

# COMMUNICATION

Number 074 • Year LX, 15/03/2010

Construction Statistics

## GR20

SRB 074 GR 20 150310

## Prices of dwellings of new construction in the second half-year of 2009 – Preliminary results –

Prices of dwellings of new construction in the Republic of Serbia in the second half-year of 2009 increased by 2.3% in relation to the first half-year of 2009. Observed by the structure, the price of construction land increased by 1.4%, the price of construction works by 5%, while other costs decreased by 6.9%.

Number of sold dwellings of new construction in the Republic of Serbia in the second half-year of 2009 increased by 38.6% in relation to the number of sold dwellings in the first half-year of 2009.

The largest average price of dwellings of new construction in the second half-year of 2009 has been contracted in the city of Belgrade and amounted to 173159 RSD, what presented a fall of 0.5% in relation to the first half-year of 2009. From the price structure for the city of Belgrade we can see that the price of the construction land and the price of construction works increased by 1.3%, respectively 1.4%, while other costs decreased by 13.4% in relation to the first half-year of 2009.

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

### 1. Prices of of dwellings of new construction in the second half-year of 2009<sup>1</sup>

	Average dwellings' area in m <sup>2</sup>	Price by 1 m <sup>2</sup> , in RSD, total	Of which:		
			price of construction land	price of construction works	other expenditures
<b>REPUBLIC OF SERBIA</b>	54	128872	31508	79742	17623
<b>Central Serbia</b>	54	139157	34942	87360	16856
The City of Belgrade	60	173159	46913	106495	19751
Arandjelovac	36	64798	9520	50278	5000
Valjevo- town	51	76208	8694	55669	11845
Vranje-town	65	54122	13486	30556	10080
Zajecar –town	42	58693	5867	41092	11734
Kragujevac – town	44	88878	16865	57623	14390
Kraljevo- town	58	78834	17840	49501	11492
Krusevac – town	46	59495	6392	37373	15730
Leskovac- town	38	45484	3212	40351	1921

## 1. Prices of dwellings of new construction in the second half-year of 2009<sup>1</sup> (continued)

	Average dwellings' area in m <sup>2</sup>	Price by 1 m <sup>2</sup> , in RSD, total	Of which:		
			price of construction land	price of construction works	other expenditures
The City of Nis	51	75272	10964	54174	10134
Paracin	64	50431	4500	40931	5000
Pirot	51	66136	10563	50041	5532
Smederevo –town	52	59253	6174	47890	5189
Uzice –town	45	92000	14720	55200	22080
Cuprija	66	52502	6291	42111	4100
Cacak – town	50	69835	11219	44835	13781
Sabac-town	50	69098	11718	48025	9355
Others	49	65039	7733	44158	13148
<b>AP Vojvodina</b>	54	87223	17602	48892	20729
Novi Sad – city	53	98416	23134	47559	27723
Vrsac	65	73865	3337	63492	7035
Zrenjanin- town	76	62779	7378	46452	8949
Indjija	46	70470	16210	49330	4930
Pancevo - town	59	75096	13436	54133	7527
Sombor- town	53	56638	2827	47630	6181
Sremska Mitrovica - town	54	66296	5495	54275	6526
Subotica - town	49	65556	7338	54495	3723
Others	51	62025	7031	45070	9925

<sup>1</sup> 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).

Published and printed by: Statistical Office of the Republic of Serbia, Belgrade, Milana Rakica 5  
 Phone: +381 11 2412922 • Fax: +381 11 2411260 • www.stat.gov.rs  
 Responsible: Dragan Vukmirovic, PhD, Director  
 Circulation: 20 • Issued: Semi-annually