Deloitte Develop Index
Offer prices of new apartments in Prague
May – June 2019

The Prague Develop Index describes, in percentage terms, how the average price of vacant apartments under developers' supply changed compared to the preceding period (March – April 2019).

The price in CZK represents the average proposed price per square metre of a new Prague apartment under developers' supply in the monitored period.

Development of the average proposed price of vacant apartments in Prague

Proposed price of vacant units
Average proposed price of vacant units on the market for the entire 2014 = 100%
All prices are stated including VAT.
Supply structure by availability at the end of the period:

<table>
<thead>
<tr>
<th>Number of apartments</th>
<th>Sum of proposed prices (CZK million)</th>
</tr>
</thead>
<tbody>
<tr>
<td>1+</td>
<td>1,478</td>
</tr>
<tr>
<td>2+</td>
<td>2,185</td>
</tr>
<tr>
<td>3+</td>
<td>1,510</td>
</tr>
<tr>
<td>4+</td>
<td>566</td>
</tr>
<tr>
<td>5+</td>
<td>107</td>
</tr>
<tr>
<td>6+</td>
<td>12</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>5,858</strong></td>
</tr>
</tbody>
</table>

Status of projects in supply at the end of the period:

- **Total 332**
  - Awaiting construction: 146
  - Under construction: 159
  - Completed: 27

Structure of apartments on offer in Prague per type of project:

- **New apartments**
  - CZK 103,800 Average proposed price
  - 4,694 Number of apartments on offer
  - 69.3 sqm Average surface of apartments on offer

- **Renovation of apartment buildings**
  - CZK 133,900 Average proposed price
  - 1,164 Number of apartments on offer
  - 57 sqm Average surface of apartments on offer

New development projects put on the market during the period:

- 14 Number of projects
- 1,142 Number of apartments
- 6,903 Sum of proposed prices (CZK million)
- 98,100 Average price (CZK/sqm)

Top 5 developers according to units disposals from the price lists* during the period and the sum of offer prices (CZK million):

- **FINEP CZ**
  - 183 Units disposals from the price lists
  - 938 Returned to supply

- **Central Group**
  - 172 Units disposals from the price lists
  - 959 Returned to supply

- **Metrostav Development**
  - 71 Units disposals from the price lists
  - 318 Returned to supply

- **YIT**
  - 51 Units disposals from the price lists
  - 316 Returned to supply

- **VIVUS**
  - 43 Units disposals from the price lists
  - 208 Returned to supply

* Units indicated in the price lists of individual projects as “sold”.

All prices are stated including VAT.

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Supported by AD asociace developerů