

5. Prices

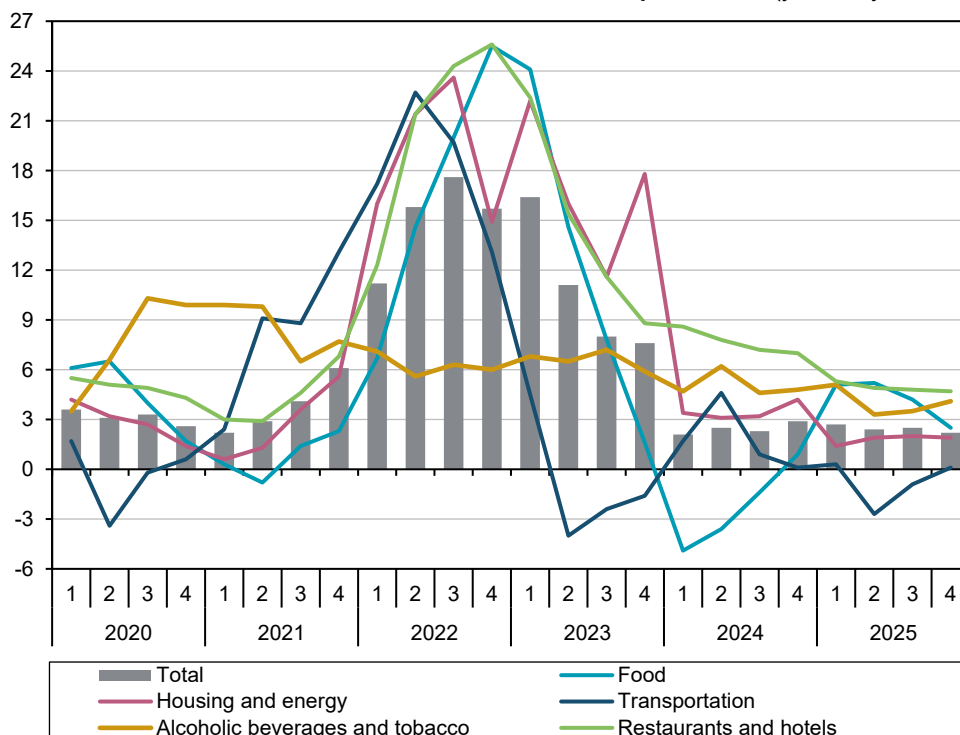
The price level increased by 3.4% in 2025.

The total increase of the price level, as measured by the GDP deflator, was 3.4% in 2025. The price level was higher for consumption (3.2%, in that household consumption prices increased by 2.9%) and expenditure on gross capital formation (3.1%). The terms of trade in international trade with goods and services were positive (100.7%). The total year-on-year growth of the price level strengthened to 3.9% in Q4 last year. This was mainly influenced by the development of the price level of capital expenditure (5.4%), especially the valuation of inventories. The price level of expenditure on fixed capital formation rose only slightly (2.1%). Consumer prices were 3.2% higher, year-on-year, of which prices for households increased by 2.5%. Year-on-year terms of international trade reached 100.9%. Quarter-on-quarter, the total price level increased by 1.0% in Q4. The increase strengthened, and this was due not only to stronger growth of consumption prices (0.8%), but also to positive quarter-on-quarter terms of international trade (100.5%). Quarter-on-quarter growth of gross capital expenditure prices weakened to 0.5%.

Year-on-year growth of consumer prices did not differ much from 2024.

In total, consumer prices increased by 2.5% in 2025. The increase went up only slightly compared to the previous year (2.4%). The prices of food and non-alcoholic beverages contributed the most to the total increase of consumer prices last year, followed by the division housing, water, energy and fuels. Above average dynamics and a significant impact on consumer price developments continued to be maintained last year by two divisions comprising services – food service and accommodation and recreation and culture. Only developments of clothing and footwear and transportation were in the direction of the consumer price drops last year.

Chart 11 Prices in the selected divisions of the consumer price index (year-on-year in %)



Source: CZSO

Year-on-year growth of consumer prices slowed down at the end of the year.

The year-on-year dynamics of the consumer price index weakened towards the end of 2025, and prices were thus higher by 2.2% in Q4. The slowdown was mainly due to a drop of food and non-alcoholic beverage prices. The position of the division with the strongest contribution to the total year-on-year growth of consumer prices was thus

again taken over by housing and energy in Q4. Alcoholic beverages and tobacco, recreation and culture, and food and accommodation also contributed significantly to the year-on-year growth of consumer prices in Q4. On a quarter-on-quarter basis, consumer prices decreased by 0.2% in Q4 2025 (the first decline since Q4 2023), mainly due to developments of food and non-alcoholic beverages, recreation and culture and transportation prices.

Food prices contributed the most to the increase of the price level.

Prices of food and non-alcoholic beverages rose significantly, year-on-year, for most of last year (over 5% in H1, 4.2% in Q3) and increased by total 4.2%. In 2025, the prices of milk, cheese and eggs (8.2%), sugar, confectionery and related products (6.4%) and non-alcoholic beverages (6.2%) increased the most. There was also a significant increase of the prices of oils and fats (5.6%), fruit (5.3%) and meat (4.3%). Prices of bread and cereals maintained a moderate growth rate throughout the year and increased by total 2.2%. Only vegetable prices fell (-2.2%). The Q4 itself brought a significant slowdown of year-on-year growth of food and non-alcoholic beverages prices to 2.5%, which also corresponded to a quarter-on-quarter decline of 0.7%. The slowdown was mainly due to a year-on-year fall of prices of oils and fats by 10.6% and also a decrease of fruit prices by 4.9%. In the rest of the division, price dynamics remained broadly stable. Strong year-on-year growth was maintained mainly by the prices of sugar and confectionery products (6.0%), milk, cheese and eggs and meat (both 5.3%) and non-alcoholic beverages (5.1%). Prices of alcoholic beverages and tobacco also contributed significantly to consumer price growth last year, although their increase of 4.0% was the lowest since 2019. Alcohol and tobacco prices increased by 4.1%, year-on-year, and by 0.6%, quarter-on-quarter, in Q4 alone.

Housing and energy prices maintained a stable role in consumer prices development.

Housing and energy prices rose by 1.8% last year, which was the lowest increase since 2017. However, given the weight of this consumer basket division, housing and energy still contributed significantly to the total consumer price growth despite the slowdown. The reduction of housing and energy prices was driven solely by the prices of electricity, heat, gas and other fuels, which were lower by 3.4% last year. On the contrary, rentals for housing (6.1%) as well as imputed rentals¹ (4.4%) grew significantly, and other housing-related services (3.9%) and routine maintenance and minor repairs of dwellings (3.4%) continued to have considerable price dynamics. Housing and energy prices increased by 1.9%, year-on-year, in Q4 alone and by 0.5%, quarter-on-quarter. The prices of rentals for housing (6.1%) and imputed rentals (4.8%) increased the most, year-on-year. Prices of other housing-related services (3.9%) and routine maintenance and minor repairs (3.4%) maintained a significant pace. Prices of electricity, heat, gas and other fuels were the only ones to fall, year-on-year (-3.9%).

Prices of services increased significantly last year.

A characteristic feature of price growth in 2025 was the ongoing strong dynamics of services prices. This was reflected in particular in the development of the food and accommodation division, where prices increased by 4.9% last year. Prices of accommodation services (7.4%) rose more significantly than prices of food service (4.6%). Stable strong year-on-year price dynamics was maintained throughout the year in this division, and prices of food and accommodation increased by 4.7%, year-on-year, in Q4 and by 0.9%, quarter-on-quarter. Prices of recreation and culture also increased at an above-average pace, rising by 3.7% for the whole of 2025. The increase was mainly driven by prices of recreational and cultural services (5.8%) and package holidays (4.3%). Prices of newspapers, books and stationery also rose strongly (3.9%). The year-on-year increase of prices of recreation and culture weakened to 3.8% in Q4 alone, reflecting the usual seasonal quarter-on-quarter decrease of prices (-3.7%,

¹ Imputed rent expresses the cost of owner living. Apart from prices of housing themselves, it also contains the cost of construction and renovation and further fees. For more see: <https://csu.gov.cz/metodicka-poznamka-k-indexu-spotrebitelskych-cen-imputovane-najemne>.



mainly package holidays). Prices of other goods and services increased by 3.2% last year². Prices of education increased significantly (8.7%) last year – an exceptionally strong quarter-on-quarter increase of 6.9% at the end of 2024 was still visible. The high comparative basis was also evident in the weakening of the year-on-year growth rate of education prices to 4.1% in Q4 2025. The quarter-on-quarter increase reached 2.3%. Prices in the area of health were 3.4% higher last year and increased by 3.1%, year-on-year, in Q4 alone.

A slight increase was recorded for the prices of home furnishings last year.

Within the consumer basket, prices of home furnishings, household equipment and repairs rose only slightly last year (1.4%). Household textiles recorded a relatively high price increase (6.8%) and furniture, furnishings and floor coverings also increased in price (2.6%). However, prices in the rest of the division rather stagnated or decreased in the case of goods and services for routine household maintenance (-1.7%). The division maintained a stable growth rate throughout the year, and the year-on-year increase of prices of furnishings, equipment and repairs reached 1.3% in Q4 alone. Quarter-on-quarter, prices increased by 0.1% here. Prices of post offices and telecommunications increased by 0.4% last year, were higher by 0.5%, year-on-year, in Q4 alone and remained unchanged, quarter-on-quarter.

A decline was recorded last year for the prices of clothing and footwear and transportation.

Prices fell in only two divisions, last year. The first was clothing and footwear (-1.9%), where the year-on-year decline was maintained throughout the year. The year-on-year decrease of prices reached 2.0% in Q4, but there was a significant increase of 1.2%, quarter-on-quarter. The second division, where total prices decreased was transportation (-0.8%), which was mainly affected by a reduced cost of the operation of personal transport vehicles (-2.5%), especially a decrease of fuel prices (-6.8%). Purchase prices of motor vehicles, motorcycles and bicycles were only slightly higher last year (0.6%). Only the costs of transportation services increased more significantly (3.2%) within the development of transportation prices. Depending on the development of fuel prices, transportation prices occasionally went from falling to year-on-year stagnation during the year, which was also the case in Q4 (growth by 0.1%, year-on-year, -0.1%, quarter-on-quarter). Prices of operation of personal transport equipment decreased by 0.9%, year-on-year, in Q4. The year-on-year increase weakened to 1.4% for transportation services and the purchase prices of motor vehicles, motorcycles and bicycles were higher by 1.2%.

Consumer prices increased by 2.5% in the EU in 2025.

The Harmonised Index of Consumer Prices (HICP)³ in the European Union increased by 2.5% in 2025. The pace slowed slightly compared to the previous year (2.6%) and the structure of price growth also changed. The increase of food and non-alcoholic beverages prices (3.3%) and housing and energy prices (2.8%) strengthened in the EU. On the contrary, the prices of alcohol and tobacco (4.4%), accommodation and food service (4.0%), recreation and culture (1.9%) increased more moderately, and the growth of prices of clothing and footwear (0.4%) almost ceased. In 2025, only telecommunications prices fell in the EU (-1.5%). Consumer prices rose in all EU countries last year. Price increases in Cyprus (0.8%) and France (0.9%) fell below 1%. By contrast, HICP grew the most by a significant margin in Romania (6.8%), followed by Estonia (4.8%), Croatia and Hungary (both 4.4%). In Czechia, HICP growth moderated to 2.3%. In Q4 alone, the HICP grew by 2.4% in the EU, year-on-year, and by 0.3%, quarter-on-quarter. The slight slowdown of the year-on-year pace of the HICP was mainly due to the development of food and non-alcoholic beverages prices (a moderation of the increase to 2.9%). Prices of accommodation and food service and other services continued to rise strongly. Only telecommunications prices decreased,

² Contains services of personal care and personal needs and accessories, social care, insurance and further financial services etc.

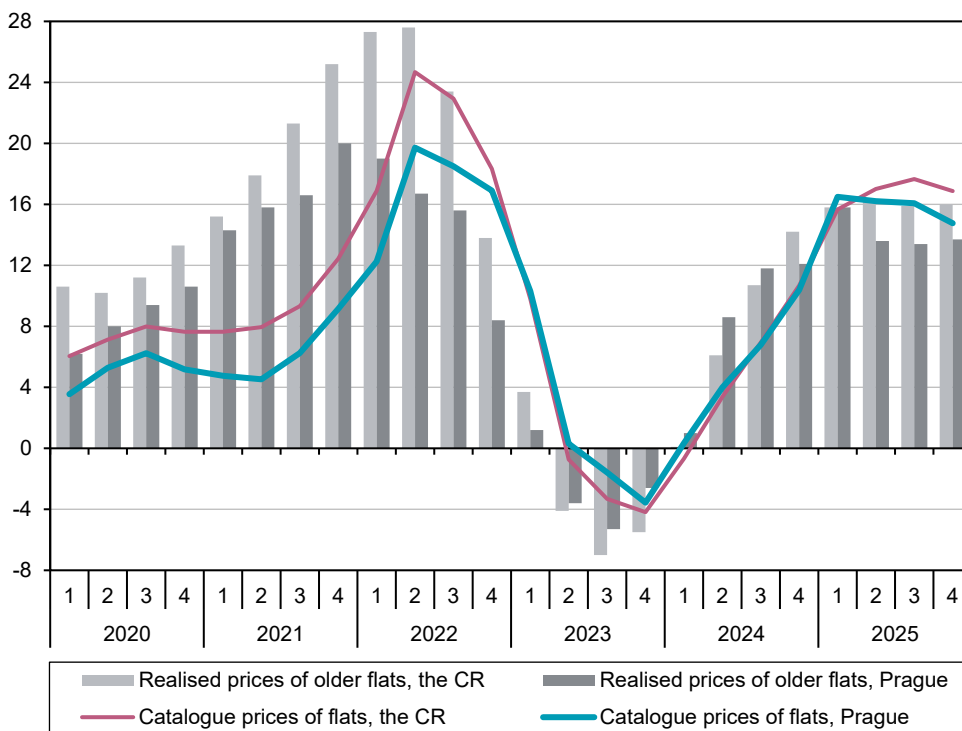
³ Contrary to the consumer price index, which the CZSO compiles for the Czech economy, HICP does not contain imputed rent, which is the main reason for the difference between the HICP and Consumer price index.

year-on-year (-0.6%). Prices were raised the most, year-on-year, in Romania (8.6%), Estonia (4.4%) and Croatia (4.0%) in Q4. Prices in Cyprus (0.1%) practically stagnated, and prices in France (0.8%) and Italy (1.2%) increased only slightly, year-on-year.

Year-on-year growth of catalogue prices of dwellings peaked in H2.

Catalogue prices of dwellings in the Czech Republic increased by 16.8%, year-on-year, in 2025. Compared to the previous year, there was a sharp acceleration of price dynamics, both regarding the prices of dwellings in Prague (15.8%) and outside Prague (17.9%). The acceleration of the year-on-year growth rate of catalogue prices of dwellings in the Czech Republic peaked in H2, and the increase slowed slightly to 16.9% in Q4. The quarter-on-quarter increase was also milder (2.4%). The slowdown of the year-on-year pace was mainly due to the catalogue prices of dwellings in Prague (14.8% in Q4, 16.1% in Q3), while the price increase for dwellings outside Prague fell from 19.5% in Q3 to 19.2% in Q4. The year-on-year and quarter-on-quarter dynamics of realized prices of older dwellings in the Czech Republic have been stable for several quarters. In Q4 2025, they increased by 16.0%, year-on-year, with a quarter-on-quarter increase of 3.7%. Realized prices of older dwellings increased by 13.7%, year-on-year, in Prague alone and by 16.6% outside Prague. Prices of new dwellings, which are only available for Prague, showed a noticeable growth slowdown in Q4 2025 – prices increased by 13.3%, year-on-year, and by 0.9%, quarter-on-quarter, which was the lowest since Q3 2024.

Chart 12 Real estate prices (year-on-year change, in %)



Source: CZSO

Industrial producer prices fell in total last year.

In total, industrial producer prices fell by 0.8% in 2025, the first decrease since 2016. Only prices of water supply and related services were higher, year-on-year (4.1%). Mining and quarrying prices fell the most (-3.8%). Among these, the prices of coal and lignite mining fell by 9.6% and crude oil and natural gas by 15.5%. On the contrary, prices of other mining, especially construction materials, rose (5.8%). Prices for electricity, gas, steam and air-conditioning were 2.9% lower in 2025. The year-on-year development of prices of products and services in manufacturing was around the stagnation threshold for most of the year, and total prices in this division fell by 0.2% last year. Prices of chemicals and chemical products (-5.6%), basic metals (-2.6%),

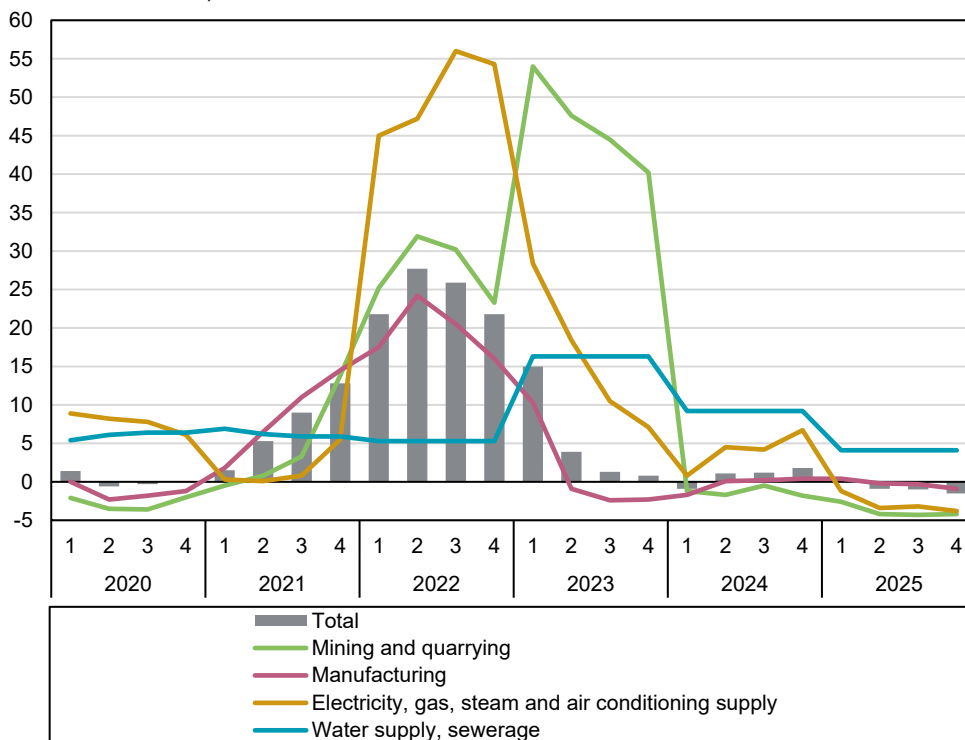


electrical equipment (-1.3%), metalworking products (-0.5%) or motor vehicles (-0.2%) were lower last year. In contrast, prices of wood and wooden products (4.8%), clothing (4.4%), repairs, maintenance and installation of machinery and equipment (4.1%), other transport equipment (3.9%) and basic pharmaceutical products and preparations (3.1%) increased significantly.

The year-on-year decrease of industrial producer prices deepened during the year.

In the course of the year, the drop of industrial producer prices gradually deepened down to -1.5% in Q4. Industrial producer prices decreased by 0.2%, quarter-on-quarter. Mining and quarrying prices maintained a similar year-on-year decline as in the previous quarter (-4.2%) and fell by 0.4%, quarter-on-quarter. The development within the division did not differ from the rest of the year. The prices of coal and lignite mining (-10.0%) and crude oil and gas (-15.0%) decreased the most, year-on-year. On the contrary, prices of other mining rose (5.2%). The year-on-year fall of electricity, gas, steam and air-conditioning prices deepened to -3.8% in Q4 and prices were 1.2% higher, quarter-on-quarter. The year-on-year decrease of prices of manufacturing products and services deepened to -0.9% in Q4 and prices fell by 0.6%, quarter-on-quarter. Especially prices of chemicals and chemical products slumped, year-on-year (-8.1%), while the decline deepened for paper and paper products (-3.7%), and prices of basic metals (-2.7%), motor vehicles (-2.0%), electrical equipment (-2.0%) and metalworking products (-0.9%) were also lower. At the end of the year, prices of computers, electronic and optical appliances and equipment (-1.7%) and rubber and plastic products (-1.3%) fell, year-on-year. On the contrary, the year-on-year increase of prices of wood and wood products accelerated significantly (7.5%), while prices of other transport equipment (4.2%), repairs, maintenance and installation of machinery and equipment (3.9%), clothing (3.6%), furniture (3.2%) and basic pharmaceutical products and preparations (3.1%) were also higher.

Chart 13 Prices of main groups of industrial producers (year-on-year change, in %, based on CPA classification)



Source: CZSO

<p>Industrial producer prices in the EU rose slightly last year.</p>	<p>Total industrial producer prices in the EU⁴ increased by 0.5% in 2025. Prices of electricity, gas, steam and air conditioning (0.8%), mining and quarrying (0.5%) and manufacturing products and services (0.3%) were slightly higher. Industrial producer prices increased the most in Bulgaria (13.2%), Denmark (3.6%) and Romania (3.1%) last year. By contrast, the most significant decreases were recorded in Luxembourg (-4.2%), Portugal (-2.5%) and Lithuania (-2.1%). Under the influence of the sharp quarter-on-quarter decline of prices that occurred in Q2, a slowdown of year-on-year industrial producer price growth to -1.0% in Q4 (with a quarter-on-quarter increase of 0.2%) was evident in the course of 2025. Prices of electricity, gas, steam and air-conditioning (-5.2%), which had a key impact on the above-described dynamics, and mining and quarrying prices (-2.7%), declined, year-on-year. The year-on-year price growth was moderate (0.4%) in manufacturing. Industrial producer prices increased the most in Q4, year-on-year, in Bulgaria (13.6%), Romania (6.7%) and Sweden (3.0%). By contrast, Luxembourg (-5.9%), Ireland (-4.0%) and Portugal (-3.3%) saw the most price falls.</p>
<p>Prices of construction works increased by 3.0% last year.</p>	<p>According to estimates, the prices of construction works were on average 3.0% higher for the whole 2025 compared to 2024. This meant a boost of growth (prices rose by 2.0% in 2024). Prices of materials and products consumed in construction increased on average by 1.0% for the whole of 2025 (they were lower by 0.5% in 2024). The year-on-year growth rate of construction prices was stable throughout 2025, and prices increased by 3.1%, year-on-year, in Q4 alone and were 0.7% higher, quarter-on-quarter. Prices of materials and products consumed in construction increased by 1.2%, year-on-year and by 0.3%, quarter-on-quarter in Q4.</p>
<p>The growth of prices of market services was significantly influenced by the prices of advertising services and market research.</p>	<p>Prices of market services increased by 4.1% in 2024. Prices of advertising services and market research increased the most (13.9%), followed by security and investigation activities (11.7%) and employment services (9.2%). Prices of warehousing and support activities for transportation (6.1%), publishing services (5.1%), insurance, reinsurance and pension financing (4.5%), postal and courier services (4.3%), real estate services (3.9%) and computer programming and related consulting services (3.7%) also increased significantly. Only the administrative, office support and other business support activities recorded a 0.5% decrease of prices. In Q4 alone, year-on-year growth of prices of market services slowed slightly to 4.2%. Prices increased by 1.4%, quarter-on-quarter. The prices of programming and broadcasting (15.2%), advertising services and market research (16.7%), security and investigation activities (12.0%) and employment activities (8.9%) grew the most, year-on-year, in the last quarter of 2025. Prices of warehousing and support activities for transportation (6.2%), publishing services (6.2%), motion picture, video and television programme production (5.1%) or insurance, reinsurance and pension financing (5.0%) were also higher. Prices of water transport (-0.4%), rental and operating leasing services (-0.3%), land and pipeline transport (-0.2%) and administrative, office support and other business support activities (-0.1%) decreased, year-on-year.</p>
<p>Last year, the prices of livestock production rose sharply.</p>	<p>Total agricultural production prices (including fish) increased by 7.9% in 2025. The growth was driven mainly by developments in animal production, but crop production prices were also higher last year, specifically by 3.0%. Prices of weight-important cereals (5.2%), mainly wheat (6.9%), maize (10.3%) and other cereals (especially triticale, 4.9%) were higher. On the contrary, barley prices stagnated (0.3%) and prices of rye (-4.3%) and oats (-10.1%) fell. A strong increase was recorded for industrial crops (7.4%, driven mainly by growth of prices of oilseeds by 13.2% and hops by 10.0%, prices of sugar beet fell by 16.8%) and grapes (12.4%). Prices of fodder crops (3.1%)</p>

⁴ Without prices of water distribution and services associated with wastewaters.



and fruit (3.8%) were also higher last year. On the contrary, a strong decrease was recorded for the prices of potatoes (-20.1%) and further vegetables and horticultural products (-3.4%). Livestock production reported a sharp price hike last year (14.7%). Except for pig prices (-9.8%), prices rose across this total segment of agricultural production. Prices of cattle increased sharply (32.0%) and poultry prices increased (8.0%). Considerable increase of the prices of eggs (36.0%) and milk (16.8%) then had significant consequences for final consumers.

Prices of crop production decreased, year-on-year, in Q4.

The current episode of year-on-year growth of agricultural producer prices began as early as the end of 2024 and this high comparison basis was one of the reasons for the significant slowdown of year-on-year price growth to 0.9% in Q4 2025. Crop production prices fell by 5.9%, year-on-year, in Q4. Cereal prices were lower by 7.0%, year-on-year (wheat -7.9%, barley -3.5%, maize -10.1%). Fruit fell by 19.3%, potatoes by 18.3%, industrial crops by 7.6% and feed crop prices fell by 1.9%. On the contrary, the year-on-year decrease of prices of vegetables and horticultural products halted in Q4 (prices stagnated). Year-on-year growth of livestock prices slowed to 12.7% in Q4. The dynamics of cattle prices (year-on-year growth of 39.8%) and poultry (11.9%) remained virtually unchanged, and the slowdown of egg price growth (35.4%) was only cosmetic. The year-on-year growth of milk prices decreased by approximately half (10.3%). The decline of pig prices deepened to -13.1%.

Export prices fell in 2025.

International trade prices were strongly influenced by the appreciation of the koruna against the euro and the dollar throughout 2025⁵. This had a significant anti-inflationary effect, especially in a year-on-year comparison. Export prices of goods decreased by 1.2% for total 2025. Only prices of agricultural, forestry and fishing products (5.5%) and electricity, gas, steam and air-conditioning (2.8%) increased. Deep declines were recorded in mining and quarrying (-12.0%) and water supply and sewerage and waste management and remediation activities (-9.5%). Prices of manufacturing products also decreased (-1.3%), especially coke and refined petroleum products (-15.0%), chemicals and chemical goods (-5.2%), furniture (-4.5%) and basic metals (-3.8%). Export prices also declined during the year in major export branches such as electrical equipment (-2.0% for the full year 2025), computers, electronic and optical appliances (-1.7%), machinery and equipment (-0.6%), metalworking products (-0.3%) and motor vehicles (-0.2%). A more significant increase was recorded only for the export prices of wood and wood products except furniture (6.5%).

The year-on-year decline of export prices of goods gradually deepened during the year.

In the course of 2025, the year-on-year decrease of export prices of goods gradually deepened down to -4.2% in Q4. Prices of electricity, gas, steam and air-conditioning, which gradually reached a year-on-year decline of 16.4% were the main driver of this development in Q4. A deep decline of prices of mining and quarrying (-11.1%) and water supply and sewerage and waste management activities (-10.0%) also continued. The year-on-year decrease of manufacturing product prices also deepened to 3.9% in Q4. At the end of the year, prices decreased, year-on-year, in most divisions, except for prices of wood and wooden products apart from furniture (5.8%) and beverages (0.4%). The most significant price decreases were recorded for coke and refined petroleum products (-13.5%), chemicals and chemical goods (-9.0%), paper and paper products (-7.4%) and furniture (-6.4%). The only section where prices rose were products of agriculture, forestry and fishing (2.2%). However, even here, the year-on-year increase weakened during the year. Quarter-on-quarter, export prices fell by 0.7%

⁵ Based on the CNB data, the average koruna foreign exchange per euro reached 24.693 CZK/EUR and per dollar 21.914 CZK/USD in 2025. The koruna foreign exchange attained on average 25.119 CZK/EUR and 23.202 CZK/USD in 2024. In Q4 2025, the koruna foreign exchange per euro reached an average of 24.273 CZK/EUR compared to CZK 24.498 CZK/EUR in Q3 and 25.249 CZK/EUR in Q4 2024. The koruna foreign exchange per dollar averaged 20.866 CZK/USD in Q4 2025 and 20.973 CZK/USD in Q3. In Q4 2024, it was 23.640 CZK/USD.

in Q4, which was a smaller decline compared to the previous two quarters. Export prices in mining and quarrying (-3.5%), manufacturing products (-1.0%) and water supply and sewerage and waste management activities (-2.8%) were lower. On the contrary, there was a significant quarter-on-quarter increase of the prices of electricity, gas, steam and air-conditioning (7.9%) and prices of agricultural, forestry and fishing products also increased (2.8%).

Import prices in mining and quarrying fell sharply.

The dynamics of import prices was similar to that of exports, the year-on-year decrease gradually deepened during 2025 and total prices fell by 1.6% last year. Import prices of agricultural, forestry and fishing products were higher by 6.3% and electricity, gas, steam and air-conditioning by 4.6%, however the resulting total plunge of prices resulted from the fall of import prices of mining and quarrying by 10.7% and of manufacturing products by 1.2%. The decline of import prices deepened to -5.1% in Q4. This was due to an accentuated fall of mining and quarrying prices to -23.0%, nevertheless a more noticeable decline was also recorded regarding the prices of imports of electricity, gas, steam and air-conditioning (-8.6%) and prices of manufacturing products (-3.9%). Prices of products of agriculture, forestry and fishing stagnated, year-on-year. Import prices fell by 1.1%, quarter-on-quarter, in Q4. Import prices were lower by 6.4% in mining and quarrying, quarter-on-quarter, and by 0.9%, year-on-year. On the contrary, the prices of imported electricity, gas, steam and air-conditioning increased by 11.0% and products of agriculture, forestry and fishing by 2.1%.

Terms of trade were positive in 2025.

The terms of trade of international trade with goods were positive in all quarters of 2025 and reached a total of 100.5%. In Q4 alone, year-on-year terms of trade amounted to 100.9%. The terms of trade were considerably positive in mining and quarrying products (115.4%) and products of agriculture, forestry and fishing (102.2%). The terms of trade with manufacturing products reached 100.0%. On the contrary, the terms of trade in electricity, gas, steam and air-conditioning (91.4%) moved into negative territory in Q4. Quarter-on-quarter terms of international trade with goods reached 100.4% in Q4. Terms of trade were positive in mining and quarrying (103.0%) and products of agriculture, forestry and fishing (100.6%). In contrast, quarter-on-quarter terms of trade with electricity, gas, steam and air-conditioning (97.1%) and manufacturing products (99.9%) were negative.

