

COMMUNICATION

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Construction Statistics

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Prices of dwellings of new construction in 2009

– Preliminary results –

Prices of dwellings of new construction in the Republic of Serbia in 2009 increased by 20.2% in relation to 2008.

Observing the EUR exchange rate change during this period, in 2009, prices of dwellings of new construction increased by 4.2%, in relation to the previous year. According to the prices structure, observed in EUR, the largest growth was recorded at prices of construction works, 8.7%. The prices of construction land increased insignificantly, by 0.7%, while other costs decreased by 7%.

Number of sold dwellings of new construction in the Republic of Serbia in 2009 decreased by 25.2% in relation to the number of sold dwellings in 2008.

The average area of sold dwellings of new construction in the Republic of Serbia in 2009 amounts to 54 m², while in 2008 sales of dwellings with somehow larger average areas were contracted, 56 m².

The largest average price of sold dwellings of new construction in 2009 was contracted in the city of Belgrade and amounted to 173553 RSD, what presented a growth of 22.4% in relation to the second half-year of 2008. Expressed in EUR in this period, average prices in the city of Belgrade increased by 6.1% in relation to 2008, while from the prices structure we can see that the price of construction works increased by 15.1%, price of construction land increased by 0.7%, while other costs decreased by 16.7%.

Users can have at disposal data from this area on the website of the Office www.stat.gov.rs (area Construction and data bases).

1. Prices of dwellings of new construction in 2009¹

	Average dwellings' area in m ²	Price by 1 m ² , in RSD, total	Of which:		
			price of construction land	price of construction works	other expenditures
REPUBLIC OF SERBIA	54	127260	30963	78234	18062
Central Serbia	55	137987	34484	86038	17465
The City of Belgrade	61	173553	46665	105863	21025
Arandjelovac	43	61760	15405	42375	3980
Valjevo- town	56	72556	8873	52279	11403
Vranje-town	77	56268	10736	32766	12766
Zajecar –town	42	59058	5904	41347	11807
Kragujevac – town	46	82294	14959	54104	13231
Kraljevo- town	48	70278	12855	48568	8855
Krusevac – town	47	60243	7592	37732	14919
Leskovac- town	54	44012	2324	40102	1586
Negotin	70	55184	1609	48046	5529

1. Prices of dwellings of new construction in 2009¹ (continued)

	Average dwellings' area in m ²	Price by 1 m ² , in RSD, total	Of which:		
			price of construction land	price of construction works	other expenditures
The City of Nis	50	74752	11803	53171	9778
Paracin	64	50267	4975	40291	5000
Pirot	51	65501	9814	49302	6385
Smederevo –town	52	56018	7502	44154	4362
Uzice –town	39	81718	16969	53925	10823
Cuprija	60	53108	7178	41287	4643
Cacak – town	51	67735	10084	41856	15795
Sabac-town	54	70078	11864	47497	10717
Others	50	61415	7641	41123	12651
AP Vojvodina	53	84522	16936	47144	20441
Novi Sad – city	52	94893	21989	45827	27077
Vrsac	63	73003	3292	62519	7192
Zrenjanin- town	63	62206	13214	39088	9904
Indjija	50	74062	16628	50360	7074
Pancevo - town	60	69076	10186	52352	6539
Ruma-town	54	74400	9300	46500	18600
Sombor- town	55	56132	3656	43934	8542
Sremska Mitrovica - town	62	67914	5984	56228	5702
Subotica - town	49	64307	7507	52871	3929
Others	50	62485	7432	45207	9846

¹ Data only for selected cities where buying and selling has been carried out are presented.

NOTES:

Data presented are being collected in the scope of semi-annual survey on prices of **of dwellings of new construction**. The survey has been filled out by legal and physical entities that were selling **new construction** dwellings in the observed period.

In the scope of this survey **new construction** dwellings for which in the reported semi-annual period sales contracts have been carried out between purchaser and seller in urban settlements are included.

Average price for Belgrade includes urban parts of municipalities Vozdovac, Vracar, Zvezdara, Zemun, New Belgrade, Palilula, Rakovica, Savski venac and Cukarica.

Total price of dwellings includes the price of construction works, the price of construction land and other expenditures.

Due to correct approach in data use, a user's attention is directed to the fact that prices that are published (prices by one square meter), are average, so, they are result of different characteristics of construction and difference in month in which sales contract has been made on one territory (of the city, Republic and AP).

All prices present nominal expression of value from sales contracts (without value adjustment) and are presented by one square meter of useful (residential) area. The EUR rate is determined by average height of official (mean) rate of RSD in the observed period. As an average of the period (semi-annual and annual period) arithmetic mean of official (mean) rates is being taken, published by the National Bank of Serbia.

Detailed methodological explanations can be found in the documentary material of the Statistical Office of the Republic of Serbia.

Since 1999 the Statistical Office of the Republic of Serbia doesn't dispose of certain data for AP Kosovo and Metohia, so they are not contained in the data coverage for the Republic of Serbia (totally).

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