

Prague ´s new residential properties purchased mainly by people from outside of Prague

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An analysis of 750 sales contracts of clients, who purchased new flats from the company EKOSPOL between 2007-2010, shows that by far the largest proportion of new home buyers in Prague come from outside of the capital. In all projects, without exception, the buyers have permanent addresses predominantly outside the capital. Their share oscillates around 40 % in the long-term. The highest proportion are buyers with university education, over 40 % of them are aged 30-36 years. The highest proportion are couples, matrimonial community property is the most frequent. In terms of gender, men are slightly more active buyers in the long term. A whole third of all clients is thus made up of people with their permanent address in the Central Bohemia region, ie. in the region surrounding the capital from all sides. In the second position are Slovaks with roughly 15 %. In terms of taking out mortgages, the role of own funds has increased. While in the years 2007 and 2008 the average mortgage reached 85 % of the buying price, this proportion is 70 % today.

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