



crosspoint
real estate



An International
Associate of Savills

Q1 2026

Market in Minutes

CROSSPOINT RESEARCH

INVESTMENT MARKET

€179.5 M

Total investment volume, Q1 2026

▲ 6% y-o-y

€95.5 M

Total cross-border investment

€35.9 M

Average deal size

€52 M

Largest transaction value

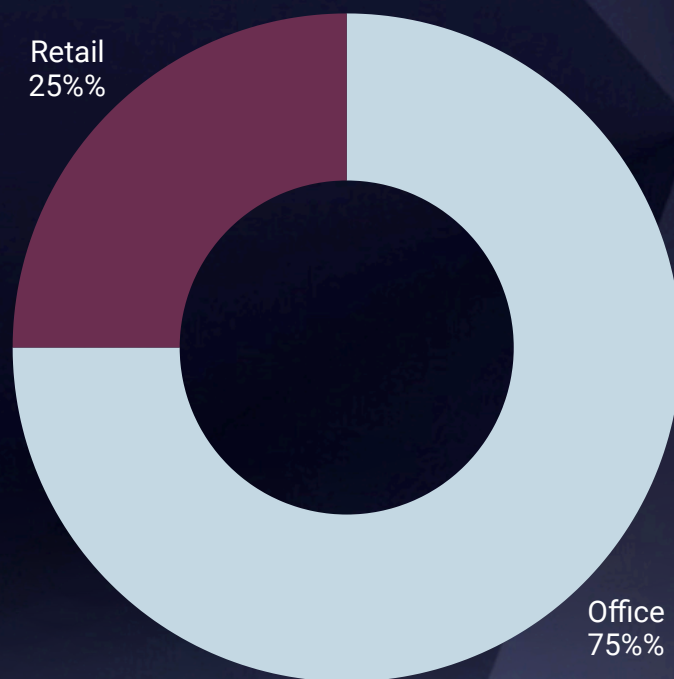
Prime Yields

Prime yields hovered at 7.5% for all asset types, reflecting improving investor sentiment and renewed capital inflows into Romanian commercial assets, driven by the ECB's continued rate-cutting cycle reducing financing costs and widening the spread appeal of Romanian prime yields relative to core CEE markets.

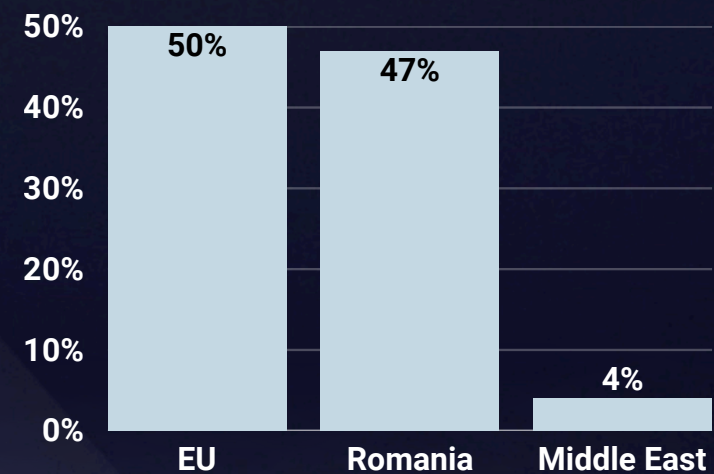
INVESTMENT BREAKDOWN



by sector



by purchaser source of capital



Office transactions represented the bulk of investment activity in Q1 2026, with recorded deals in Bucharest and Cluj-Napoca. The total volume was almost equally split between domestic and cross-border investors, underscoring the growing diversification and sophistication of the Romanian real estate investor pool.

OFFICE MARKET



GROSS TAKE-UP, Q1 2026

46,521 SQM

▲ 2% y-o-y

NET TAKE-UP, Q1 2026

37,070 SQM

▲ 25% y-o-y

Overview

2026 opened with office leasing activity in line with the same quarter last year, alongside stable rents and vacancy. Demand was concentrated in the CBD (33%), Centre-West (24%) and Dimitrie Pompeiu (17%). Energy & Industrial (28%), Tech (26%) and Finance (19%) were the most active sectors, broadly mirroring last year.

TOTAL STOCK

3.4M SQM

PRIME RENT

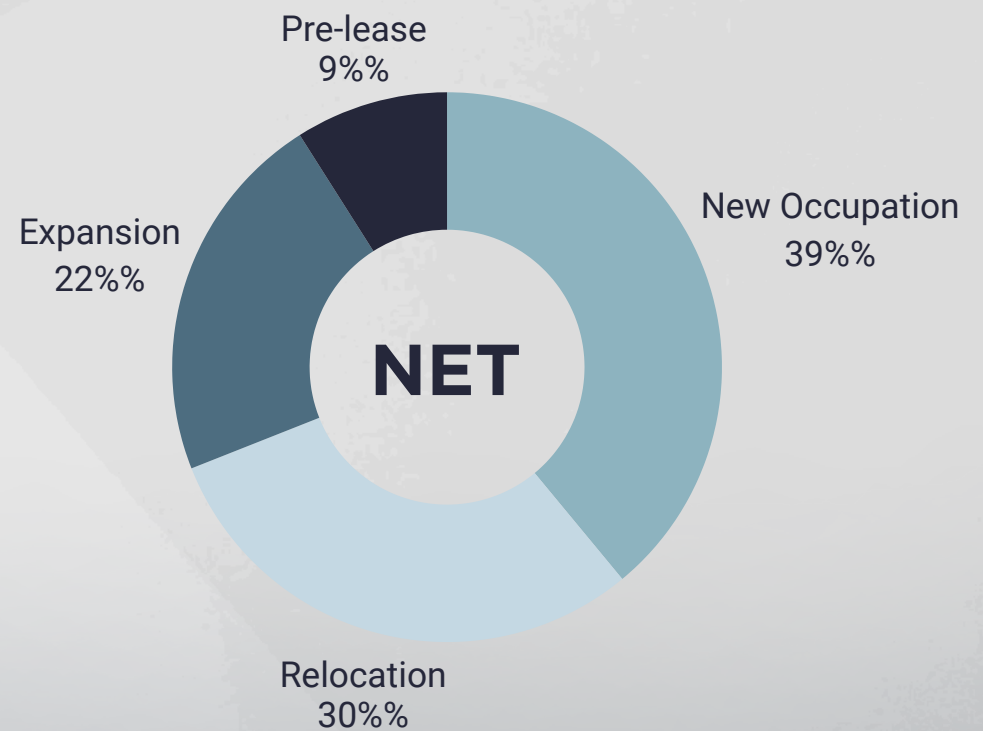
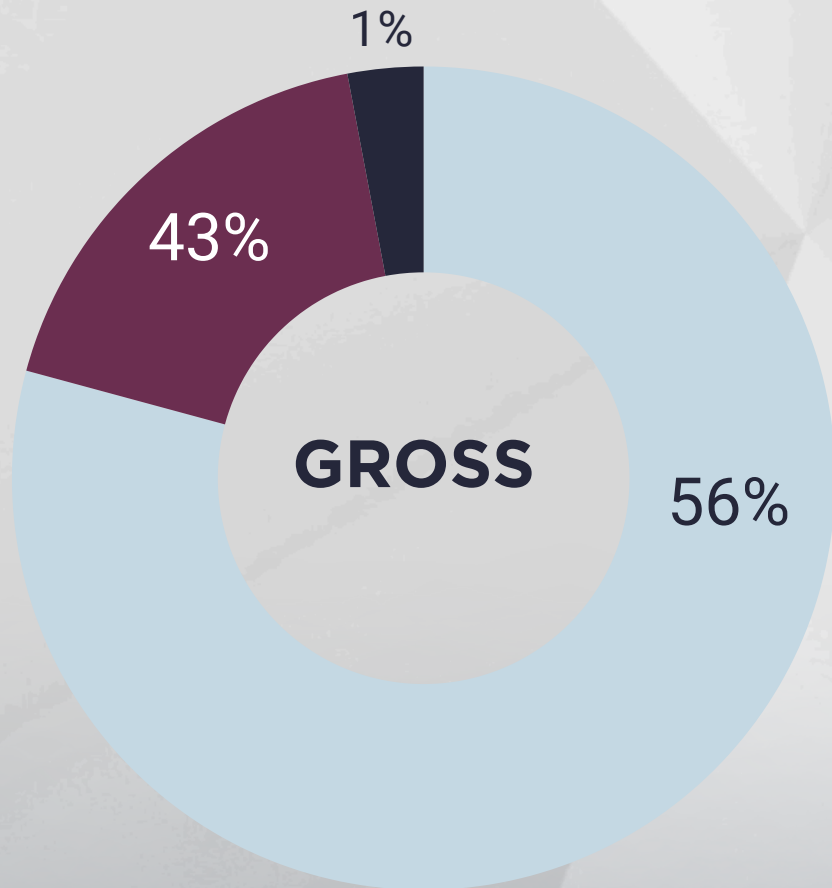
22€/SQM

VACANCY RATE

10.3%

OFFICE

TAKE-UP BREAKDOWN



■ New Lease ■ Renewal/Renegotiation ■ Sub-lease

Source: Crosspoint research based on market information

INDUSTRIAL MARKET



New deliveries

102,000 SQM

▼ **25 %** y-o-y

Total leases

120,255 SQM

▼ **10 %** y-o-y

Overview

The Romanian industrial market recorded a slower start to 2026, though fundamentals remain solid with tight vacancy and stable prime rents. Demand continues to be anchored in Bucharest and the Western corridors, with a notable shift towards production occupiers underscoring Romania's growing appeal as a manufacturing destination.

Total stock

7.8M SQM

Vacancy rate

5%

Prime rent

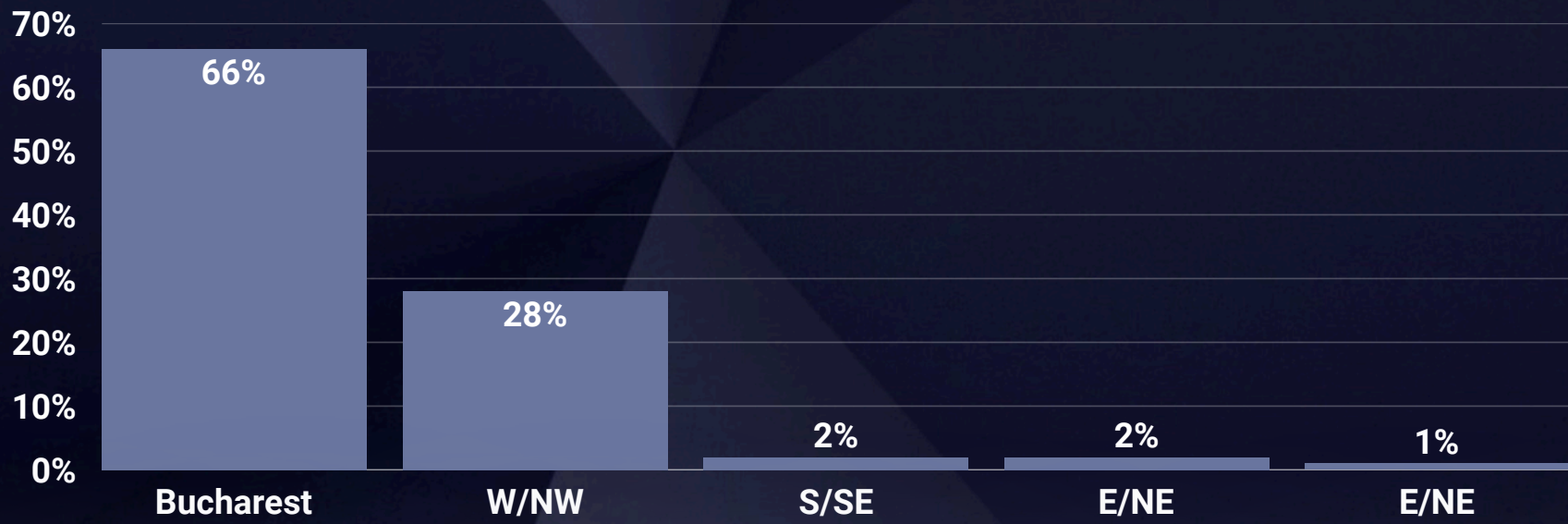
4.75€/SQM

INDUSTRIAL



DEMAND BREAKDOWN

by area



by activity



RESIDENTIAL MARKET



Apartments transactions

13,235

Bucharest & Ilfov

▼ 15.3 % y-o-y

Building permits

829

Bucharest & Ilfov

▼ 2 % y-o-y

Average price/sqm, new units

€2,540

Bucharest, March 2026

▲ 22 % y-o-y

Overview

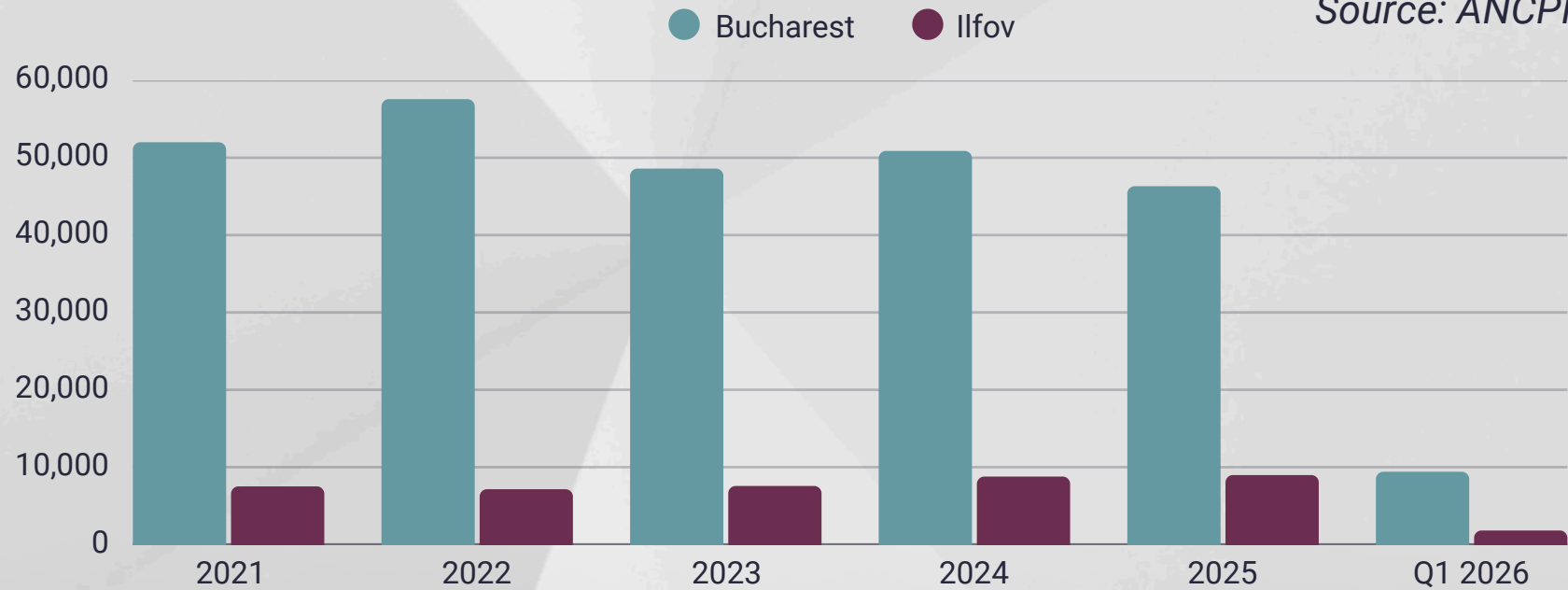
Given the current market conditions, we expect demand to remain subdued compared to 2025 for the remainder of the year, with yearly drops in sales of 10%-15%. While price increases are expected to continue in 2026, they will most likely be less abrupt than the ones recorded in 2025.

RESIDENTIAL MARKET

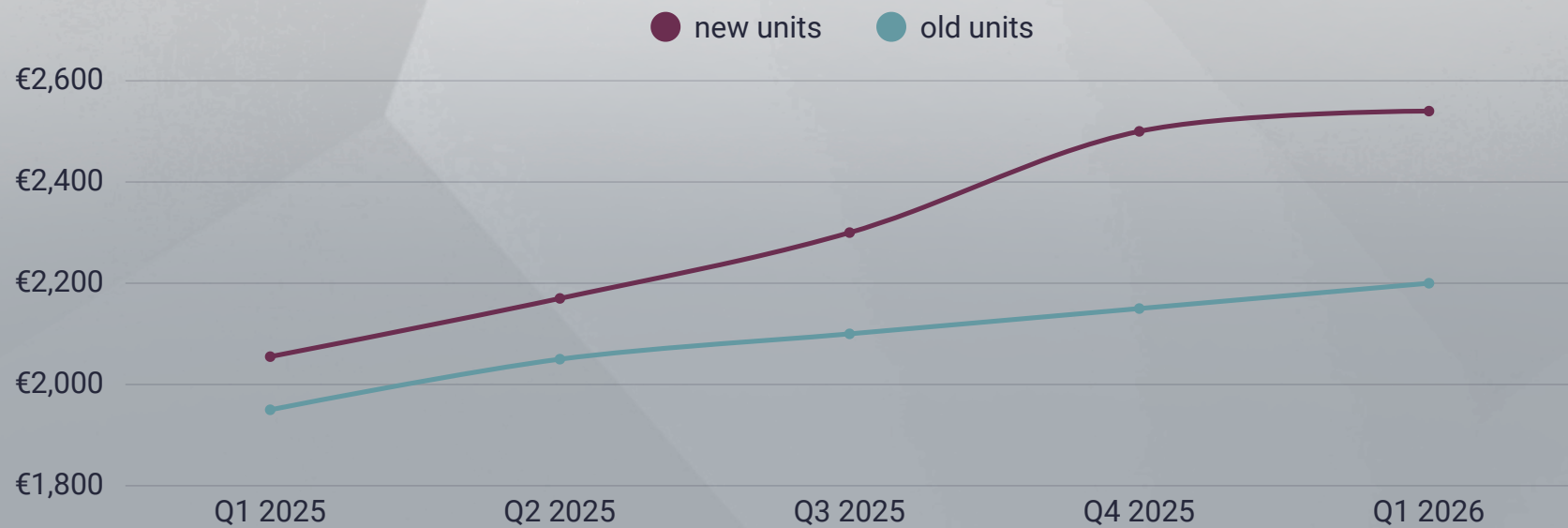


Apartment sales, Bucharest & Ilfov, 2021 - Q1 2026

Source: ANCPPI



Quarterly apartment price/sqm evolution, 2025 - Q1 2026





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