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Construction Statistics

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Prices of dwellings of new construction in the first half of 2011

– Preliminary results –

The highest prices of dwellings of new construction in the Republic of Serbia in the first half of 2011 were recorded in Belgrade and amounted to RSD 191650, followed by Novi Sad, RSD 109375, while the lowest price was noted in Cuprija, RSD 59196.

Number of sold dwellings of new construction in the Republic of Serbia in the first half of 2011 decreased by 14.2% in relation to the average number of sold dwellings in the first and second half of 2010.

Average area of sold dwellings of new construction in the Republic of Serbia in the first half of 2011 amounts to 58 m², while in 2010, contracted was the selling of somewhat smaller dwellings, with the average area of 55 m². Observed by towns, average area of sold dwellings was between 39 m² in Kragujevac up to 71 m² in Belgrade and Kraljevo.

Detailed monthly data regarding this activity are available on the website of the Office www.stat.gov.rs (Construction Activity and databases).

1. Prices of dwellings of new construction in the first half of 2011¹

	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	58	141248	37825	83624	19799
AP Vojvodina	57	101217	17045	60343	23829
The City of Belgrade	71	191650	60866	109988	20796
Valjevo-town	54	85365	8537	64995	11833
The City of Vranje	43	70908	9522	32012	29374
Vrsac	66	71668	5286	60223	6159
Gornji Milanovac	80	74000	14800	51700	7500
Zrenjanin-town	49	82370	14246	53616	14509
Jagodina-town	59	68135	2185	49150	16800
Kragujevac-town	39	94415	12358	67129	14927
Kraljevo-town	71	68658	10455	47434	10770
Krusevac-town	53	79751	3956	51279	24516
Leskovac-town	56	70586	1255	52274	17056
Loznica-town	57	61550	10276	29661	21613

1. Prices of dwellings of new construction in the first half of 2011¹ (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	42	83560	12326	56092	15142
The City of Novi Sad	58	109375	20155	60169	29052
Pancevo-town	66	87463	4776	71359	11328
Paracin	64	87845	9850	68303	9692
Pirot	51	61768	13658	40052	8059
The City of Požarevac	76	76490	17805	51573	7112
Ruma	51	80000	10000	50000	20000
Smederevo-town	55	63026	10000	48026	5000
Sombor-town	51	65436	1478	60079	3878
Subotica-town	48	72705	5640	62595	4470
Cuprija	47	59196	11839	41438	5920
Uzice-town	52	94000	14720	55200	24080
Cacak-town	41	72154	9247	45222	17686
Sabac-town	47	72612	16820	46868	8925
Others	50	60252	7333	37173	15746

¹ Presented are only the data on selected cities where buying and selling were performed.

NOTES:

Presented data are collected in the scope of semi-annual survey on prices of **dwellings of new construction**. The survey is filled out by legal entities and physical persons that were selling **new construction** dwellings in the observed period.

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

Average price for Belgrade includes urban parts of municipalities Vozdovac, Vracar, Zvezdara, Zemun, New Belgrade, Palilula, Rakovica, Savski venac, Stari grad 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, user's attention is directed to the fact that prices that are published (prices by one square meter) are average, i.e. they are the result of different characteristics of construction and difference in month in which sales contract was signed on one territory (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 exchange 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 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.

Starting from 1999 the Statistical Office of the Republic of Serbia has not at disposal and may not provide available certain data relative to AP Kosovo and Metohia and therefore these data are not included in the coverage for the Republic of Serbia (total).