



## Summary notes

### Annual growth rate of house prices in cities outside Budapest picked up significantly across Hungary in the fourth quarter of 2021

- House prices rose by 1.5 per cent in Budapest in 2021 Q4. The annual rate of price increases rose from 9.0 per cent in the previous period to 11.3 per cent in Q4.
- House prices rose by 3.8 per cent in rural cities in 2021 Q4. Annual growth rate rose from 19.7 per cent seen in the previous quarter to 25.0 per cent, a pick-up in the rate of increase was observable in the cities of every region.
- In municipalities, house prices rose by 0.6 per cent quarter on quarter. As a result, annual growth in prices declined from 23.3 per cent in the previous quarter to 22.3 per cent.
- Hungarian house prices rose by 2.4 per cent on average in 2021 Q4. The annual rate of increase picked up from 18.5 per cent in the previous quarter to 21.4 per cent.



## Key indicators

	Whole country	Budapest	Cities	Municipalities
<b>2021 Q3 Annual growth</b> (quarterly growth)	18.5% (7.2%)	9.0% (2.1%)	19.7% (6.1%)	23.3% (13.0%)
<b>2021 Q4 Annual growth</b> (quarterly growth)	21.4% (2.4%)	11.3% (1.5%)	25.0% (3.8%)	22.3% (0.6%)

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

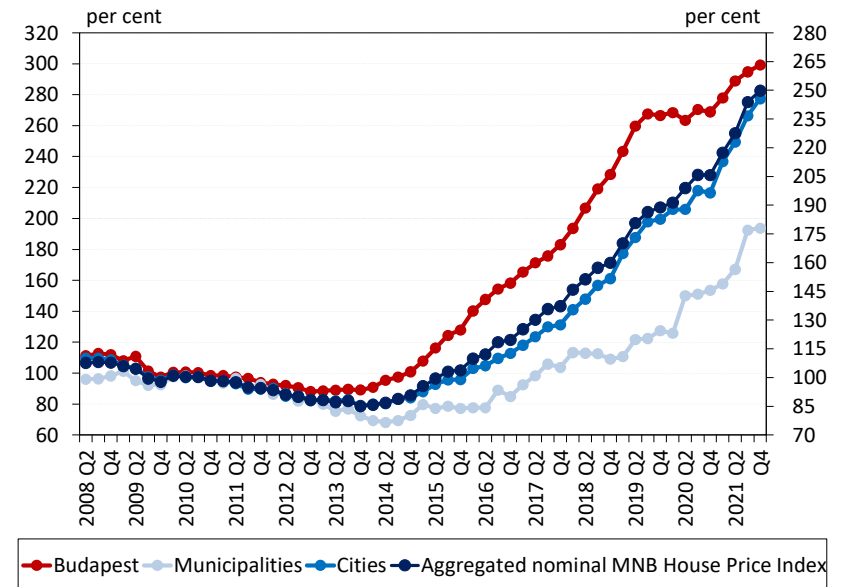


Chart 2 Nominal MNB house price index by type of settlement (2010 average = 100%)

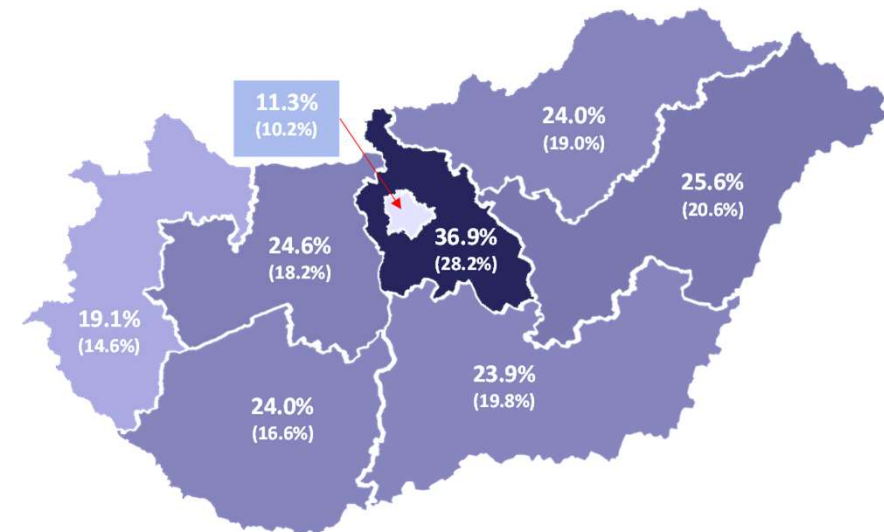


Chart 3 Changes in house prices in cities between 2020 Q4 and 2021 Q4 (growth between 2020 Q3 and 2021 Q3)



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	Municipalities	
<i>Previous quarter = 100 %</i>											
2021 Q1	105.7	103.3	108.3	107.3	105.0	107.0	110.7	108.1	114.4	107.0	102.3
2021 Q2	104.7	103.9	104.8	105.1	104.6	105.0	105.1	103.9	108.2	101.9	105.1
2021 Q3	107.2	102.1	106.1	107.4	105.7	106.7	103.5	106.9	104.0	106.5	113.0
2021 Q4	102.4	101.5	103.8	102.3	106.8	104.8	103.0	103.8	106.3	102.6	100.6
<i>Same period of the previous year = 100 %</i>											
2021 Q1	113.6	103.5	113.3	112.6	111.3	113.4	114.7	112.4	118.8	109.9	121.0
2021 Q2	114.4	109.7	118.7	118.6	114.8	119.3	121.3	117.0	130.2	110.4	109.7
2021 Q3	118.5	109.0	119.7	119.8	116.6	120.6	119.0	118.2	128.2	114.6	123.3
2021 Q4	121.4	111.3	125.0	123.9	124.0	125.6	124.0	124.6	136.9	119.1	122.3

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	Municipalities	
<i>Previous quarter = 100 %</i>											
2021 Q1	103.9	101.5	106.4	105.4	103.1	105.1	108.8	106.2	112.5	105.1	100.5
2021 Q2	102.6	101.9	102.7	103.0	102.6	102.9	103.0	101.9	106.1	99.9	103.0
2021 Q3	105.9	100.8	104.8	106.1	104.5	105.4	102.2	105.6	102.8	105.2	111.7
2021 Q4	100.6	99.7	101.9	100.4	104.8	102.9	101.1	101.9	104.3	100.7	98.8
<i>Same period of the previous year = 100 %</i>											
2021 Q1	110.2	100.4	109.9	109.2	107.9	109.9	111.2	109.0	115.2	106.6	117.3
2021 Q2	108.7	104.3	112.9	112.8	109.2	113.5	115.3	111.2	123.7	105.0	104.3
2021 Q3	112.9	103.8	114.0	114.1	111.0	114.8	113.4	112.5	122.1	109.1	117.4
2021 Q4	113.4	103.9	116.8	115.7	115.8	117.3	115.8	116.4	127.9	111.2	114.2

**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://www.mnb.hu/letoltes/mnb-lakasarindex-en.xlsx>

## Detailed description of underlying developments

According to the latest MNB house price index data, house prices rose by 11.3 per cent in nominal terms in Budapest over the period between 2020 Q4 and 2021 Q4. Prices also rose by around 1.5 per cent quarter on quarter in the capital. In rural cities, house prices rose significantly, by 25.0 per cent, annually in nominal terms, and by 3.8 per cent compared to the previous quarter. There was a 0.6 per cent increase in house prices in municipalities from the previous quarter. As a result, the annual nominal rate of increase of house prices decreased from 23.3 per cent in the previous quarter to 22.3 per cent in 2021 Q4.

In 2021 Q4, house prices rose significantly in the cities of every region of Hungary compared to a year earlier. Prices rose by 25.6 per cent in the Northern Great Plains, by 24.6 in Central Transdanubia, by 24.0 per cent in both Southern Transdanubia and Northern Hungary, by 23.9 per cent in the Southern Great Plains and by 19.1 per cent in Western Transdanubia. At 36.9 per cent, the annual growth rate of house prices was really high in Central Hungary. However, the index could be subject to significant revision in the coming period due to the low level of data on this region processed so far. House prices rose by over 2 per cent quarter on quarter in the cities of every region. The highest growth rate of 6.8 per cent occurred in Southern Transdanubia.

The aggregated MNB House Price Index, presenting average changes in house prices in Hungary, rose by 2.4 per cent in 2021 Q4. The annual nominal growth rate of house prices picked up from 18.5 per cent in the previous quarter to 21.4 per cent in 2021 Q4. On average, the real annual growth rate of Hungarian house prices increased from 12.9 per cent in the previous quarter to 13.4 per cent in 2021 Q4.