

DUNA HOUSE BAROMETER

The latest property market info
from Duna House network

Issue 176
February 2026



DHS
BÉT

**PRIME
MARKET**

Listed on the Prime Market of
the Budapest Stock Exchange

PRIVACY POLICY

Statistical information and estimates published in the Duna House Barometer are the intellectual property of Duna House Franchise Ltd. Statistical information and estimates presented in the Duna House Barometer are for information purposes only, for the complexity and accuracy of which Duna House Holding does not take responsibility.

Statistical information and estimates published in the Duna House Barometer can be used for individual purposes and responsibility by any person with reference to the following conditions:

- Statistical information and estimates published in the Duna House Barometer must remain unchanged when presented.
- Statistical information and estimates presented in the Duna House Barometer must be published only with exact source indication: words “Source: Duna House Barometer” must be indicated right prior or following the text. If in context, it must directly refer to Duna House Barometer as source.

Any use other than the above will imply legal juridical measures. Duna House is entitled to claim the termination of misuse and refund of the entire damage caused. In case of breaching regulations of link posting Duna House is entitled to instantly remove the link pointing to the webpage and claim the refund of its damages.

FORTHCOMING ISSUES

DATE OF ISSUE	CONTENT
14.04.2026	Q1 2026 data (with price indices and housing loan data)
12.05.2026	April 2026 data
12.06.2026	May 2026 data

Duna House Barometer is available from the 12th day of each month (forthcoming weekday if weekend) on the webpage: www.dh.hu/barometer

If you wish to receive Duna House Real Estate Barometer or download previous issues visit our webpage: www.dh.hu

GENERAL INFORMATION CONCERNING THE CONTENT OF THE PRESENT PUBLICATION

Attention! The present publication must not serve as grounds for estimating, or making conclusions in relation of Duna House business profitability.

All data, information, estimates and professional statements presented in the publication are developed based on data gained from the activities of Duna House Holding members, or in some cases are based on subjective experience. Application of those for the entire Hungarian property market may require additional corrections.

Data sources – unless indicated differently at the given section – derive from the database operated by Duna House Holding, the content of which is compiled by members of the network upon their individual judgement and information gained from clients. The operator does not take responsibility for the comprehensiveness of the data. Data presented in the present publication is mainly based on parameters of property transactions in major Hungarian cities given by Duna House branch offices and agents.



CONTENT:

- 2.** Privacy Policy, Forthcoming issues
- 4.** Executive Summary
- 5.** Transaction data
- 6.** Transaction parameters in Budapest
- 7.** Transaction parameters in the country
- 8.** Sales data, prices, bargaining
- 9.** Demand Index, Demand for individual districts
- 10.** Quality preferences, Turnover speed
- 11.** Client profile: buyers
- 12.** Client profile: sellers

THE RESIDENTIAL PROPERTY MARKET HAS GAINED MOMENTUM, BUT STILL LAGS BEHIND LAST YEAR'S LEVEL

While the number of sales is lower than last year, the loans taken out have doubled in size, reaching HUF 250 billion.

As a result of the Otthon Start Program, the proportion of first-time home buyers in the country is now 38%, which is a significant jump compared to last year's figures.

In Budapest, interest has shifted towards smaller studio apartments, with a third of transactions now involving apartments between 20 and 40 sq. m. in size.

After the January slowdown, the domestic residential property market picked up in February: the number of sales increased by 14.5% compared to the previous month, with a total of 8769 transactions concluded across the country. Although turnover is still below last year's exceptional level, there has been a spectacular boom in the loan market: the HUF 250 billion in home loans granted is more than double the amount in February last year.

Accelerating sales, rising prices

The sales process has accelerated almost everywhere: pre-owned brick and mortar apartments on the Pest side tend to sell within 100 days, while in the city centre it takes only 74 days to close a deal. Prices have risen everywhere, except for brick and mortar homes in the Eastern part of the country. Concrete block units have become particularly expensive in Eastern Hungary, where prices per sq. m. have risen by 27% in one year.

Budapest: District 13 peaking, downtown districts steady

Angyalföld (District 13) remains the most sought-after part of the capital, while Districts 2 and 7 have seen the biggest gains. Buyers are primarily looking for properties priced between HUF 70 and 100 million in Buda and between HUF 40 and 70 million on the Pest side. Thirty-eight percent of sellers in Budapest are now cashing in on their previous property investments.

The situation beyond Budapest: First-time homebuyers and inherited properties

In the country, the Otthon Start Program has led to a spectacular jump in the proportion of first-time home buyers, from 26% to 38%. While the majority of buyers are between 30 and 50 years old, sellers are mainly over 50, most often selling an inherited property (30%) or a former investment (25%).

Quality and price negotiations

Buyers in the capital and in County Pest are most insistent on a good physical repair of the home they are about to acquire: here, seven out of ten properties are ready for immediate occupation. In Western Hungary, however, the proportion of homes that are in need of a refurbishment or are in a merely habitable condition is much higher (36%). The most room for negotiation is for brick and mortar homes in the country, where owners are willing to reduce the price by as much as 8%.

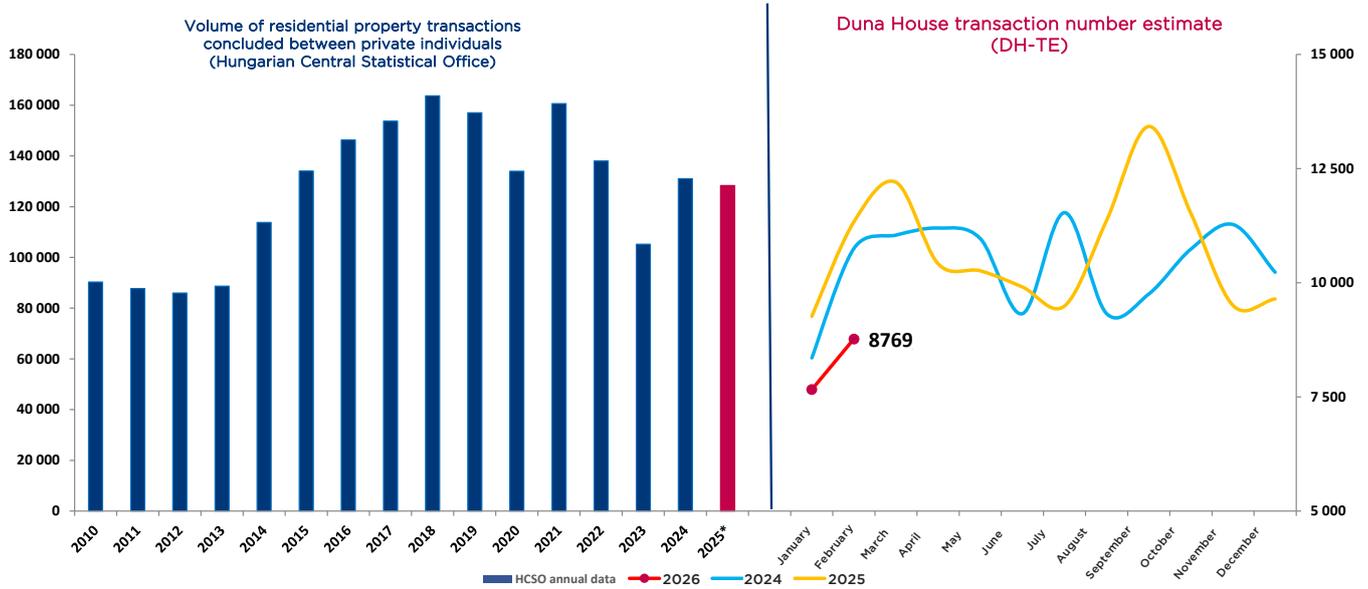
Further information:
Péter Szegő
Head Analyst
+36 30 312 5333
szego.peter@dh.hu

DH Group Nyrt.
Credipass Kft.
1027 Budapest, Kapás utca 6-12.
+36 1 555 2222
www.dh.hu

TRANSACTION DATA

DUNA HOUSE TRANSACTION NUMBER ESTIMATE (DH-TE)

Duna House presents its monthly Transaction Number Estimate (DH-TE) and Mortgage Forecast below, showing that 8769 residential property transactions were concluded in February 2026 and residential mortgage contracts worth HUF 250 billion were signed in the whole of Hungary.



Weak demand in January also left its mark on February sales in the domestic residential property market. According to DH estimates, there were 8769 transactions in February. Although this is 14.5% more than in the previous month, it represents a 22.7% decline compared to last year's much livelier February.

This February's turnover is below the usual level of over 10,000 transactions recorded in the past five years. The only weaker data in recent years was recorded in February 2023 (6253 sales).

Meanwhile, according to data for Hungary collected by Credipass, the international financial brand of the Duna House Group, mortgage loans with a total contractual value of HUF 250 billion were realized in February this year.

This is 6.4% higher than in the previous month and represents an increase of nearly 108% compared to the data published by MNB, the National Bank of Hungary for February last year.

THE TABLE BELOW SHOWS MONTHLY TRANSACTION VOLUME ESTIMATES OF DUNA HOUSE.

	JANUARY	FEBRUARY	MARCH	APRIL	MAY	JUNE	JULY	AUGUST	SEPTEMBER	OCTOBER	NOVEMBER	DECEMBER
2022	10 815	13 793	14 548	11 911	12 519	10 859	8 978	9 748	9 200	8 326	8 000	6 474
2023	5 853	6 253	7 787	6 787	10 187	7 120	6 107	8 213	8 067	7 853	8 800	7 813
2024	8 354	10 754	11 046	11 200	10 969	9 323	11 538	9 323	9 754	10 738	11 277	10 231
2025	9267	11 338	12 200	10 415	10 262	9908	9492	11369	13426	11518	9503	9646
2026	7662	8769										

Methodology behind DH-TE: Regardless of the time of year, the most important indicator of the real estate market is the annual number of sale transactions. The DH-TE figure is an estimate published by Duna House and it reflects interim approximate data. The estimate is based on the number of monthly property transactions brokered by Duna House and the estimated market share of Duna House. The estimate of the current monthly market share of Duna House is based on the following indicators: 1. Data published by the Hungarian Central Statistical Office on transactions among private individuals. Since the Statistical Office publishes data with several months' delay, market share can be adjusted retroactively which also results in a more accurate estimate as well. Please note: After 2016 and as a consequence of the boom in newly-built apartments, pre-contracted purchase transactions appear in the statistics of the Statistical Office with a delay of several months or even one or two years, after the capital transfer tax has been levied, which results in anomalies in the statistics. 2. The number of Energy Certificates issued; 3. Subjective assessment based on other management information from Duna House Holding.

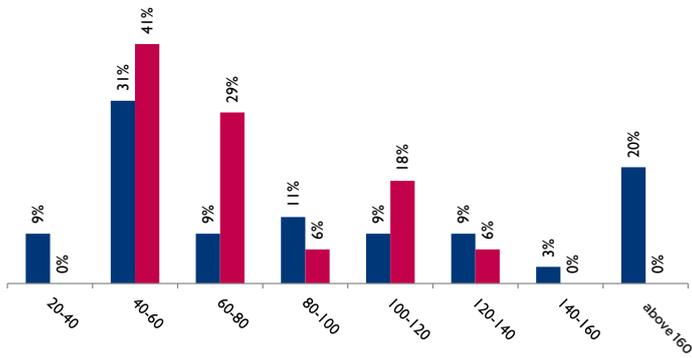
Please also note that DH-TE data cannot be used for defining the volume of transactions brokered by Duna House, or for estimating the business profit of Duna House Holding or for the drawing of any related conclusions.

Mortgage forecast: Figures published by Credipass can primarily be used for quick trend forecasts; the National Bank of Hungary publishes the actual figures for the second last month at the beginning of each month.

TRANSACTION PARAMETERS IN BUDAPEST

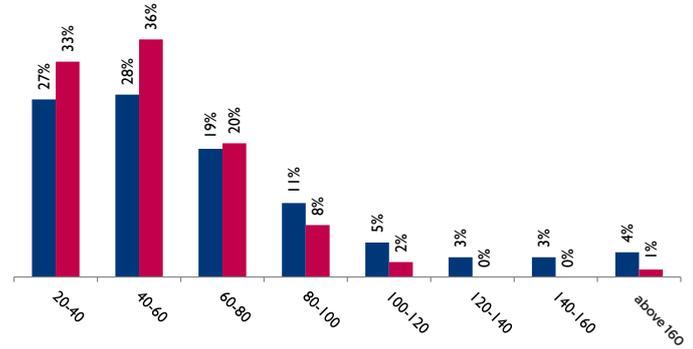
Based on Duna House's February sales data, 41% of sales in the Buda side of the city were for properties between 40 and 60 sq. m., while sales of apartments larger than 120 sq. m. fell dramatically compared to trends a year earlier. In Buda, 58% of transactions took place in the HUF 1.2 million to HUF 1.6 million per sq. m. price range, while 53% of homes sold in the past month changed hands at a purchase price between HUF 70 million and HUF 100 million. In the districts of Pest, demand was primarily for apartments between 40 and 60 sq. m. (36%), while those between 20 and 40 sq. m. accounted for 33%. In terms of sq. m. prices, apartments priced below the HUF 1.4-1.6 million bracket accounted for the highest proportion, 27%. Twenty percent of transactions were in the HUF 1.2-1.4 million per sq. m. price range, while more than half (53%) of sales were concluded at a purchase price between HUF 40 and 70 million in February 2026.

BUDA

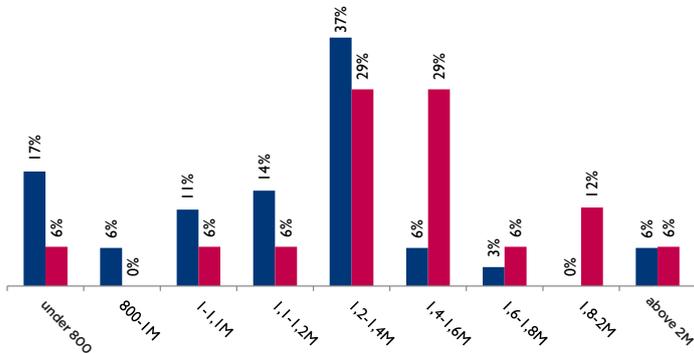


apartment size (m²)

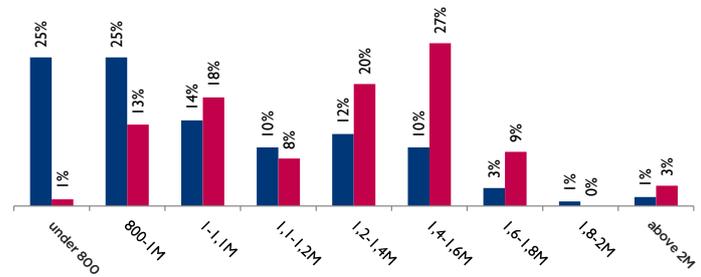
PEST



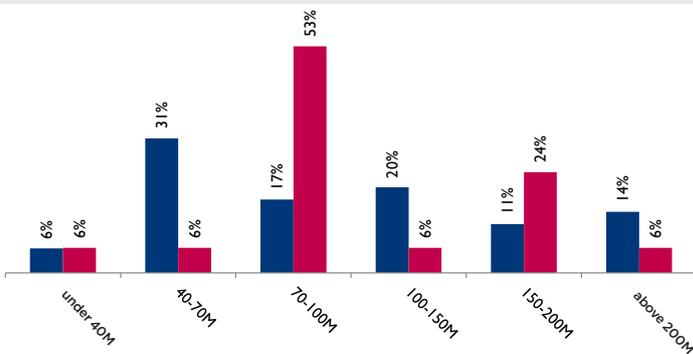
apartment size (m²)



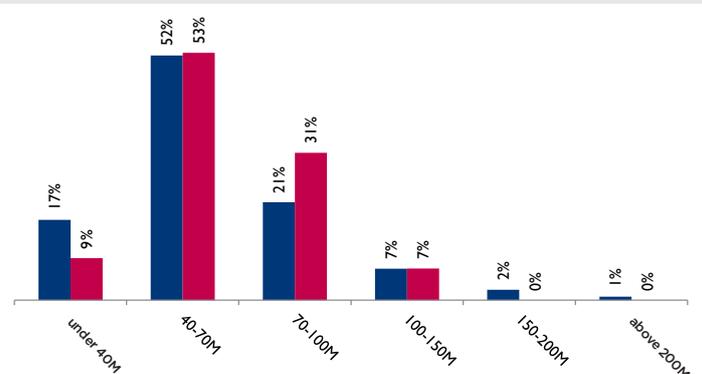
sq. m. price (in thousand HUF)



sq. m. price (in thousand HUF)



apartment price (in million HUF)



apartment price (in million HUF)

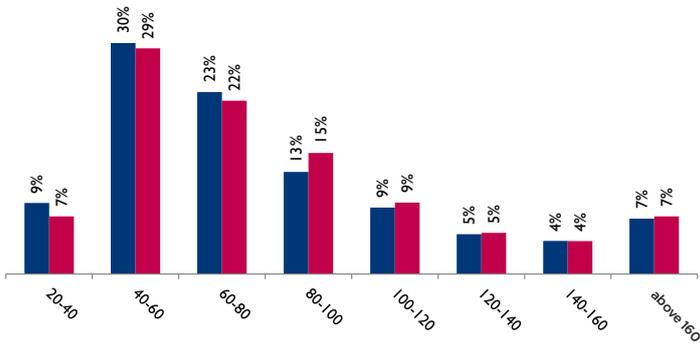
■ February 2025 ■ February 2026

Based on properties sold by Duna House Franchise Network.

TRANSACTION PARAMETERS IN THE COUNTRY

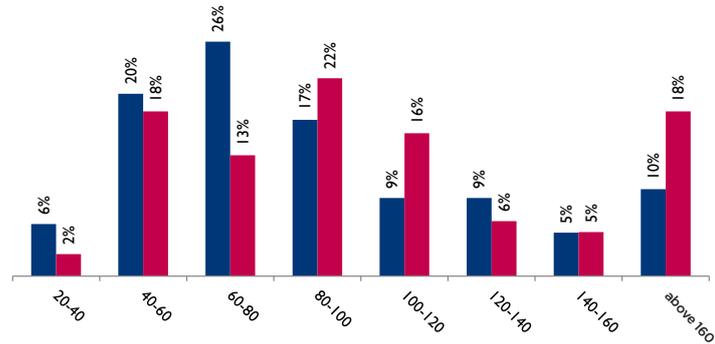
At the national level – excluding Central Hungary – properties between 40 and 60 sq. m. accounted for 29% of transactions. In terms of sq. m. prices, HUF 650,000 per sq. m. represents the dividing line nationwide: the proportion of properties sold below this price level decreased, while it showed a significant increase above it. Although most sales continued to be in the HUF 25-45 million price range, the share of properties priced above HUF 45 million rose significantly from 29% to 42% in one year. In County Pest, the strongest demand was for homes with a floor space of 80-100 sq. m. – they accounted for 22% of transactions. Sixteen percent of the houses and apartments sold were priced above HUF 1 million per sq. m., while more than a quarter (27%) of sales were concluded at a purchase price north of HUF 90 million in February.

COUNTRYWIDE (EXCLUDING CENTRAL HUNGARY)

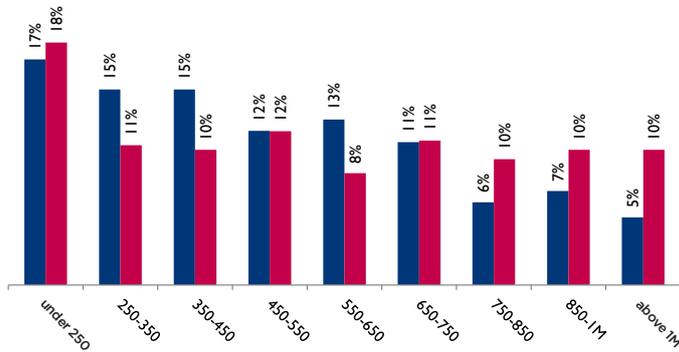


apartment size (m²)

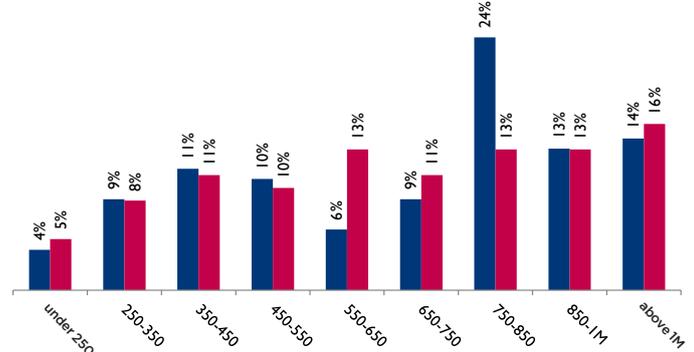
COUNTY PEST



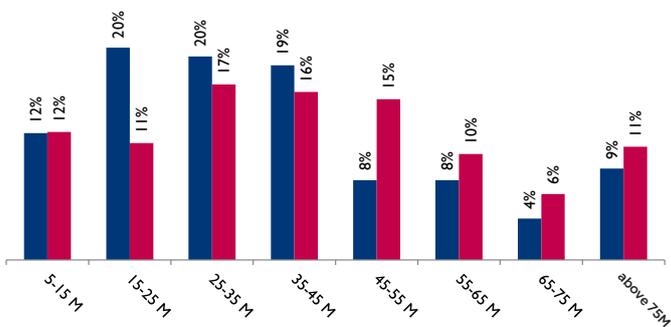
apartment size (m²)



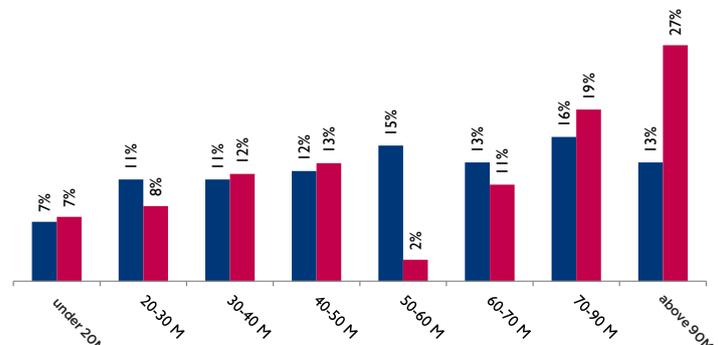
sq. m. price (in thousand HUF)



sq. m. price (in thousand HUF)



apartment price (in million HUF)



apartment price (in million HUF)

■ February 2025 ■ February 2026

Based on properties sold by Duna House Franchise Network.

SALES DATA - PRICES - BARGAINING MARGINS

Compared to data collected in the same period last year, Duna House's February sales figures show price increases for all locations and property types, with the exception of the brick and mortar apartment market in the East of Hungary. Here, the average price per sq. m. for concrete block units rose from HUF 640,000 to HUF 812,000, while in the West, transactions showed even more significant price increases for both concrete block and brick and mortar homes. For the latter, prices rose from HUF 423,000 to HUF 504,000, while for concrete block homes prices rose from HUF 619,000 per sq. m. to HUF 679,000 per sq. m. Based on February sales data, the price of brick and mortar properties in the East rose by only 2%, from HUF 391,000 to HUF 398,000 per sq. m. In the case of concrete block homes in the country, owners were only willing to change the asking price by 1% during the advertising process, while buyers could shave off a further 4-5% during the negotiation phase. Sellers reduced the asking price of brick and mortar homes by 4% and were willing to grant a further discount of 6-8% to actual buyers.

PANEL: COUNTRYWIDE

EAST

WEST

	price	m ² price	change in listing price	bargain	price	m ² price	change in listing price	bargain
February 2025	37 850 000	640 000	-4%	4%	34 005 000	619 000	1%	4%
February 2026	40 160 000	812 000	0%	5%	37 411 000	679 000	1%	4%

BRICK: COUNTRYWIDE

EAST

WEST

	price	m ² price	change in listing price	bargain	price	m ² price	change in listing price	bargain
February 2025	33 265 000	391 000	5%	6%	37 506 000	423 000	5%	6%
February 2026	34 995 000	398 000	4%	8%	47 698 000	504 000	4%	6%

In Buda, the average price per sq. m. for concrete block units exceeded HUF 1.25 million, while in the districts of Pest, it was close to the Buda level at HUF 1.2 million. During the advertising period, concrete block home owners in Buda adjusted their asking prices by an average of 3%, and there was a bargaining margin of another 3%. On the Pest side, asking prices fell by an average of 1%, while the bargaining margin was about 2% only. In February 2026, brick and mortar apartments in Buda changed hands at an average price north of HUF 1.65 million per sq. m. In downtown Pest, the average price was lower, at just over HUF 1.28 million per sq. m., while in the outer districts of Pest, it was around HUF 1.17 million per sq. m. Sellers typically adjusted their asking prices by 2-8%, while buyers' bargaining power ranged between 1-4%.

PANEL: BUDAPEST

BUDA

PEST

	price	m ² price	change in listing price	bargain	price	m ² price	change in listing price	bargain
February 2025	56 620 000	1 180 000	-5%	1%	51 819 000	946 000	0%	2%
February 2026	72 800 000	1 251 000	3%	3%	63 020 000	1 190 000	1%	2%

BRICK: BUDAPEST

BUDA

PEST

INNER CITY

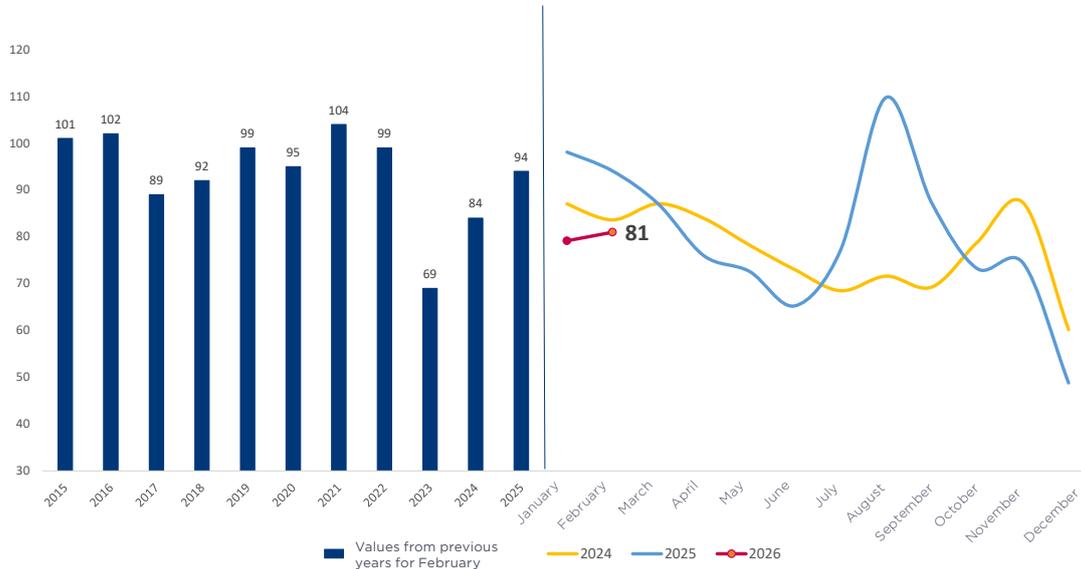
	price	m ² price	change in listing price	bargain	price	m ² price	change in listing price	bargain	price	m ² price	change in listing price	bargain
February 2025	136 571 000	1 034 000	3%	4%	57 519 000	845 000	2%	4%	86 579 000	1 260 000	3%	3%
February 2026	120 037 000	1 651 000	8%	1%	65 117 000	1 172 000	2%	4%	65 656 000	1 285 000	2%	2%

Based on purchase prices of the given period of properties brokered by Duna House.

Methodology: Changes in the average price may occur if more large-floor-plan apartments changed hands during a given period. Real price growth is reflected by the change in prices per square meter. Change in the listing price is the difference between the first price indicated by the seller in the Duna House assignment and the last registered price at the time of the appearance of the buyer. Bargain shows additional changes in the price agreed upon by the seller and buyer. The two indicators together give a good picture of the difference in price between the original idea of the seller and the actual final price.

BUYERS - DEMAND INDEX

Based on data from February 2026, the Demand Index stands at 81 points, which is below the 94-point level recorded in the same period of 2025. Although the index shows a slight increase compared to 79 points at the beginning of the year, the long-term trend shows a significant decline compared to the 2021 peak of 104 points. The current level is closest to that of February 2024 (84 points), which indicates a moderate but stabilizing market activity at the beginning of the usual seasonal upswing.

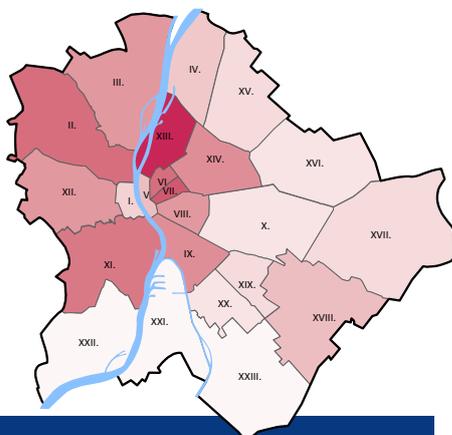


Methodology behind Demand Index: The basis of the estimate is the activity registered by our agents in various, mainly major cities and Duna House offices. Corrections are made depending on the number of active agents and working days. The Demand Index is an important indication of buyer side's reactions to political decision or solutions offered by the financial sector. Demand Index is a quantitative indicator which has no direct connection with the realized or future transaction numbers. The latter is a qualitative issue highly affected by market environment and available financial product.

DEMAND FOR INDIVIDUAL DISTRICTS

In February 2026, District 13 was still the most popular among homebuyers in Budapest, while the outer districts of Pest and Buda (Districts 21, 22 and 23) remained at the bottom of the ranking. The most significant change over the past year has been the spectacular rise of Districts 2 and 7, while interest in District 14, which had previously been among the top three, has declined noticeably. The popularity of the downtown districts and of Újbuda has remained stable, so demand continues to focus on well-established, central and developing parts of the city

INTEREST TOWARD THE DISTRICTS IN BUDAPEST:



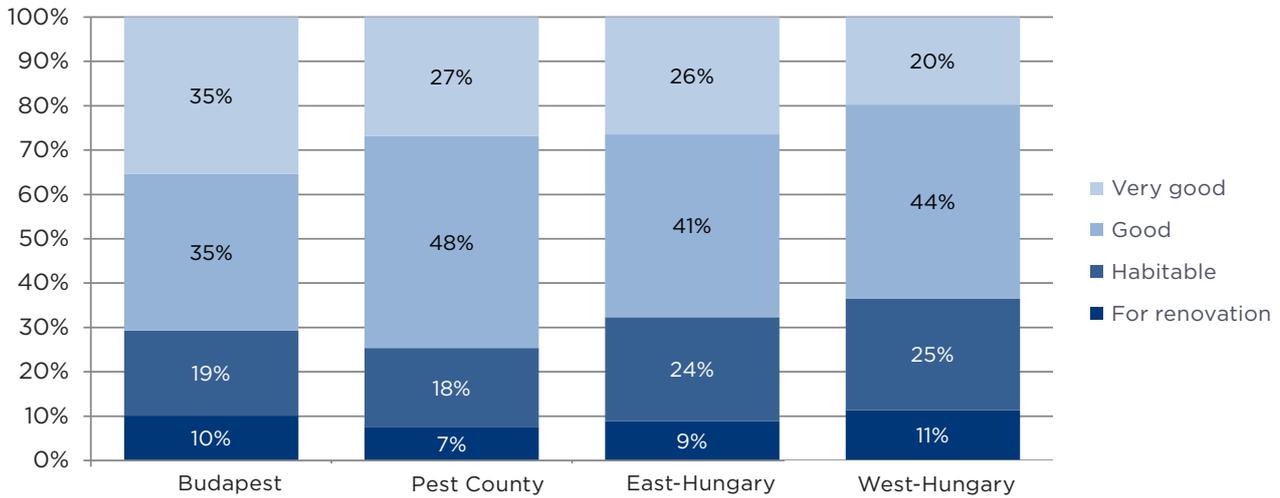
DISTRICT	FEBRUARY 2024	FEBRUARY 2025
Bp. 01.	11,0%	8,4%
Bp. 02.	16,9%	17,6%
Bp. 03.	12,9%	13,9%
Bp. 04.	9,9%	9,2%
Bp. 05.	13,0%	10,3%
Bp. 06.	18,5%	17,4%
Bp. 07.	17,8%	19,4%
Bp. 08.	13,5%	13,5%
Bp. 09.	14,0%	14,7%
Bp. 10.	7,7%	6,7%
Bp. 11.	16,7%	17,0%
Bp. 12.	12,7%	13,6%
Bp. 13.	23,5%	23,3%
Bp. 14.	17,6%	15,0%
Bp. 15.	8,2%	7,3%
Bp. 16.	7,2%	6,7%
Bp. 17.	5,4%	6,8%
Bp. 18.	10,7%	10,2%
Bp. 19.	10,3%	7,6%
Bp. 20.	8,2%	6,0%
Bp. 21.	4,5%	3,8%
Bp. 22.	4,6%	4,2%
Bp. 23.	3,1%	2,8%

Methodology: Our clients with a purchase intention indicate their preferred districts (more at the same time) when meeting our agents. The above preference map is put together based on this "popularity information".

Data is analysed based on real estate transactions brokered by Duna House. The territorial distribution of DH transactions may differ from the territorial distribution of the market as a whole. Duna House Holding pursues its real estate agency activities mainly in Budapest and in major cities. Duna House Holding does not make corrections in view of the differences in territorial distribution between its own transactions and of the market in general.

QUALITY PREFERENCES

Based on the condition of the properties, Budapest and County Pest have the highest proportion of high-quality apartments, with 70% and 75% of properties sold being in a 'good' or 'very good' condition. In County Pest and in Western Hungary, it is high-quality properties that form the backbone of the supply. In Western Hungary, the proportion of properties in need of renovation or in a merely habitable condition is higher than the national average, with a combined share of 36%. Overall, most people in the capital and in the outskirts are looking for homes that are ready for immediate occupation, while in the western part of the country, the market share of residential properties awaiting modernization was more prominent in February 2026.



TURNOVER SPEED (TIME NEEDED TO SELL)

According to data collected by Duna House, the market of pre-owned residential properties has accelerated significantly: by February 2026, apartments in almost all categories and regions were sold in less time than a year earlier. The fastest growth was seen in the segment of pre-owned brick and mortar homes, where an average of 74 days (95 last year) now suffices for a sale in the city centre, while on the Pest side, this period has also fallen to under 100 days. The most spectacular improvement can be seen for concrete block apartments in Eastern Hungary, where the process has accelerated from 83 to 56 days, while selling concrete block units in Buda slowed somewhat and is currently at 82 days. Overall, buyers are making decisions faster, especially in the case of brick and mortar homes and concrete block units in the country.

PANEL

TIME NEED OF SALE (DAY)

	EAST	WEST	BUDA	PEST
February 2025	83	81	79	55
February 2026	56	77	82	57

BRICK

TIME NEED OF SALE (DAY)

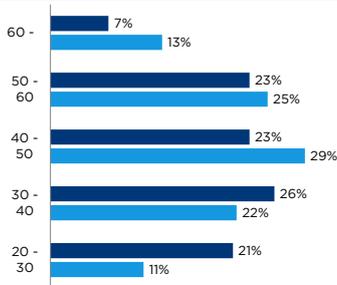
	EAST	WEST	BUDA	PEST	INNER CITY
February 2025	118	122	119	112	95
February 2026	108	115	107	94	74

Data is assessed based on real estate sold by Duna House. Territorial distribution of transactions brokered by Duna House may differ from the territorial distribution of the market in whole. Duna House Holding carries out its real estate agency activities mainly in Budapest and major cities. Duna House Holding does not make corrections in relation of the territorial distribution of own and market transactions.

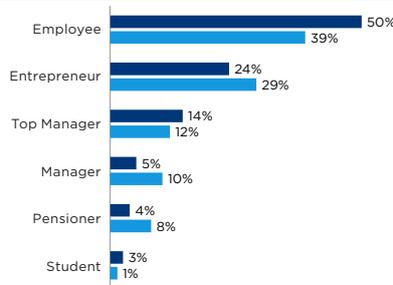
BUYER PROFILE IN BUDAPEST

An analysis of buyer-side data from February transactions in the capital, conducted with the assistance of Duna House, shows that the 30-40 age group was the most active, accounting for 26% of purchases. The majority (50%) of buyers were employees. In February this year, 44% of buyers in the capital were purchasing their first home, while the proportion of investment purchases fell to 30%. Investors spent HUF 66 million on residential property purchases in the capital, while first-time buyers spent HUF 71 million on average.

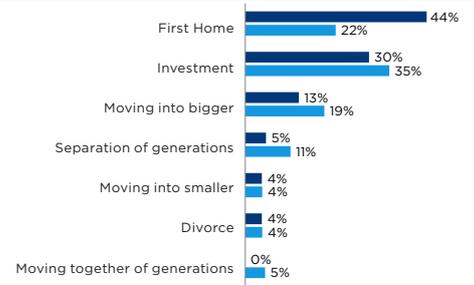
BUYERS' AGE IN BUDAPEST



BUYERS' STATUS IN BUDAPEST



MOTIVATION IN BUDAPEST



AGE	AVERAGE PRICE	m ²
20 - 30	71 014 000	54
30 - 40	74 804 000	68
40 - 50	73 794 000	55
50 - 60	65 676 000	55
60 -	90 772 000	47

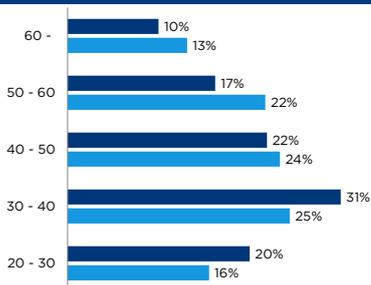
STATUS	AVERAGE PRICE	m ²
Employee	67 876 000	59
Top Manager	124 000 000	75
Manager	94 502 000	71
Pensioner	58 500 000	41
Student	50 950 000	35
Entrepreneur	69 445 000	55

SITUATION	AVERAGE PRICE	m ²
Investment	66 472 000	50
First Home	70 960 000	56
Separation of generations	109 180 000	64
Moving together of generations	-	-
Moving into smaller	66 350 000	56
Moving into bigger	84 417 000	80
Divorce	75 573 000	57

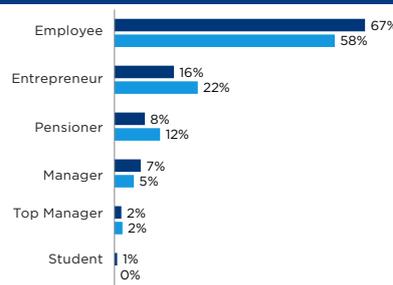
BUYER PROFILE IN THE COUNTRY

In the country, more than half of buyers in the residential property market are between the ages of 30 and 50, with those in their 30s being the most active, accounting for 31% of the total. The vast majority of buyers, 67%, are employees, and the primary motivation is the acquisition of a first home (38%), followed by moving into a larger home and purchasing for investment purposes. Interestingly, while the proportion of those looking to invest and those wanting a larger home has decreased slightly compared to the previous period, the proportion of first-time buyers has increased significantly from 26% to 38% in the country, as a result of the Otthon Start Program.

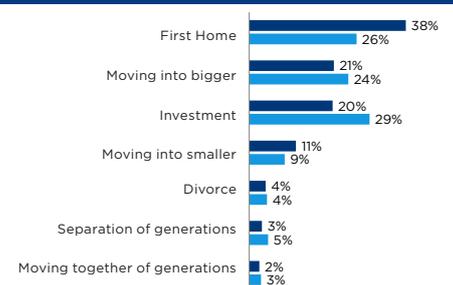
BUYERS' AGE IN THE COUNTRY



BUYERS' STATUS IN THE COUNTRY



MOTIVATION IN THE COUNTRY



AGE	AVERAGE PRICE	m ²
20 - 30	48 226 000	87
30 - 40	52 829 000	91
40 - 50	51 331 000	103
50 - 60	42 537 000	81
60 -	49 129 000	83

STATUS	AVERAGE PRICE	m ²
Employee	44 898 000	85
Top Manager	125 400 000	215
Manager	69 729 000	84
Pensioner	42 355 000	88
Student	43 500 000	136
Entrepreneur	49 113 000	94

SITUATION	AVERAGE PRICE	m ²
Investment	34 194 000	66
First Home	45 647 000	85
Separation of generations	64 530 000	117
Moving together of generations	70 375 000	142
Moving into smaller	40 268 000	74
Moving into bigger	70 658 000	124
Divorce	41 808 000	90

February 2025 February 2026

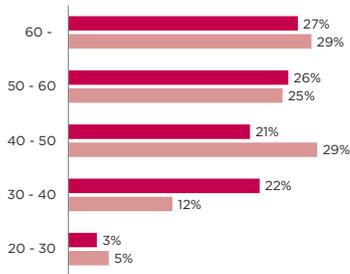
Under our methodology investment as a motivation includes all property transactions that, judged by the buyer's characteristics, can be considered as an investment, i.e. this is not a strictly business category. It includes all family investments and short-term investors who buy a property in a poor state of repair, renovate it and sell it on immediately. These latter buyers have a favourable effect on improving the overall state of repair of the existing pool of properties and are, in view of current construction industry and property market conditions, performing a welcome activity.

Data presented above relating to age, status and reason of purchase have been acquired through voluntary declarations of our clients. Therefore, they qualify as a sample and are regarded as estimates.

SELLER PROFILE IN BUDAPEST

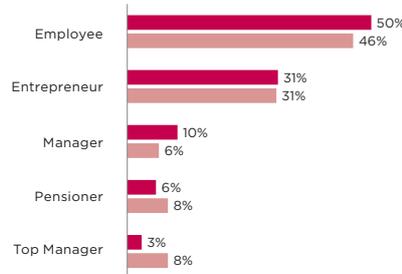
Among sellers in Budapest the most active age group was those over 50, who account for more than half (53%) of all sales. Half of sellers were employees, while the proportion of self-employed sellers remained stable at 31%. The main reason for selling continues to be cashing in on a former investment (38%), but there has also been a sharp increase in the proportion of those who are selling their residential property in order to move into a larger home (from 21% to 33%). At the same time, there has been a significant decline in the market presence of those moving into smaller homes and those selling inherited residential properties.

SELLERS' AGE BUDAPEST



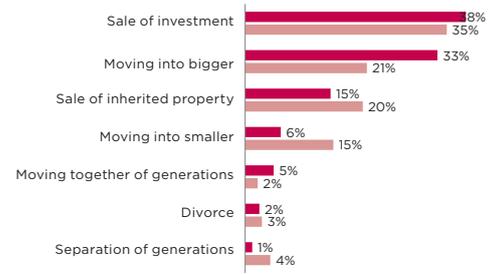
AGE	AVERAGE PRICE	m ²
20 - 30	59 834 000	43
30 - 40	81 003 000	56
40 - 50	61 779 000	52
50 - 60	64 527 000	57
60 -	72 509 000	60

SELLERS' STATUS BUDAPEST



STATUS	AVERAGE PRICE	m ²
Employee	68 158 000	62
Top Manager	125 500 000	73
Manager	78 758 000	63
Pensioner	55 750 000	47
Entrepreneur	84 430 000	62

MOTIVATION BUDAPEST

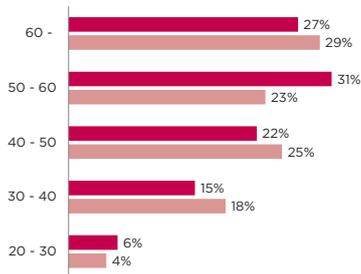


SITUATION	AVERAGE PRICE	m ²
Sale of investment	74 954 000	57
Separation of generations	68 000 000	46
Moving together of generations	63 000 000	51
Moving into smaller	97 200 000	75
Moving into bigger	77 267 000	54
Sale of inherited property	68 617 000	73
Divorce	80 700 000	88

SELLER PROFILE IN THE COUNTRY

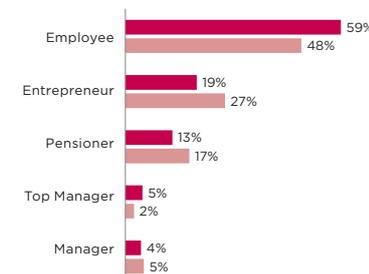
According to Duna House's sales data for February 2026, more than half of sellers in the country were over the age of 50, with those between the ages of 50 and 60 being the most active at 31%. Nearly two-thirds (59%) of sellers were employees, which is a significant increase compared to the previous period. The main reason for selling is the disposal of an inherited residential property (30%), followed by the cashing in on a former investment (25%). Although moving into a larger or smaller home remains an important factor, its weight has decreased slightly, so the market in the country is currently driven primarily by the sale of inheritances and the closure of previous investments.

SELLERS' AGE IN THE COUNTRY



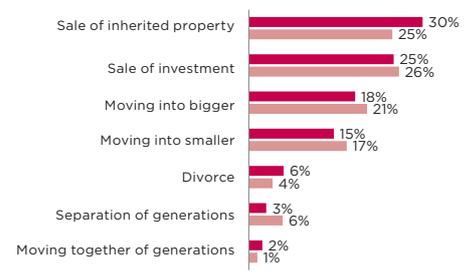
AGE	AVERAGE PRICE	m ²
20 - 30	38 058 000	80
30 - 40	49 942 000	78
40 - 50	43 618 000	87
50 - 60	51 643 000	90
60 -	49 502 000	100

SELLERS' STATUS IN THE COUNTRY



STATUS	AVERAGE PRICE	m ²
Employee	45 028 000	81
Top Manager	89 930 000	143
Manager	67 036 000	78
Pensioner	43 322 000	98
Entrepreneur	55 017 000	92

MOTIVATION IN THE COUNTRY



SITUATION	AVERAGE PRICE	m ²
Sale of investment	52 649 000	88
Separation of generations	44 867 000	82
Moving together of generations	49 472 000	102
Moving into smaller	61 086 000	108
Moving into bigger	53 380 000	78
Sale of inherited property	38 667 000	94
Divorce	74 606 000	110

■ February 2025 ■ February 2026

In examining seller profile data, a methodological update was introduced, which partly explains the significant change in the Sale of an investment data line in recent months. Data presented above relating to age, status and reason of purchase have been acquired through voluntary declarations of our clients. Therefore, they qualify as a sample and are regarded as estimates.



PERSONALIZED AND CUSTOMIZED REAL ESTATE MARKET STUDIES FROM DUNA HOUSE'S RESEARCH DEPARTMENT

DECISION SUPPORTIVE BUSINESS ANALYSIS FOR ALL.

Duna House research department's experienced team offers the preparation of personalized and customized market studies, reports, as well as answers to project specific needs.

The greatest advantage of Duna House studies is the provision of the most up-to-date information to our clients, based on our own database of a wide scale and inputs both on the demand and supply side of the market.

Duna House's database is the largest collection of up-to-date real sale and purchase data in the country, containing information in addition to prices about demand, bargain potential, quality preferences and client profiles. Our analytical portfolio also includes the latest mortgage data for the support of a comprehensive research.

WHO IS IT INTENDED FOR?

Our analytical studies can support all those who believe in the power of data and facts, and who wish to make their business decisions based on them.

WE RECOMMEND OUR STUDIES TO:

- ✓ Constructors and developers
- ✓ Project owners and investors
- ✓ Community managers
- ✓ Municipalities

**REQUEST AN OFFER AND GET THE MOST OUT
OF DUNA HOUSE MARKET DATA!**

elemzes@dh.hu



DUNA HOUSE[®]

1027 Budapest, Kapás utca 6-12. • Phone: +36 1 555 2222 • Fax: +36 1 555 2220

www.dh.hu