

# Housing in Prague

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*Office for City Analysis* -----  
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IHÉDATE CONFERENCE  
PRAGUE INSTITUTE OF PLANNING AND  
DEVELOPMENT

APRIL 1, 2026



IPR  
PRAGA  
PRaha



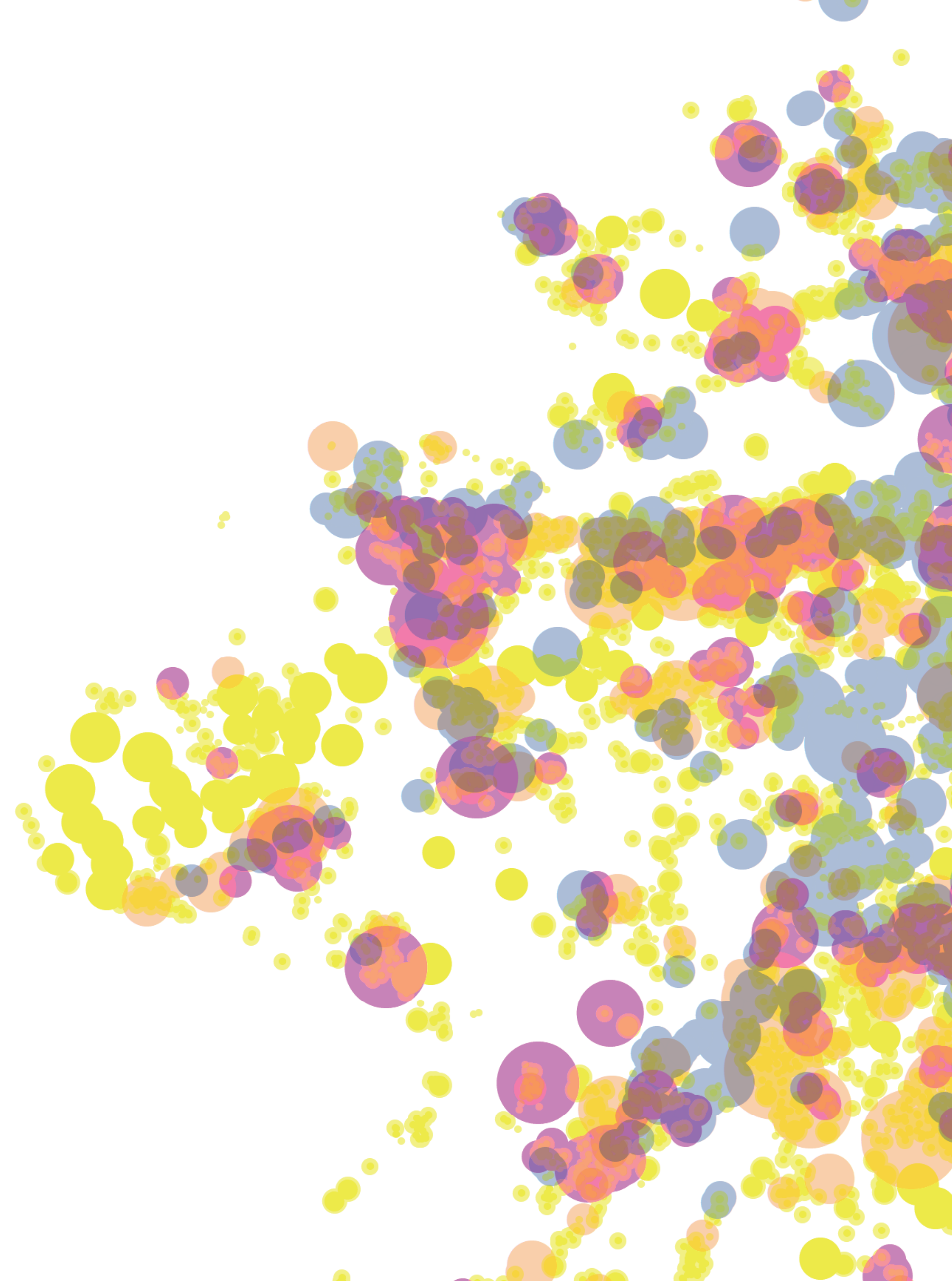
**public housing**

**private developments**

**residential segregation**

**public amenities**

**short term rentals**



**1,68 mil.**

**4,1 %**

**14,6 times**

**73**



2025: 1,4 mil. inhabitants  
2050 (projected): 1,68 mil.



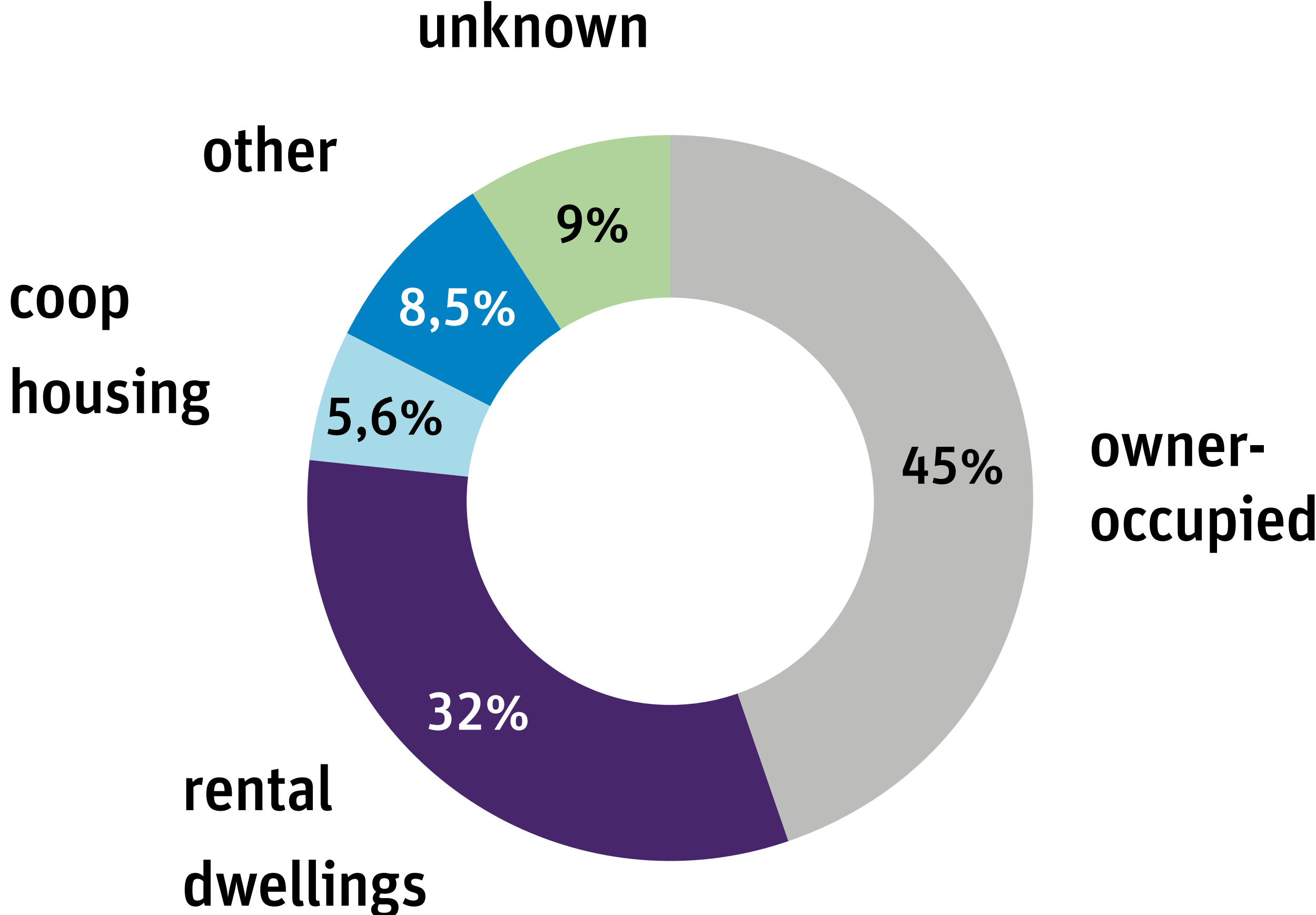
Photo: Nick Night for Unsplash

# Prague's housing stock

**721 K**  
dwellings

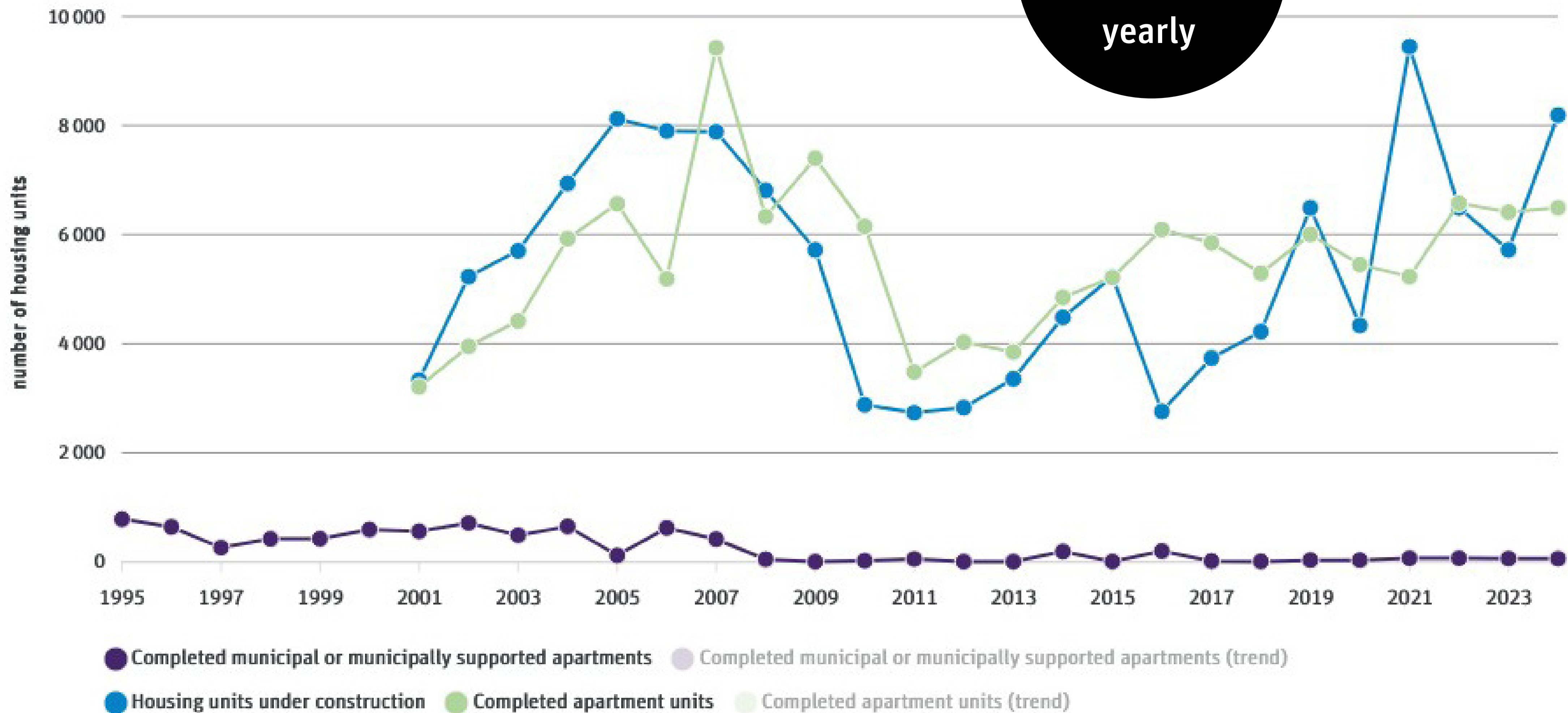
**628 K**  
lived-in  
dwellings

in Prague in 2021



# Number of completed and initiated apartments

5-6 K dwellings finished yearly



**public housing**



# Public housing does not affect the market much

29 836

publicly-owned dwellings

47 inhab.

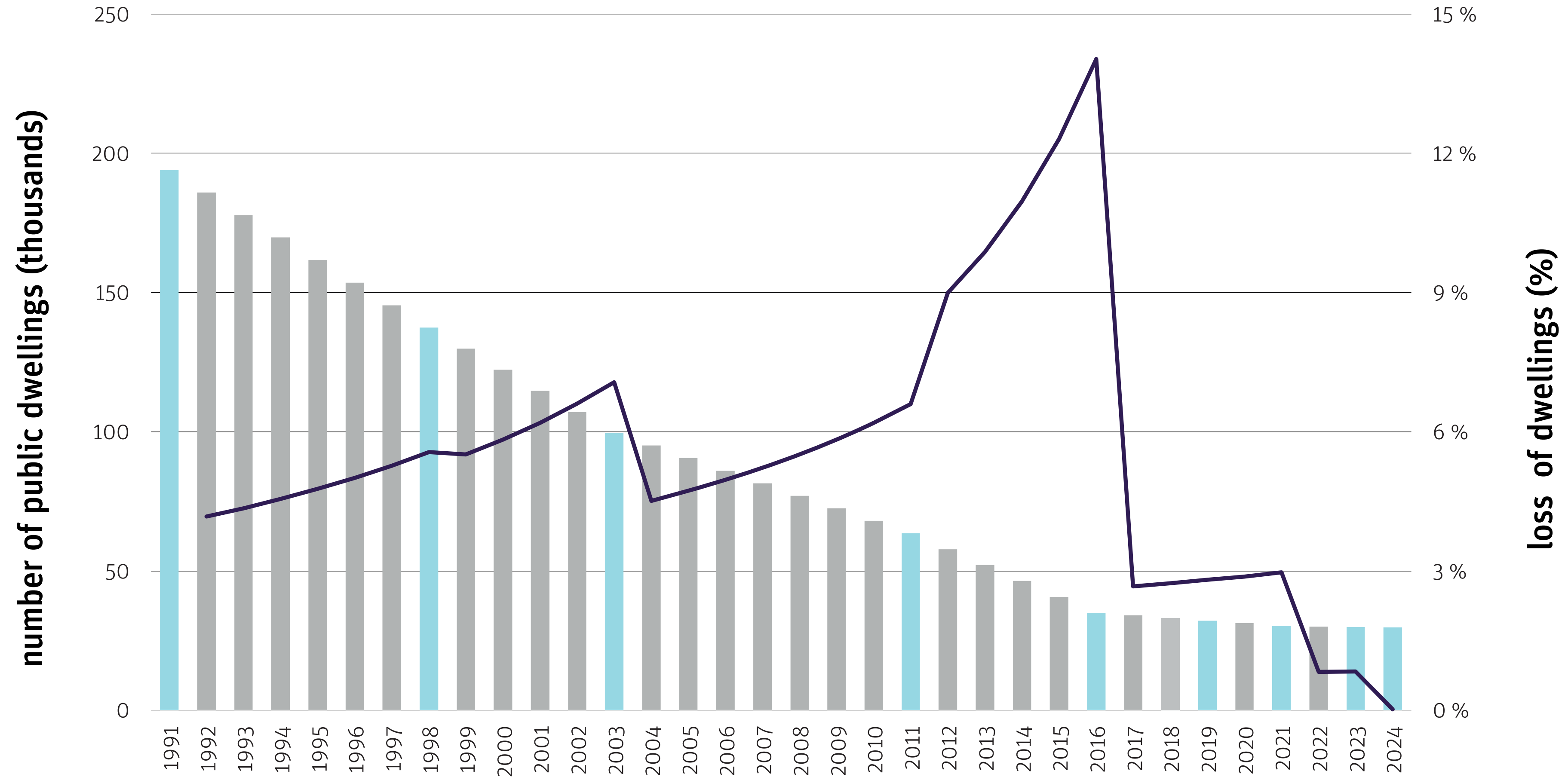
per 1 public dwelling

4,1 %

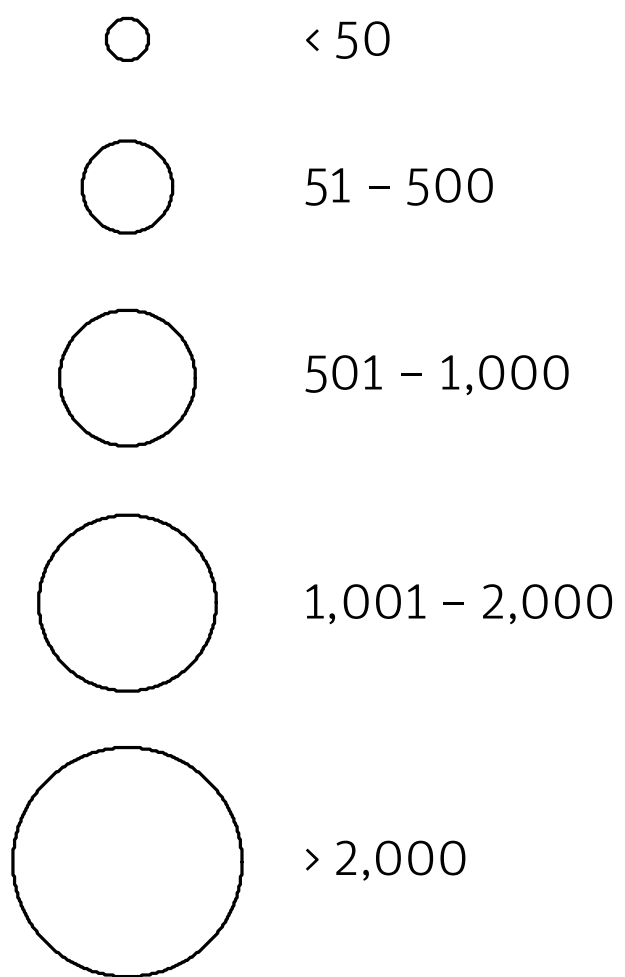
of Prague's housing stock



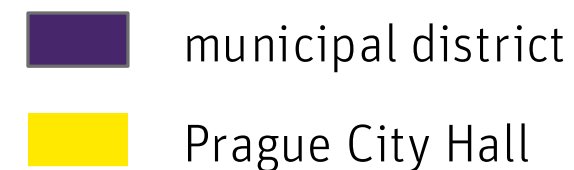
# Privatization has been our downfall



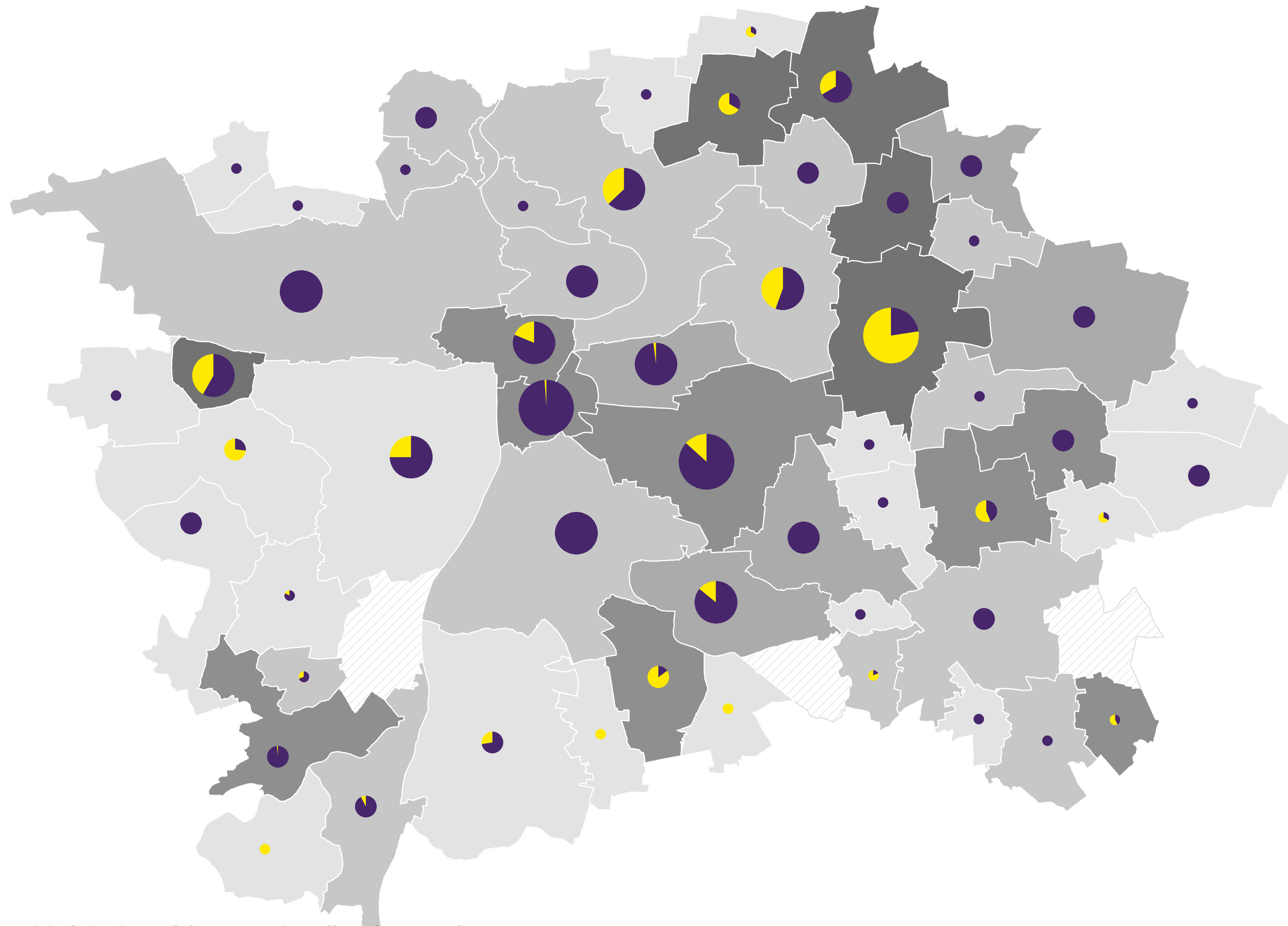
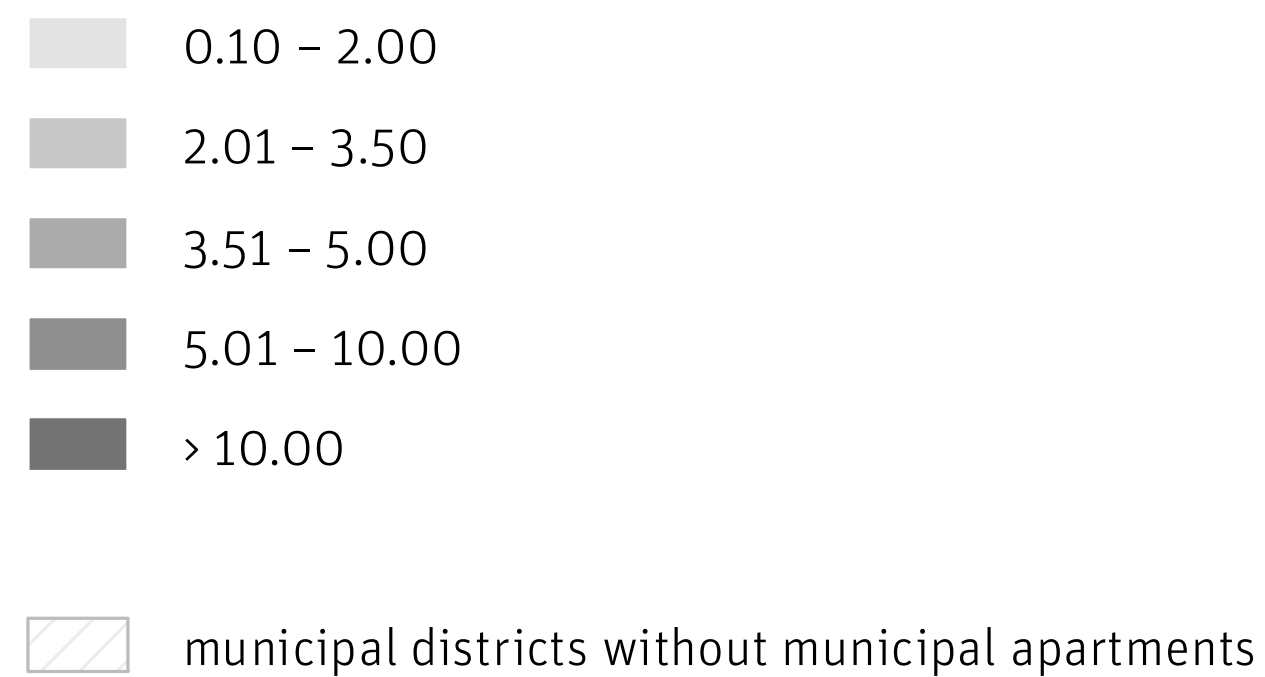
### Number of Municipal Apartments



### Municipal Housing Management



### Number of Municipal Apartments per 100 Apartments

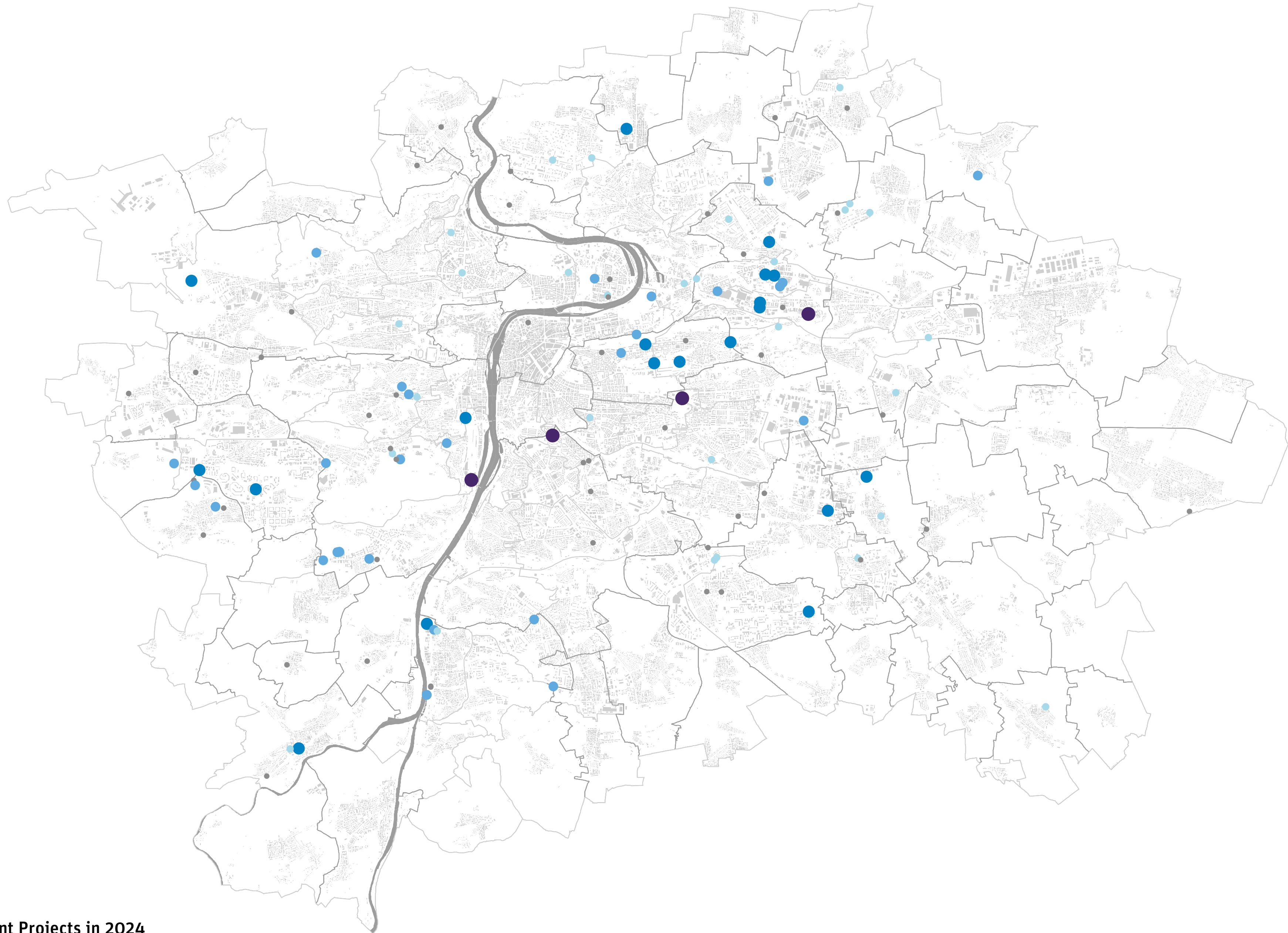


**2.1.2.1 Number and Share of Municipal Apartments Managed by Municipal Districts and the Prague City Hall as of 31 December 2024**

IPR Prague 2025 / data: IPR Prague, RÚIAN 2024

**private  
development  
projects**





**Number of Apartments in a Residential Project**

- 10 - 50
- 51 - 100
- 101 - 200
- 201 - 400
- 401 - 720

- buildings
- borders of balanced territorial units
- borders of municipal districts

**2.1.3.1 Number of Apartments in Current Residential Development Projects in 2024**

IPR Prague 2024 / data: IPR Prague 2024

# Not enough new housing and too expensive

**127**

new residential developments

**-16 %**

decline in available supply

**14,5 K**

dwellings in preparation

**14,6 x**

gross annual salary needed  
to buy an average apartment



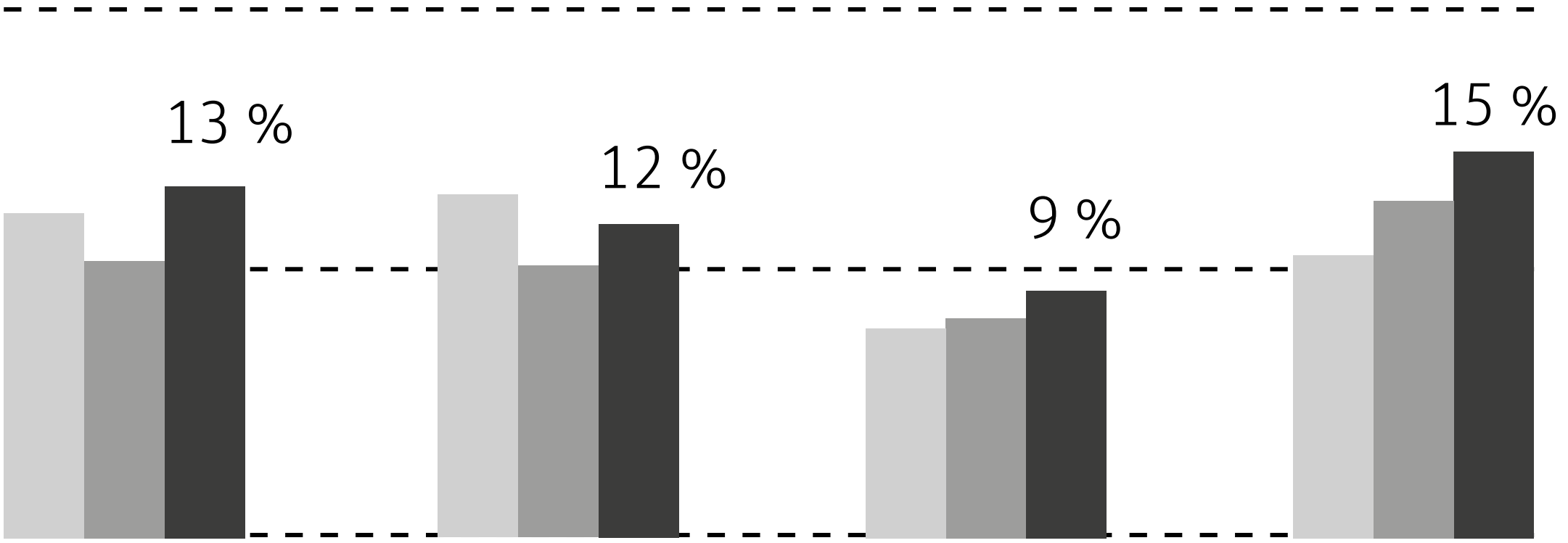
# **residential segregation**



# Residential segregation not an issue in Prague

How unevenly are the working classes distributed across Prague?

segregation index, 100 % = total segregation



upper class

upper middle class

lower middle class

lower class

medium seg.  
↑  
20 %  
↓  
low seg.

- 2001
- 2011
- 2021



### High-Class Concentration

- very strong
- strong
- moderately strong

### Upper-Middle Class Concentration

- very strong
- strong
- moderately strong

built-up state localities

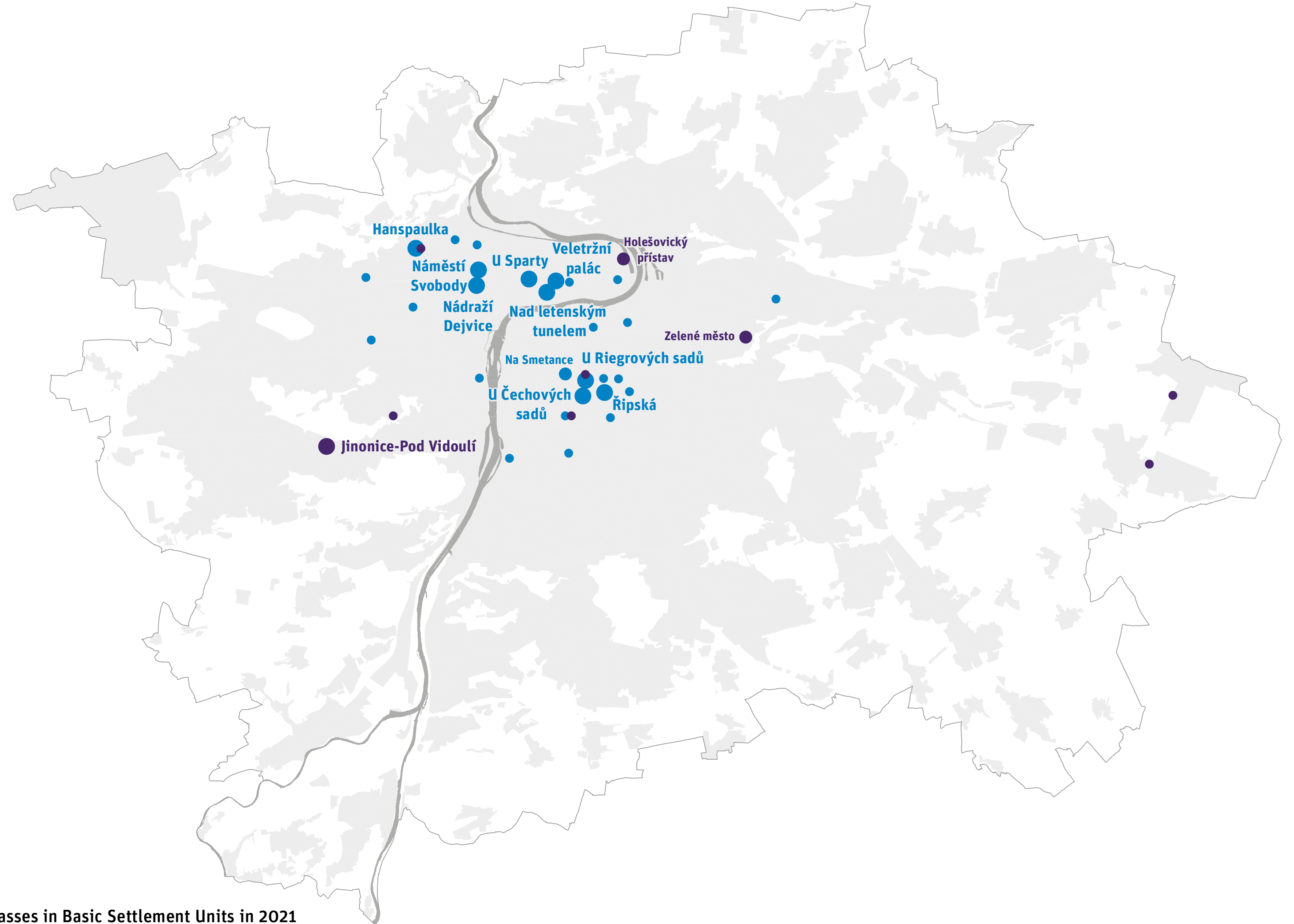
### Upper-Class Concentration Thresholds

	3rd quartile	9th decile
absolute number	127	176
share (%)	10.11	13.07
location quotient	1.34	1.73

### Upper-Middle Class Concentration Thresholds

	3rd quartile	9th decile
absolute number	598	905
share (%)	40.15	45.23
location quotient	1.15	1.30

Note: Concentration areas are displayed as the centroids of the analysed territorial units (BSUs); names are shown only for areas with very strong



### 3.1.1.1 Areas of Concentration of Socially Stronger Employee Classes in Basic Settlement Units in 2021

IPR Prague 2025 / data: CZSO, IPR Prague 2021

### High-Class Concentration

- very strong
- strong
- moderately strong

### Upper-Middle Class Concentration

- very strong
- strong
- moderately strong

border of Municipality with Extended Power

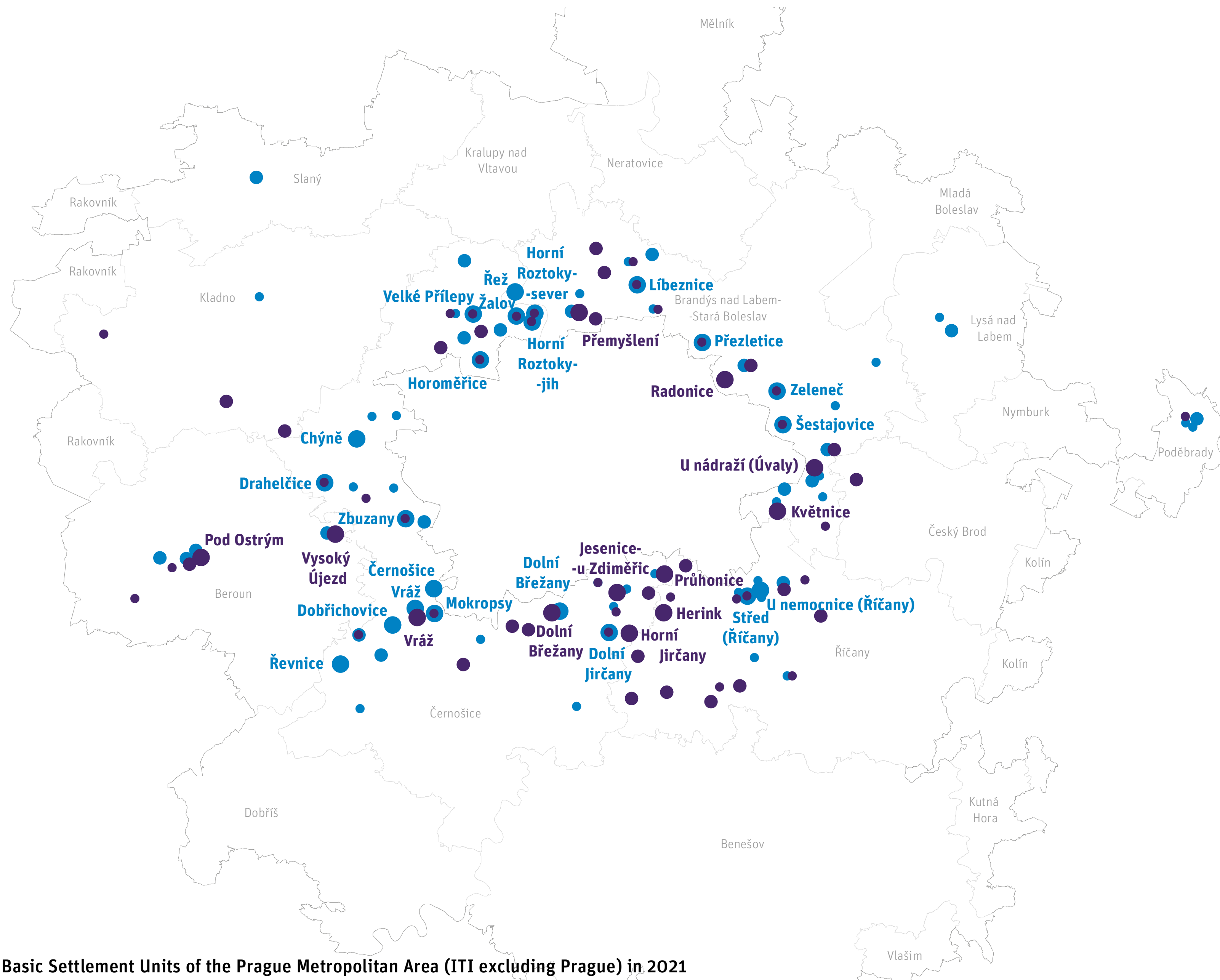
### Upper-Class Concentration Thresholds

	3rd quartile	9th decile
absolute number	37	68
share (%)	9.23	11.94
location quotient	1.25	1.62

### Upper-Middle Class Concentration Thresholds

	3rd quartile	9th decile
absolute number	115	227
share (%)	26.26	31.30
location quartile	1.14	1.36

Note: Concentration areas are displayed as the centroids of the analysed territorial units (BSUs); names are shown only for areas with very strong



## 5.2.1.1 Areas of Concentration of Socially Stronger Employee Classes in Basic Settlement Units of the Prague Metropolitan Area (ITI excluding Prague) in 2021



# 73 gated communities in Prague

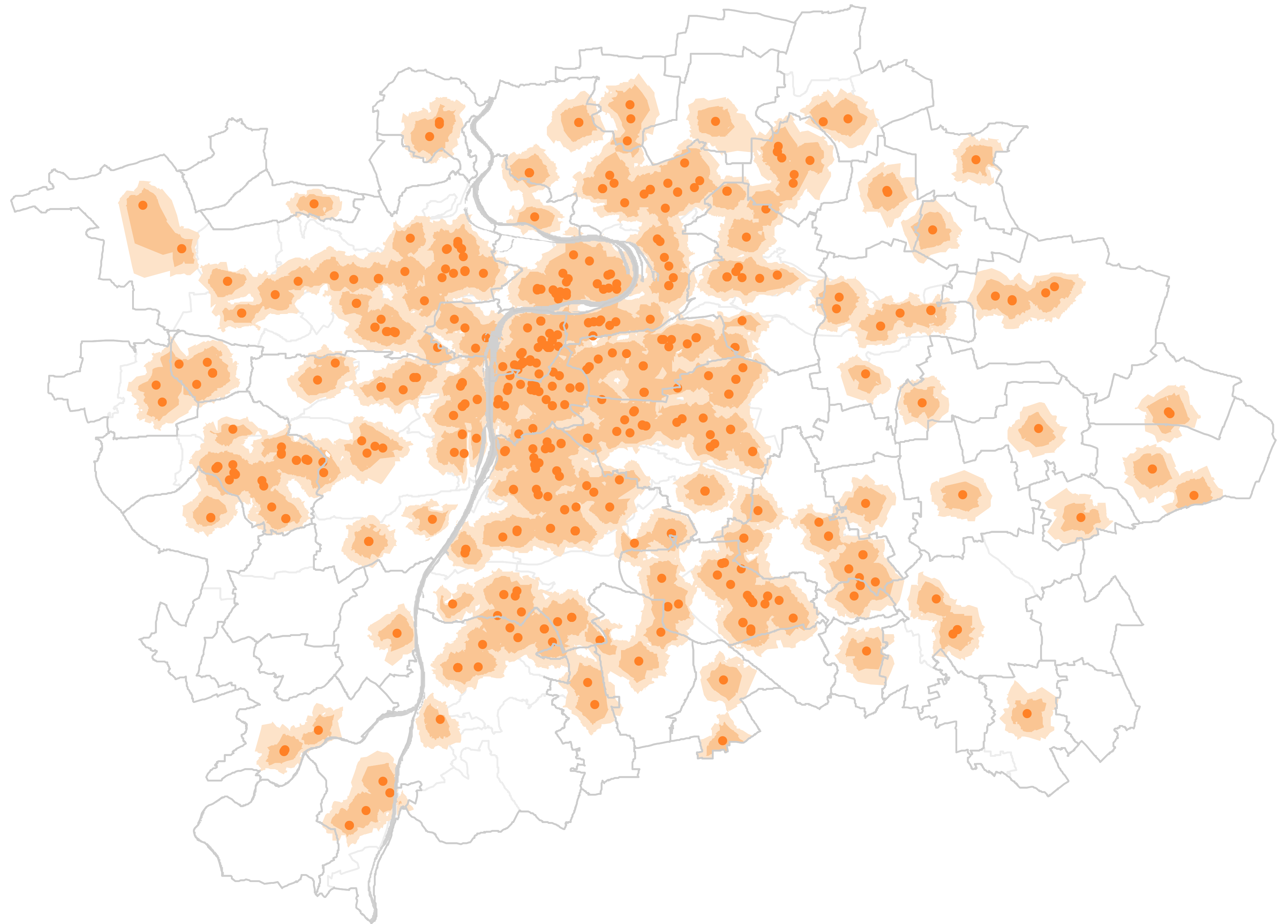
Photo: Zdenka Havlova

**public amenities**



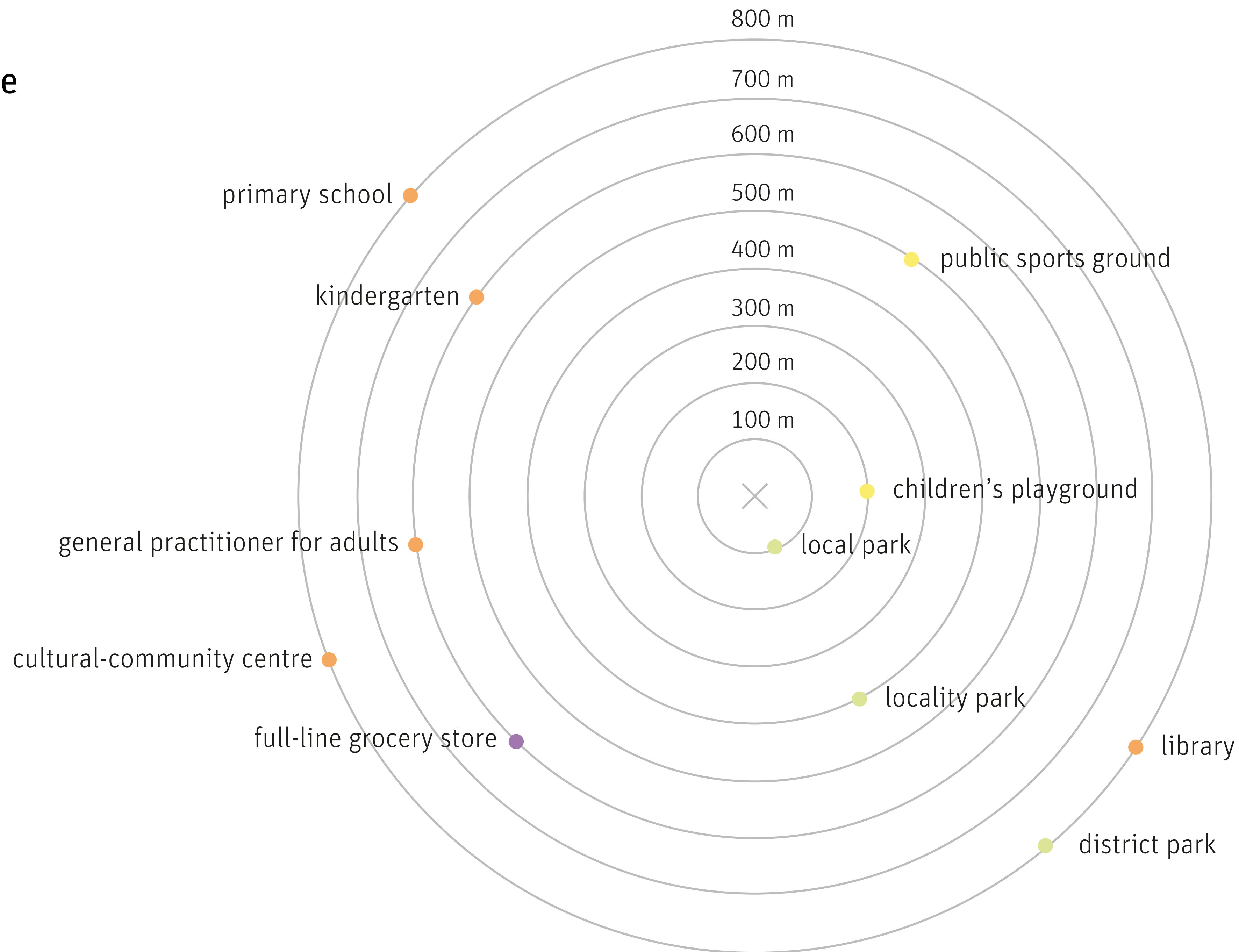
walking distances to  
amenities

two levels of distance  
(ideal + acceptable)



how many minutes are  
the right amount?

for whom?



ratio of inhabitants  
that live within walking  
distance

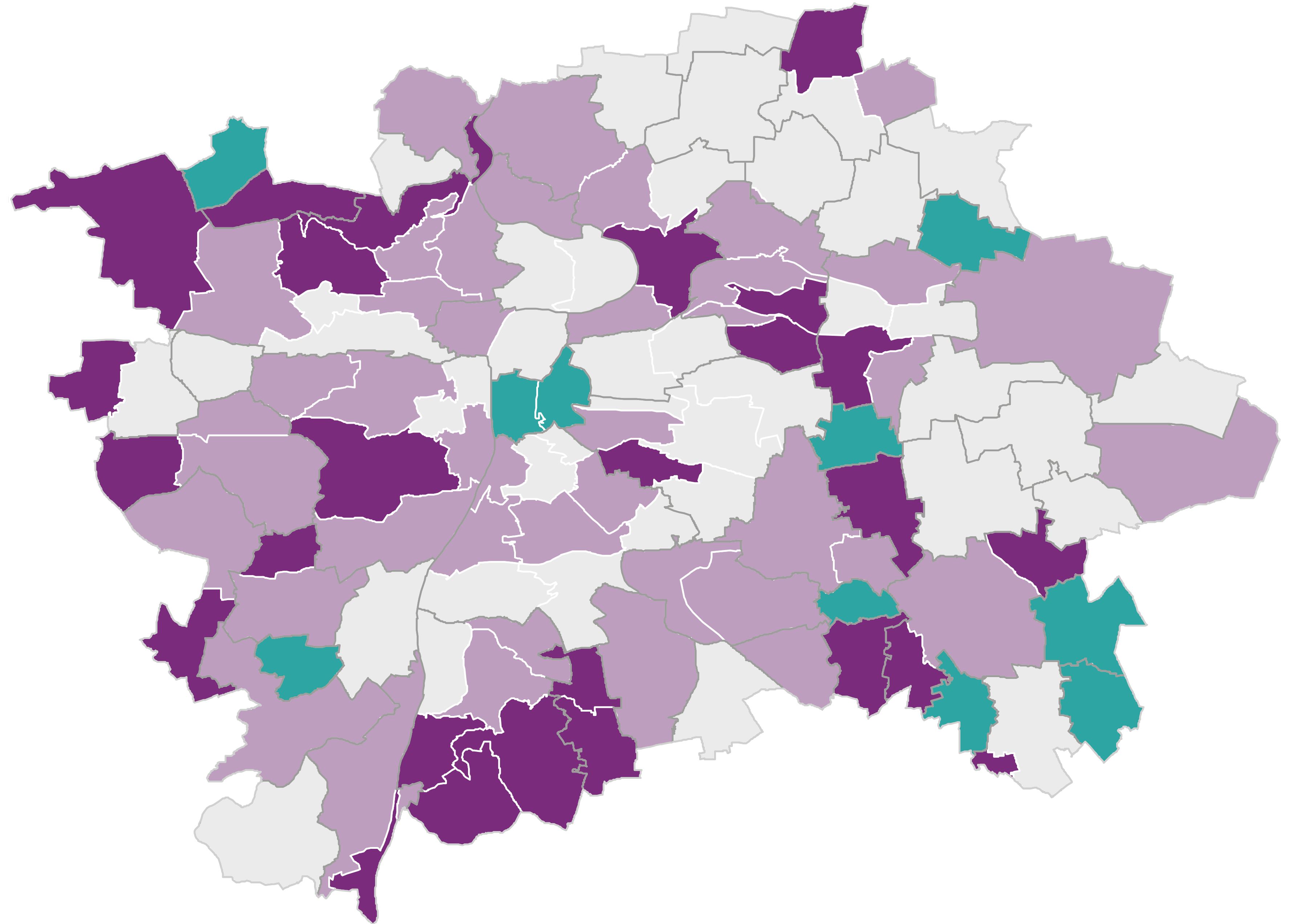
whole city

/

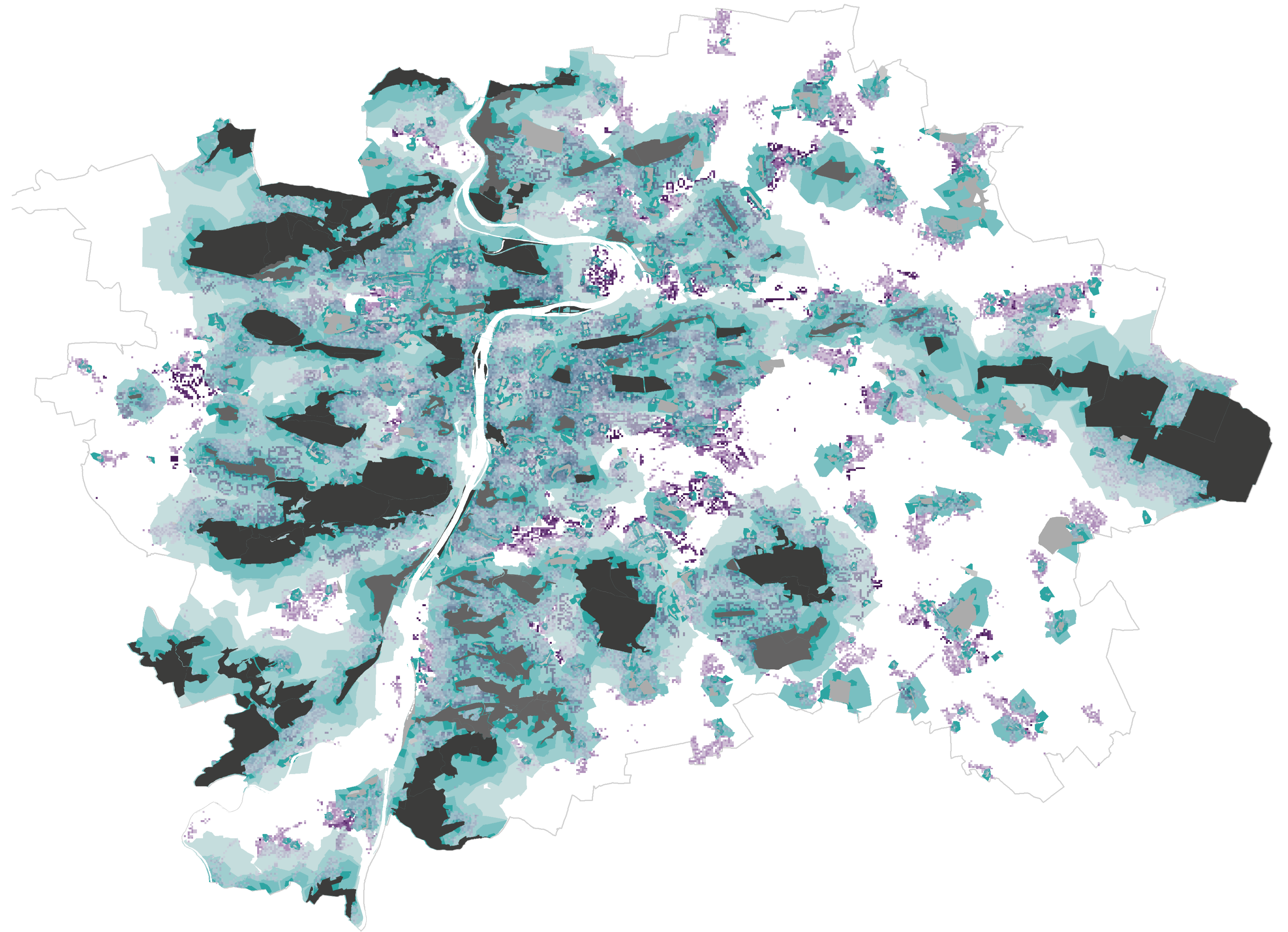
municipal districts

/

balanced territorial  
units

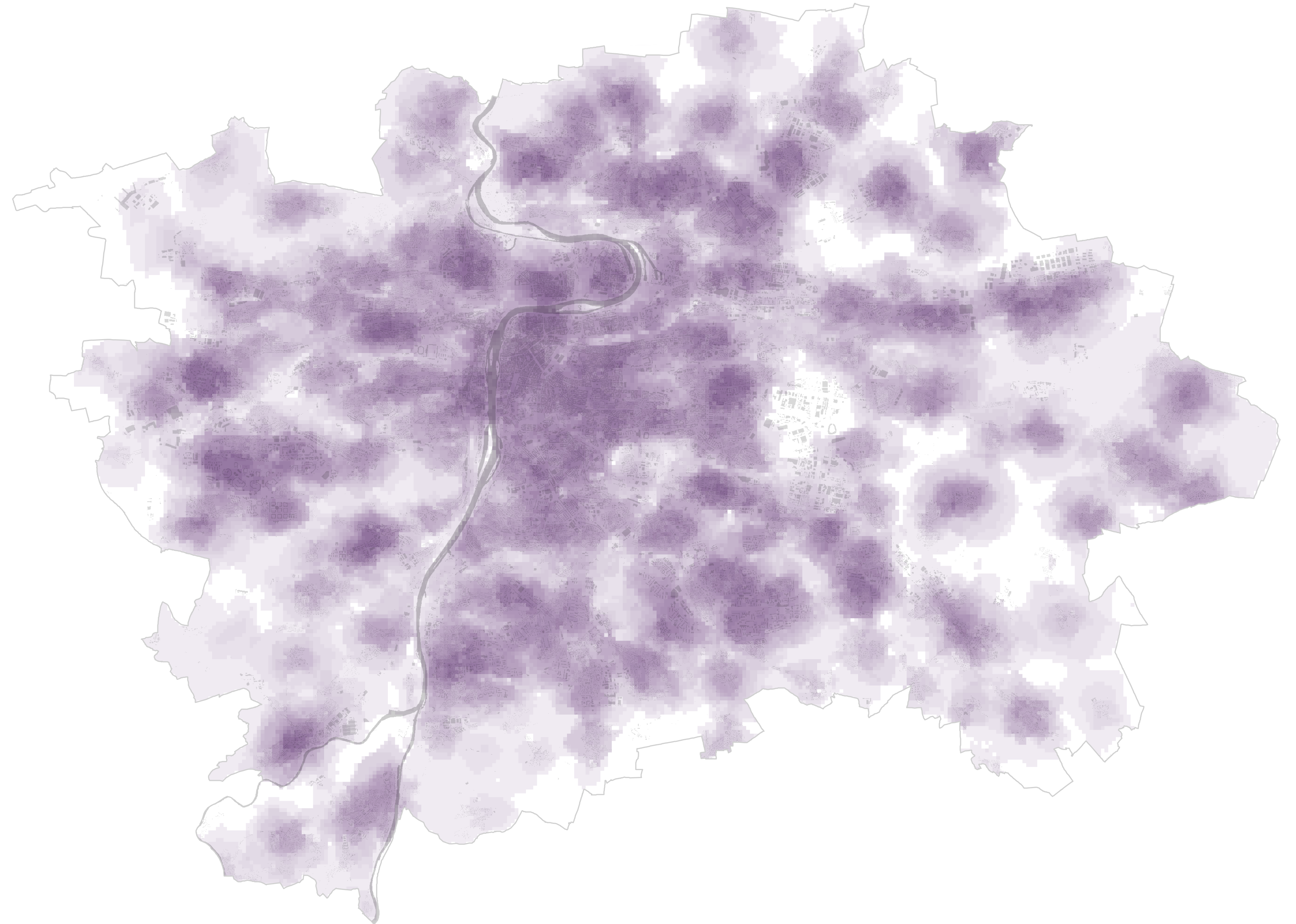


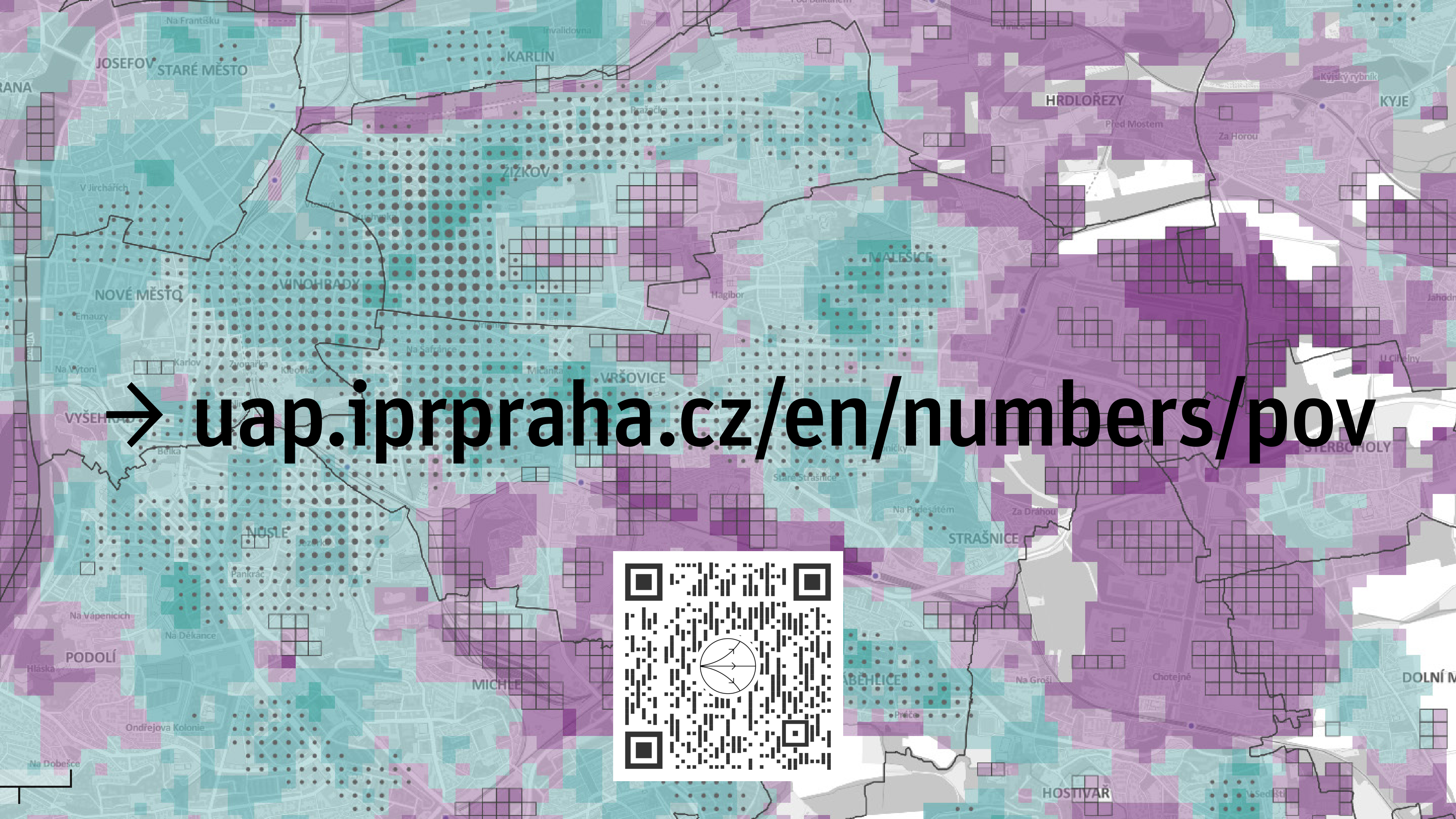
inhabitants living  
outside the accessibility  
area



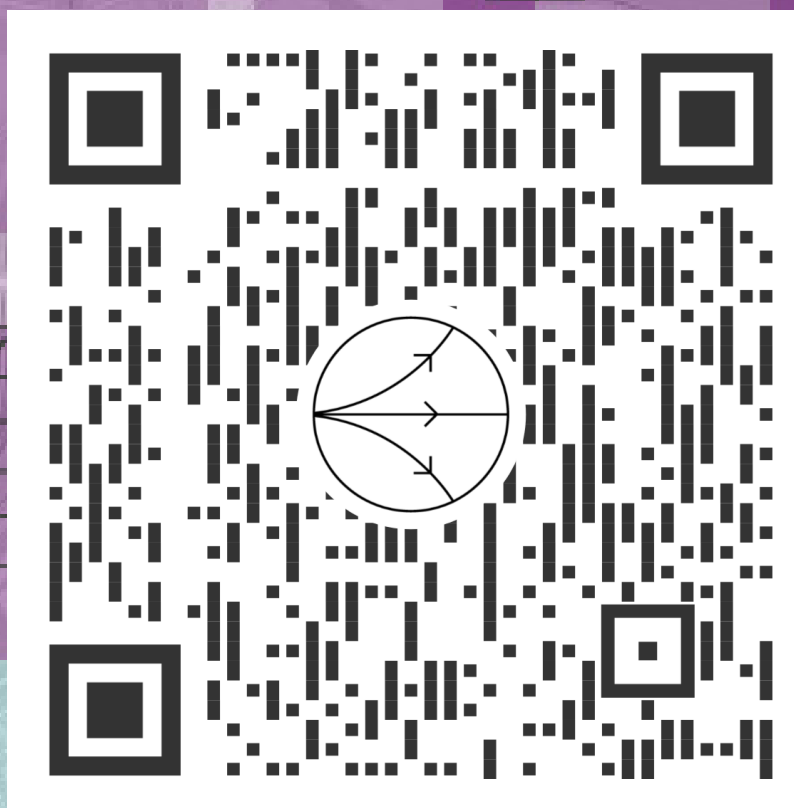
syntetic approach

- 1) residential density
- 2) accessibility and diversity of amenities
- 3) street network





→ [uap.iprpraha.cz/en/numbers/pov](http://uap.iprpraha.cz/en/numbers/pov)



**1,68 mil.**

**4,1 %**

**14,6 times**

**73**



**1,68 mil. inhabitants in 2050**

**4,1 % — public housing share of total housing stock**

**14,6 times gross annual salary to afford an average apartment in new development**

**73 gated communities in Prague**





**Thank you for your attention**

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