, where the average was close to HUF 950,000 per square meter.

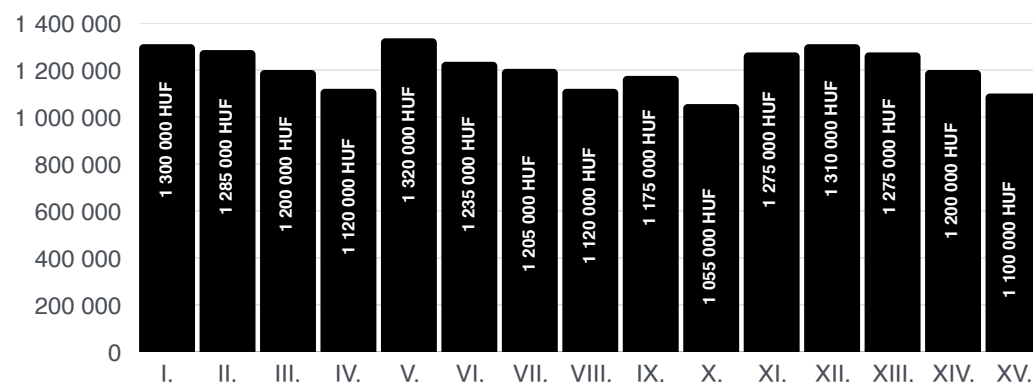
In the case of panel apartments, prices approached HUF 1.1 million on the Buda side and were around HUF 1.05 million on the Pest side. Prefabricated apartments thus remained more popular and sold faster than brick-built properties.

In the case of family homes, prices typically ranged from 700,000 to 800,000 forints per square meter in the outer districts of the capital. Demand was mainly concentrated on homes of 100-150 square meters, while interest in houses over 160 square meters declined significantly.

The average price of newly built apartments exceeded HUF 1.6 million per square meter. In the most expensive parts of the city, such as Districts II and I, prices per square meter exceeded HUF 3 million. In areas such as Újbuda and District XIII, prices tended to range between HUF 1.5 and 2 million, which continues to cover the majority of the capital's supply.



The following chart shows the average price per square metre of properties sold in Budapest in Q2 2025.



■ The size of bargaining

The average brokerage fee in the second quarter of 2025 was around 3-5 percent for both panel and brick apartments.

RENTAL MARKET

The rental market in Budapest remained buoyant in the second quarter of 2025. The average monthly rent remained stable at over HUF 250,000 during the quarter, reaching nearly HUF 280,000 by the end of June, which represents an annual increase of approximately 6-7%. This is the highest price level ever seen on the capital's rental market.

Demand was strongly stimulated by the higher education admission period, which traditionally drives up prices at the beginning of summer. Although supply increased somewhat, especially in the outer districts, the limited selection of apartments in the city center and near universities further intensified price pressure.

However, the increase in rents remained more moderate than that of apartment prices: while real estate prices in the capital rose by nearly 20% in the first half of the year, the increase in rents was much more modest. This suggests that tenants' ability to pay is more limited in keeping up with market trends, so further increases in rents may be more gradual.

INVESTMENT



In the second quarter of 2025, investors continued to play a dominant role in the capital's real estate market, accounting for around one-third of transactions. The average value of purchases was HUF 65 million, and the average size of properties was nearly 60 m². This segment continued to favor smaller, easily rentable apartments with stable yields and rentability.

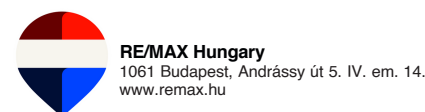
Smaller apartments proved to be the most popular among investors: the majority of demand was for one- and two-room properties, studios, or living room + 1 bedroom apartments, as these are easier to rent out and sell more quickly. However, yields were more moderate, averaging 4.3% for used brick apartments and 4.6% for panel apartments.

The most popular districts among investors remained the inner city districts (VI, VII), as well as District XIII and Újbuda, where rental security and a wide range of new-build projects are also attractive factors.

EXPECTATIONS

The real estate market showed growth in the first half of 2025, but we expect further strengthening in the second half of the year, significantly exceeding this. The main driver of this is the fixed 3% Mortgage Loan Program available from September 1, 2025. Under this program, the 25-year government loan with a fixed interest rate of 3% and a 10% down payment offers a great opportunity for first-time homebuyers.

However, this scheme, which is available to many people, contains a number of conditions, such as a maximum value limit of HUF 100 million for apartments and HUF 150 million for family homes. As a result of this scheme, we expect an increase in demand and prices in the relevant segment of the residential property market (properties below HUF 1.5 million/m² and HUF 100/150 million).



RE/MAX is one of the world's largest international franchised real estate agencies, taking its name from the acronym Real Estate Maximums. The company was founded in 1973 in the United States and now operates in 120 countries around the world with more than 140,000 real estate advisors.

© 2025 RE/MAX Hungary
All rights reserved.

The information contained in this market study is based on multiple sources that have been verified and RE/MAX's own database. The information provided may contain inaccuracies, as a result of which no liability can be accepted for any loss or damage caused by business decisions based on the published report.

Pápai Dorottya, MRICS
Business Development Director
M: +36 70 708 6505
d.papai@remax.hu

Gyenizse Vilmos
Analyst
M: +36 20 477 4912
v.gyenizse@remax.hu

The information presented in this market study is based on several sources (MNB, GKI, KSH-ingatlan.com) and RE/MAX's own database. Notwithstanding this, the information provided may contain omissions, as a result of which no liability can be accepted for any loss or damage caused by business decisions based on the published report.