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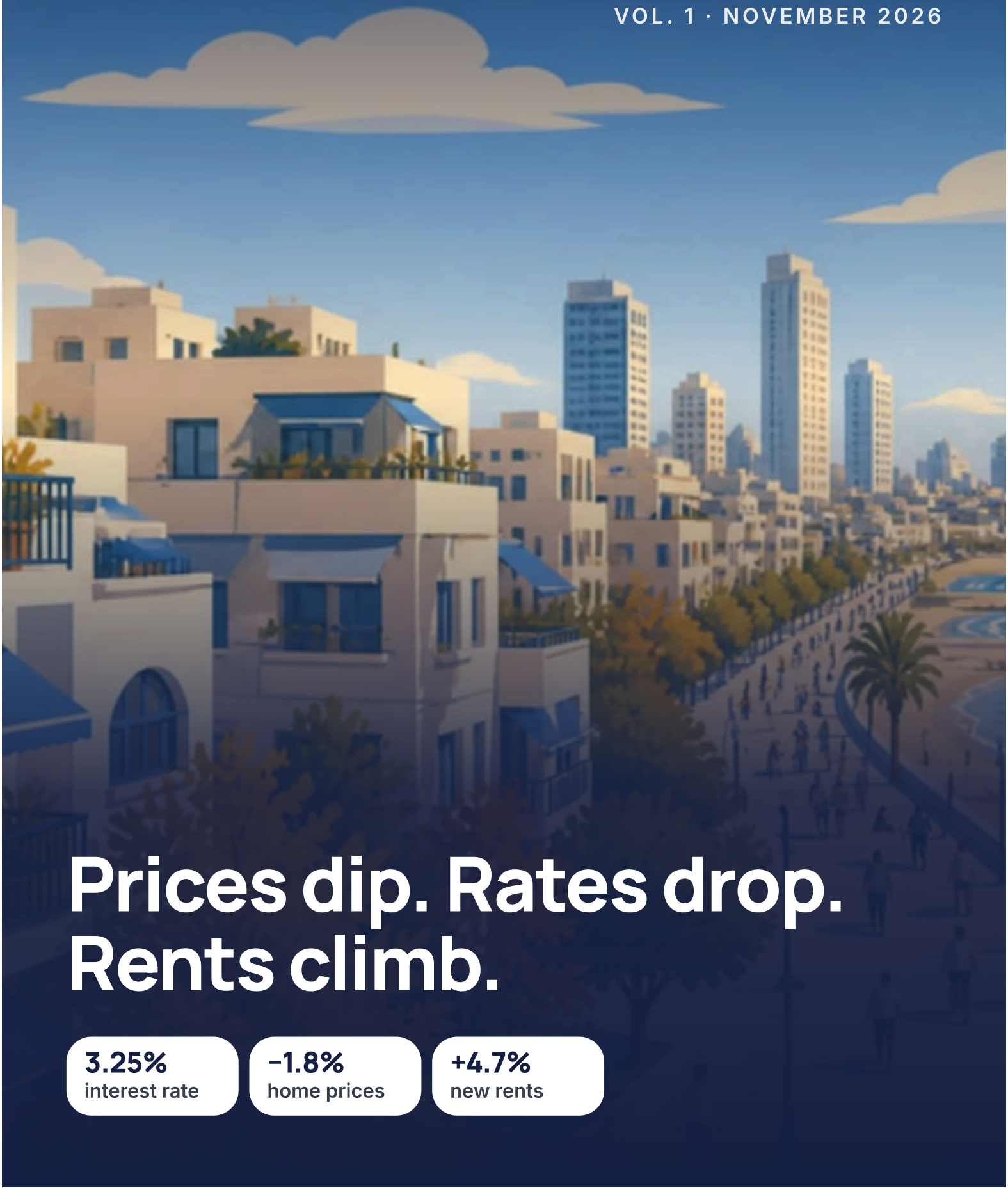

Prices dip. Rates drop. Rents climb.

3.25%
interest rate

−1.8%
home prices

+4.7%
new rents

Searching from abroad? This issue is for you.

IN THIS ISSUE

Welcome to Vesty Magazine.

Every month, the numbers that matter for buying or renting a home in Israel. In plain words.

04 Prices take a breath

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PRICES

−1.8%

Prices take a breath.

After years of climbing, Israeli homes cost a little less than a year ago.

Homes sold in July and August 2026 cost **1.8% less** than a year earlier. After years of rises, that is a pause, not a crash.

New builds held up better, at **−0.4%**. Developers still offer easy payment plans, and that keeps their prices firm.

The Central District fell most, then Haifa. Jerusalem and the North went the other way, up about **1%**.

Tel Aviv is still in a league of its own: the average home there costs **₪4.55M**.

YEAR ON YEAR, JUN–JUL 2026

AVERAGE HOME PRICE

₪2.44M
Israel

₪4.55M
Tel Aviv

₪1.24M
Beersheba

Source: Central Bureau of Statistics.

MONEY

Cheap money, strong shekel.

Borrowing hasn't been this cheap since 2022. Your currency is the catch.

The Bank of Israel held its rate at **3.25%** in October, after five cuts in a year. The prime rate, which most mortgages follow, is now **4.75%**.

If you live abroad, banks usually lend up to about **half** the price. The rest comes from your own money.

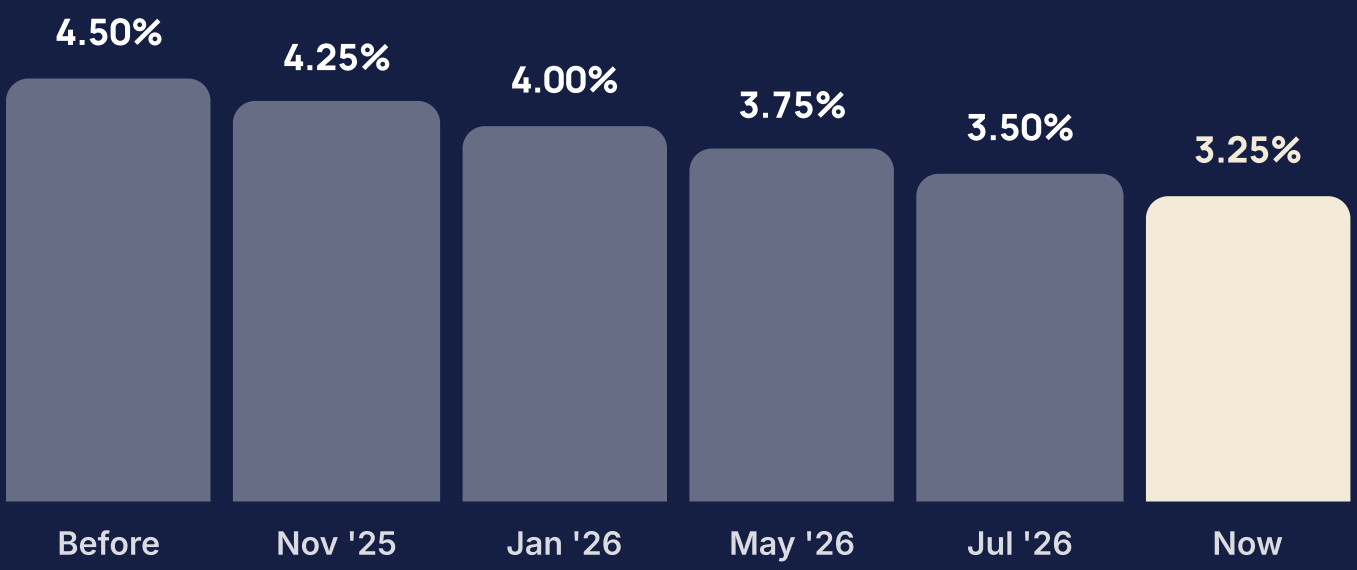
That is where the shekel bites. A ₪3.5M apartment cost about **$858,000** in late 2023 and about **$1.17M** by July 2026.

The euro lost about **15.6%** against the shekel in a year. The same home takes more of your own currency, even when its shekel price stands still.

4.75%
Prime rate

~50%
Max loan if you live abroad

THE BANK OF ISRAEL RATE



SAME APARTMENT, NEW PRICE

A ₪3.5M apartment, in dollars

~~$858,000~~
Late 2023

$1.17M
July 2026

That's about 36% more in dollars, for the same shekel price.

Source: Bank of Israel.

TAXES

Who pays what.

Same home, very different tax bills. It depends on where you live.

Become a resident within **two years** of buying and you can claim the difference back.

Olim rates apply to a sole home bought from **one year before** aliyah up to **seven years after**.

PURCHASE TAX ON A ₪2.4M HOME

₪192,000 — If you don't live in Israel
8% from the first shekel

₪15,500 — Israeli buying a first home
0% up to ₪1.98M, then 3.5–5%

₪2,100 — New immigrant (oleh)
0% up to ₪1.98M, then 0.5%

Source: Israel Tax Authority.

RENTING

The renters' squeeze.

Sale prices are easing. Rents aren't.

New tenants pay **4.7% more** than a year ago. Tenants who renew their lease pay **2.6% more**.

In Tel Aviv, 3 rooms now cost about **₪8,750 a month**.

TIP Ask for a longer lease with a **capped yearly increase**.

+4.7%
New tenants

+2.6%
Renewals

MOST EXPENSIVE

1. Tel Aviv
2. Herzliya
3. Kfar Saba

MOST AFFORDABLE

1. Beersheba
2. Haifa
3. Ashkelon

Sources: Central Bureau of Statistics, Vesty listings.

+4.7%

Moving in costs more every year.

What it means for you.

BUYING

- ✓ **Negotiate**
  Prices are lower than a year ago.
- ✓ **Check your tax rate**
  Where you live changes the bill.
- ✓ **Bring at least half in cash**
  Banks lend people abroad about half.

RENTING

- ✓ **Start early**
  Rents rise every year for new tenants.
- ✓ **Look beyond Tel Aviv**
  Beersheba, Haifa and Ashkelon cost less.
- ✓ **Cap the yearly increase**
  Agree on it before you sign.

Find your place, anywhere.

joinvesty.com →

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General information, not legal, tax or financial advice. Figures as of late October 2026.
Sources: Central Bureau of Statistics, Bank of Israel, Israel Tax Authority, Vesty listings.