

House sales statistics

Statistics Explained

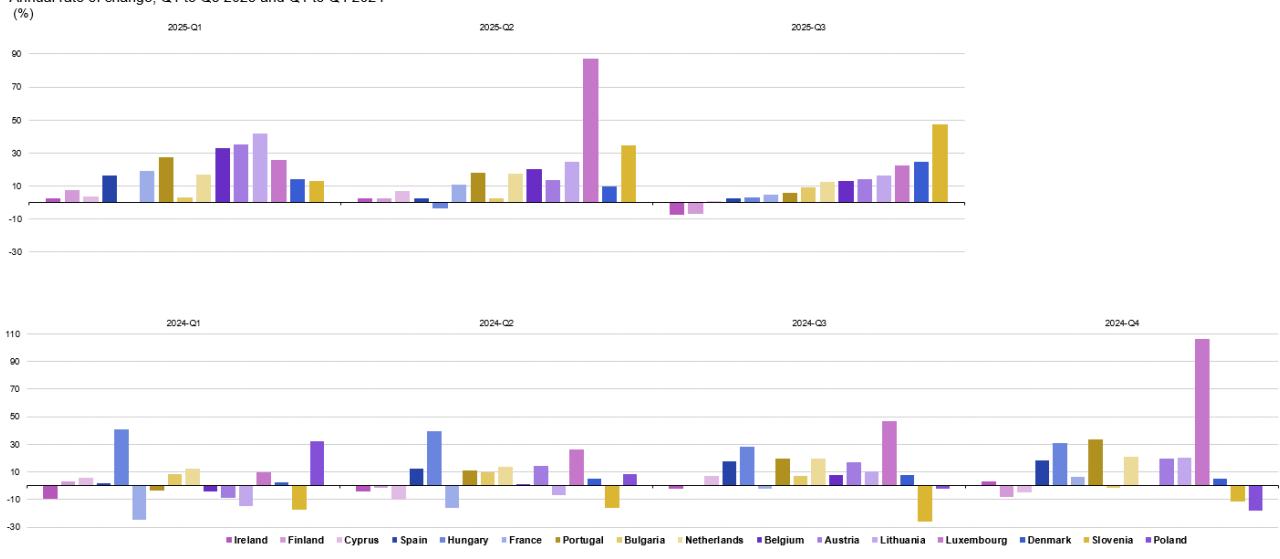
Data extracted on 9 January 2026
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Highlights

In Q3 2025 when compared with the same quarter of 2024, the number of transacted dwellings decreased in 2 out of the 15 EU countries covered.

Quarterly number of transacted dwellings

Annual rate of change, Q1 to Q3 2025 and Q1 to Q4 2024



Source: Eurostat (online data code: prc_hpi_hsnq)

eurostat

Source: Eurostat (prc_hpi_hsnq)

This article covers changes in the total number and value of dwellings (both newly built and existing dwellings) sold to households. Quarterly and annual figures on the number and value of transacted dwellings are presented for a subset of EU countries that provided data for the period from 2022 to Q3 2025. A breakdown between the number of transacted newly built and existing dwellings is shown (see Figure 3). Annual changes on the total value of transactions are presented together with house prices for the euro area (see Figure 5).

Quarterly number of transacted dwellings: annual changes

For the EU countries for which data are available (see Figure 1), when comparing the quarterly number of transacted dwellings with the same quarter of the previous year, it can be noticed that

- In Q3 2025 the number of transacted dwellings decreased in 2 countries, with the falls observed in Ireland (-7.2%) and Finland (-7.0%). It increased in 13 countries with the highest rises recorded in Slovenia (+47.2%) and Denmark (+24.7%).

- In Q2 2025 the number of transacted dwellings decreased in 1 country, with the fall observed in Hungary (-3.4%). It increased in 14 countries with the highest rises recorded in Luxembourg (+87.0%) and Slovenia (+34.8%).
- In Q1 2025 the number of transacted dwellings increased in 15 countries with the highest rises recorded in Lithuania (+42.0%) and Austria (+35.4%).
- In Q4 2024 the number of transacted dwellings decreased in 5 countries, with the largest falls observed in Poland (-17.9%) and Slovenia (-11.3%). It increased in 11 countries with the highest rises recorded in Luxembourg (+106.4%) and Portugal (+33.5%).
- In Q3 2024 the number of transacted dwellings decreased in 4 countries, with the largest falls observed in Slovenia (-26.2%) and Ireland (-2.3%). It increased in 12 countries with the highest rises recorded in Luxembourg (+46.5%) and Hungary (+28.4%).

Quarterly number of transacted dwellings

Annual rate of change, Q1 to Q3 2025 and Q1 to Q4 2024

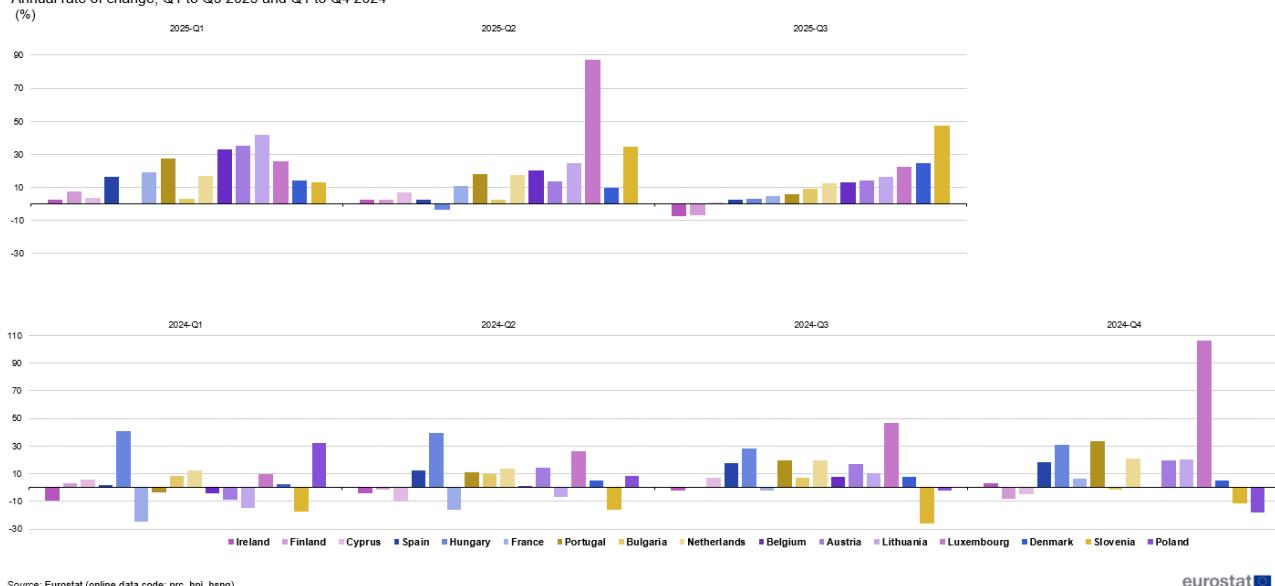


Figure 1: Quarterly number of transacted dwellings Source: Eurostat (prc_hpi_hsnq)

Annual number of transacted dwellings: changes

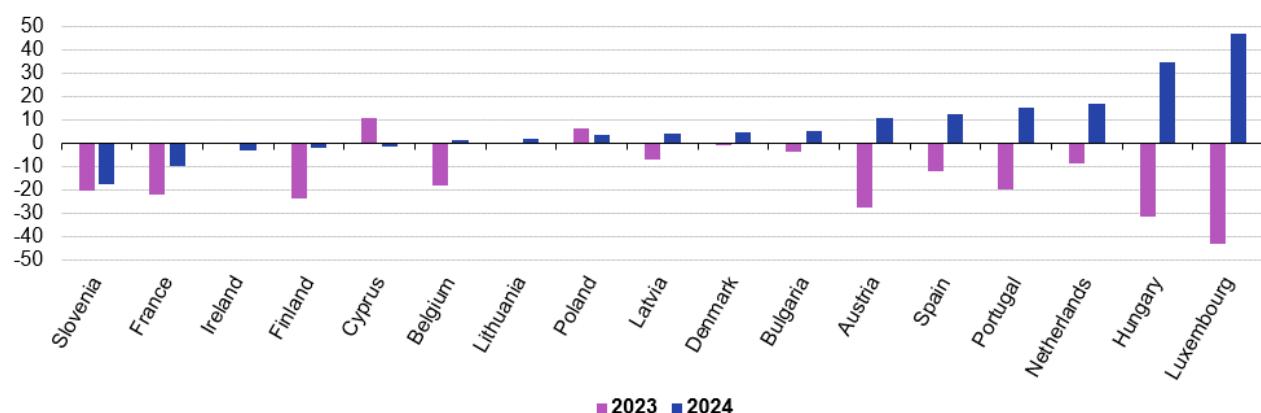
In 2024, when compared with 2023, the number of transacted dwellings decreased in 5 out of the 17 EU countries for which data are available (see Figure 2). The decreases were observed in Slovenia (-17.7%), France (-9.4%), Ireland (-2.8%), Finland (-2.0%) and Cyprus (-1.1%), while the largest increases were recorded in Luxembourg (+47.1%), Hungary (+34.8%) and the Netherlands (+16.9%).

In 2023, when compared with 2022, the number of transacted dwellings decreased in 13 countries and increased in 3 countries. The largest decreases were observed in Luxembourg (-43.3%), Hungary (-31.4%) and Austria (-27.2%). The increases were recorded in Cyprus (+10.8%), Poland (+6.7%) and Ireland (+0.6%).

Annual number of transacted dwellings

Annual average rate of change, 2023 and 2024

(%)



(¹) 2023 data for Lithuania not available.

Source: Eurostat (online data code: prc_hpi_hsna)

eurostat

Figure 2: Annual number of transacted dwellings Source: Eurostat (prc_hpi_hsna)

Of the 17 above-mentioned EU countries, 10 provided a breakdown of their number of transactions by newly built and existing dwellings for 2023 and 2024. In all these countries, the number of transactions for newly built dwellings during this period was lower than that for existing dwellings. This helps to explain why changes in the number of transactions for newly built dwellings had a smaller impact on the overall changes in the total number of transactions compared to changes in the number of transactions for existing dwellings (see Figure 3).

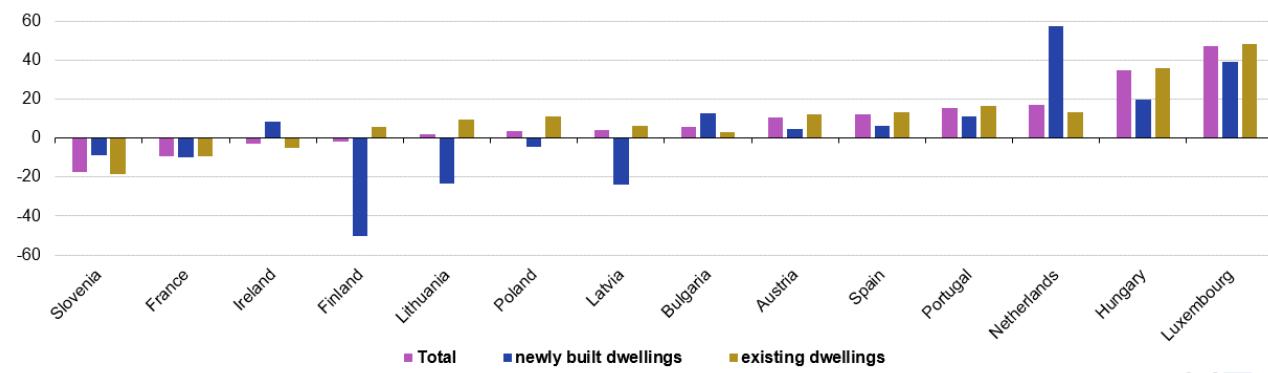
In 2024, when compared with 2023, 4 of the covered countries recorded a decrease in the number of transactions. Among them, 2 countries (Slovenia and France) showed a drop in transactions for both existing dwellings and newly built dwellings. In Finland, transactions of existing dwellings rose whereas those for newly built dwellings decreased, while in Ireland, transactions of existing dwellings decreased whereas those for newly built dwellings rose.

For newly built dwellings, the number of transactions increased the most in the Netherlands (+57.3%) and Luxembourg (+39.3%) and decreased the most in Finland (-50.4%) and Latvia (-24.0%). For existing dwellings, the largest increase in the number of transactions was observed in Luxembourg (+48.2%) and Hungary (+35.8%) and it decreased only in Slovenia (-18.5%), France (-9.3%) and Ireland (-5.3%).

Annual number of transacted dwellings by type of purchase

Annual average rate of change, 2024

(%)



Source: Eurostat (online data code: prc_hpi_hsna)

eurostat

Figure 3: Annual number of transacted dwellings by type of purchase Source: Eurostat (prc_hpi_hsna)

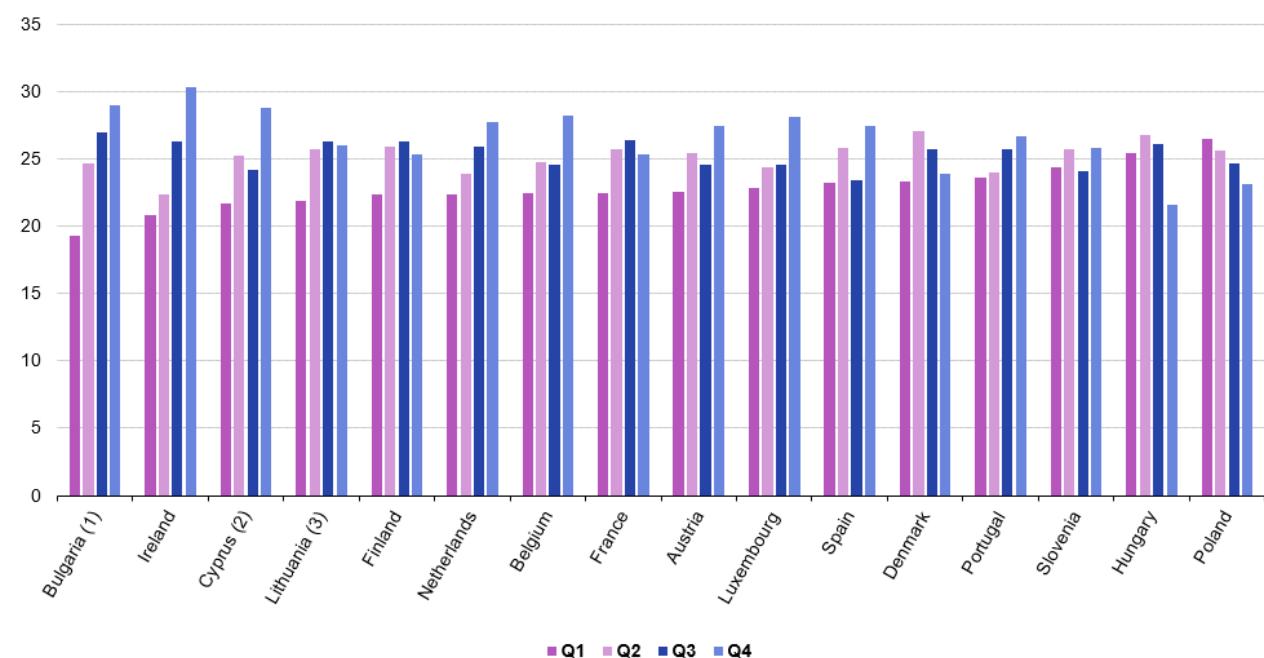
Number of transacted dwellings: share of each quarter in the year

When considering the average quarterly number of transacted dwellings between 2015 and 2024, seasonal patterns could be observed among the 16 EU countries for which data are available (see Figure 4). The average number of transacted dwellings was highest in the fourth quarter in 10 countries (Ireland, Bulgaria, Belgium, Luxembourg, the Netherlands, Cyprus, Spain, Austria, Portugal and Slovenia), in the second or third quarters in 5 countries (Denmark, Hungary, Lithuania, France and Finland), and in the first quarter only in 1 country (Poland). In 13 of the 16 countries (all except Slovenia, Hungary and Poland), the lowest number of transacted dwellings was observed in the first quarter of the year.

Share of each quarter in number of transacted dwellings

Average, 2015-2024

(%)



(¹) Average 2017-2024.

(²) Average 2021-2024.

(³) Average 2023-2024.

Source: Eurostat (online data code: prc_hpi_hsnq)

eurostat

Figure 4: Share of each quarter in number of transacted dwellings Source: Eurostat (prc_hpi_hsnq)

Annual value of transacted dwellings and house prices: changes

As shown in Figure 5, during the COVID-19 pandemic in 2020, lockdown measures in euro area countries led to a drop in the number of transacted dwellings that explained a decrease in the total value of transacted dwellings despite a continuous increase in house prices.

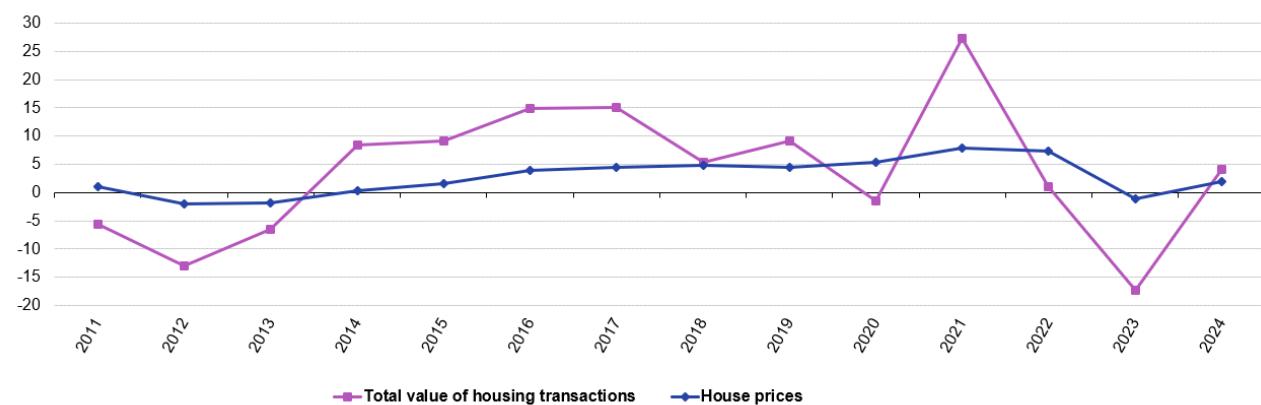
In 2021, the very high increase in house prices (+7.9%) and total value of transacted dwellings (+27.2%) suggests a significant recovery in the number of transactions in 2021 following the 2020 COVID-19 pandemic slowdown in market activity. In 2022, house prices in the euro area increased again significantly by +7.3% and the total value of transacted dwellings also increased by +1.1%.

In 2023, house prices decreased slightly in the euro area (-1.1%) but the total value of transacted dwellings decreased very significantly (-17.2%) due to a significant decrease in the number of transactions in a majority of countries (also as shown in Figure 2). In 2024, house prices increased by 2.0% in the euro area and the total value of transacted dwellings has also increased by +4.1%.

Value of transacted dwellings and house prices in the euro area (EA20)(*)

Annual average rate of change, 2011-2024

(%)



(*) Changes in the total value of housing transactions are estimated for EA20 based on 15 EA countries representing, in 2024, 69% of EA20 GDP weight.

Source: Eurostat (online data code: prc_hpi_hsva)

eurostat

Figure 5: Value of transacted dwellings and house prices in the euro area (EA20)(*) Source: Eurostat (prc_hpi_hsva) and (prc_hpi_a)

Source data for tables and graphs

- House Price Sales - Release Q3 2025

Data sources

House sales statistics are sent by Member States to Eurostat on a voluntary basis. This explains why only a subset of EU Member States send their data to Eurostat.

Depending on the tables, between 15 and 21 EU Member States, as well as the EFTA country Norway, report data. Data for the United Kingdom is only available until 2019.

Annual and quarterly tables reflecting the number and value of transacted dwellings are available:

- Two annual tables ([prc_hpi_hsva](#) and [prc_hpi_hsna](#)) show an average annual index (2015=100) and an annual average rate of change.
- Two quarterly tables ([prc_hpi_hsvq](#) and [prc_hpi_hsnq](#)) show a quarterly index (2015=100), a quarterly rate of change, an annual rate of change and a percentage share of the quarter in the year.

Due to missing countries, the EU (EU27) and euro area (EA20) aggregates are not available in the online tables with house sales statistics, but for the purpose of this publication, in Figure 5, the change in the total annual value of transacted dwellings for the euro area has been estimated based on data available from 15 countries representing about 70% of the euro area weight in 2022 (calculated from the GDP at market prices (based on PPS), price updated with the HPI of the fourth quarter of the countries concerned as available in table [prc_hpi_cow](#)).

Figure 5 also shows, for the euro area (EA20), the annual average rate of change of house prices, available in table: [prc_hpi_a](#) .

Statistics on house sales and house prices sent by countries cover the same statistical universe: namely the transactions of newly built and existing dwellings (apartments and houses) where the buyer is a household.

Context

In addition to house price statistics, house sales statistics are important to policy makers to have a more complete picture of the residential real estate market.

Explore further

Other articles

- [Housing price statistics - house price index](#)
- [Housing price statistics - owner-occupied housing price index](#)

Database

- [Housing price statistics \(prc_hpi\)](#) , see:

House price and sales index (prc_hpi_inx]

- House sales index of number of transactions (2015=100) - annual data ([prc_hpi_hsna](#))
- House sales index of number of transactions (2015=100) - quarterly data ([prc_hpi_hsnq](#))
- House sales index of value of transactions (2015=100) - annual data ([prc_hpi_hsva](#))
- House sales index of value of transactions (2015=100) - quarterly data ([prc_hpi_hsvq](#))

Thematic section

- [Housing price statistics](#)

Methodology

- See national metadata: [House price and sales index](#) (ESMS metadata file — prc_hpi_inx_esms)

Legislation

- House sales statistics are sent by countries to Eurostat on a voluntary basis.