

STATISTICAL RELEASE

GR21

Number 068 • Year LXII, 15/03/2012

Construction Statistics

SERB068 GR21 150312

Prices of dwellings of new construction in 2011

– Preliminary results –

The highest average price of dwellings of new construction in 2011 was recorded in Belgrade, amounting to 183007 RSD, followed by Novi Sad, 106913 RSD, while the lowest price was noted in Cuprija, 59387 RSD.

The average area of sold dwellings of new construction in the Republic of Serbia in 2011 amounts to 58 m². Observed by towns, average area fluctuated between 38 m² in Vrnjacka Banja to 77 m² in Gornji Milanovac.

Besides the presented data, 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 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	135296	34311	82644	18341
AP Vojvodina	57	97887	15419	60523	21946
The city of Belgrade	67	183007	54777	108912	19319
Valjevo – town	51	84387	10743	63395	10249
The city of Vranje	39	69784	9522	32012	28250
Vrnjacka Banja	38	97756	4467	75616	17674
Vršac	63	61968	5479	50789	5699
Gornji Milanovac	77	74000	14800	51700	7500
Zrenjanin – town	55	75305	14237	45702	15366
Jagodina – town	57	66964	1788	48377	16800
Kragujevac – town	42	96532	15132	66142	15259
Kraljevo – town	69	70820	11311	49258	10251
Kruševac – town	57	70322	13730	39420	17172
Leskovac – town	56	69896	1227	52278	16391
Loznica – town	65	61550	10276	29661	21613

¹⁾Presented are only the data for selected cities where buying and selling has been carried out.

1. Prices of dwellings of new construction in 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 Niš	44	85310	15529	57383	12398
The city of Novi Sad	60	106913	17856	61598	27460
Pančevo – town	63	88807	9591	69365	9851
Paraćin	64	85028	11186	64655	9187
Pirot	60	60018	16778	31528	11711
The city of Požarevac	65	78476	17943	52084	8449
Ruma	51	80000	10000	50000	20000
Smederevo – town	54	63224	10000	48224	5000
Sombor – town	53	62879	2382	56497	4000
Sremska Mitrovica	48	76004	19001	45603	11401
Subotica – town	47	71616	5679	61457	4480
Ćuprija	46	59387	11877	41571	5939
Užice – town	51	91849	14117	54334	23397
Čačak – town	42	72591	10039	45344	17208
Šabac – town	51	73168	16729	48564	7875
Ostali	54	62127	8001	41402	12723

¹⁾ Presented are only the data for selected cities where buying and selling has been carried out.

NOTES:

Data presented are being collected in the scope of semi-annual survey on prices of dwellings of new construction. The survey has been filled out by physical persons and legal entities 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 have been 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, users' attention is to be paid to the fact that published prices (prices per one square meter) are average ones, presenting the result of different characteristics of construction and difference in a 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 per 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.

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).