



Summary notes

In 2023 Q3, house prices in all types of settlement decreased slightly compared to the previous quarter

- In 2023 Q3, house prices in Budapest fell by 2.0 per cent from the last quarter; as a result, nominal annual housing price growth slowed from 4.9 per cent in 2023 Q2 to 1.3 per cent.
- In cities outside Budapest house prices fell by 0.9 per cent in 2023 Q3 with annual growth rate declining from 3.4 per cent to 2.2 per cent.
- In municipalities, house prices declined by 2.8 per cent in Q3; however, in annual terms, prices were 0.7 above the levels seen a year earlier.
- House prices decreased by 1.7 per cent in Hungary in 2023 Q3 resulting in a slowdown in price growth to 1.5 per cent.

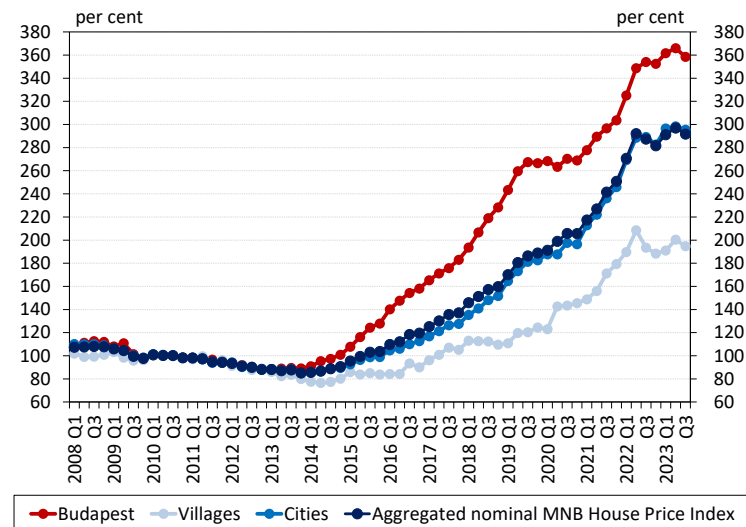


Chart 2 Nominal MNB house price index by type of settlement (2010 average = 100%)



Key indicators

	Whole country	Budapest	Cities	Municipalities
2023 Q2 Annual growth (quarterly growth)	1.6% (2.0%)	4.9% (1.2%)	3.4% (0.6%)	-3.9% (4.9%)
2023 Q3 Annual growth (quarterly growth)	1.5% (-1.7%)	1.3% (-2.0%)	2.2% (-0.9%)	0.7% (-2.8%)

Chart 1 Annual and quarterly growth rate of the MNB House Price Index

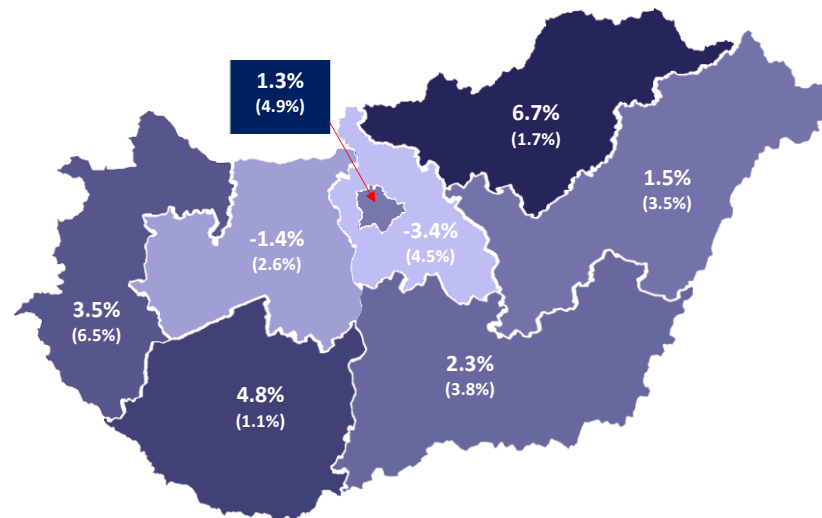


Chart 3 Changes in house prices in cities between 2022 Q3 and 2023 Q3 (growth between 2022 Q2 and 2023 Q2)

Table 1 Quarterly and annual change in the nominal MNB House Price Index

	Aggregated nominal MNB House Price Index										
	Budapest	Cities	Cities - Southern Great Plain	Cities - Southern Transdanubia	Cities - Northern Great Plain	Cities - Northern Hungary	Cities - Central Transdanubia	Cities - Pest	Cities - Western Transdanubia	Villages	
<i>Previous quarter = 100 %</i>											
2022 Q4	98.0	99.6	97.7	98.8	97.3	96.2	97.7	94.6	98.7	101.4	97.4
2023 Q1	103.4	102.6	104.9	104.9	106.5	105.9	106.5	104.2	100.7	104.4	101.4
2023 Q2	102.0	101.2	100.6	99.9	99.4	99.9	101.5	102.6	102.1	99.5	104.9
2023 Q3	98.3	98.0	99.1	98.7	101.8	99.8	101.1	97.5	95.2	98.3	97.2
<i>Same period of the previous year = 100 %</i>											
2022 Q4	112.3	116.1	114.9	117.1	113.7	111.9	110.0	116.6	115.6	120.6	105.0
2023 Q1	107.6	111.2	110.2	113.4	110.5	108.0	108.4	105.5	111.4	114.7	100.7
2023 Q2	101.6	104.9	103.4	103.8	101.1	103.5	101.7	102.6	104.5	106.5	96.1
2023 Q3	101.5	101.3	102.2	102.3	104.8	101.5	106.7	98.6	96.6	103.5	100.7

Table 2 Quarterly and annual change in the real MNB House Price Index

	Aggregated real MNB House Price Index										
	Budapest	Cities	Cities - Southern Great Plain	Cities - Southern Transdanubia	Cities - Northern Great Plain	Cities - Northern Hungary	Cities - Central Transdanubia	Cities - Pest	Cities - Western Transdanubia	Villages	
<i>Previous quarter = 100 %</i>											
2022 Q4	91.3	92.8	91.0	92.1	90.6	89.6	91.0	88.1	92.0	94.4	90.7
2023 Q1	98.4	97.6	99.8	99.8	101.3	100.8	101.3	99.2	95.8	99.4	96.5
2023 Q2	100.6	99.9	99.3	98.6	98.2	98.6	100.2	101.3	100.7	98.2	103.6
2023 Q3	97.4	97.1	98.2	97.8	100.9	98.9	100.2	96.6	94.4	97.4	96.3
<i>Same period of the previous year = 100 %</i>											
2022 Q4	91.5	94.6	93.6	95.4	92.6	91.2	89.7	95.0	94.2	98.3	85.6
2023 Q1	85.8	88.7	87.8	90.4	88.1	86.1	86.4	84.1	88.9	91.4	80.3
2023 Q2	83.4	86.1	84.9	85.2	83.0	85.0	83.5	84.2	85.7	87.4	78.9
2023 Q3	88.0	87.8	88.6	88.7	90.9	88.0	92.5	85.5	83.7	89.7	87.3

Note:

As the compilation methods applied are not fully identical, there may be a difference in the national House Price Index published by the HCSO and the MNB.

For a methodological description see: <https://www.mnb.hu/letoltes/mnb-op-127-vegleges.pdf>

The tables can be accessed at the following link: <https://statiztika.mnb.hu/statistical-topics/prices-exchange-rates/house-prices/statistical-release---mnb-house-price-index>

Detailed description of underlying developments

According to the latest MNB house price index, annual growth rate of Hungarian residential property prices slowed significantly in the capital and in rural cities, while housing prices in the villages rose again on an annual basis after the decline seen in the previous quarter. In Budapest, residential property prices declined by 2.0 per cent in 2023 Q3, after the increase of 1.2 per cent in the previous quarter. As a result, in the capital, nominal housing price growth slowed to 1.3 per cent in annual terms. In rural cities, following a rise of 0.6 per cent in the previous quarter, house prices were down by 0.9 per cent in 2023 Q3; as a result, annual house price growth slowed from 3.4 per cent to 2.2 per cent. House prices decreased in municipalities to the greatest extent by some 2.8 per cent in 2023 Q3. Despite this, prices were up by 0.7 per cent year on year.

In most of the regions, house prices in cities decreased in 2023 Q3. Prices fell by 4.8 per cent and 2.5 per cent in the cities in Central Hungary and Central Transdanubia respectively, resulting in year-on-year price drops of 3.4 per cent and 1.4 per cent. In the cities of the Southern Great Plain and the Northern Great Plain, prices also declined in 2023 Q3, leading to a moderation in annual house price growth to 2.3 per cent and 1.5 per cent, respectively. During the quarter, house prices increased only in the cities in Southern Transdanubia and Northern Hungary, with the annual rate of price growth picking up from 1.1 per cent to 4.8 per cent in the former region and from 1.7 per cent to 6.7 per cent in the latter.

Based on the aggregated Hungarian Price Index, presenting the national developments in house prices, a decline of 1.7 per cent was seen in 2023 Q3 compared to the increase of 2.0 per cent in 2023 Q2. The annual nominal growth rate of house prices slowed slightly from 1.6 per cent in the previous quarter to 1.5 per cent. In real terms, annual house prices fell by 12.0 per cent.