

STATISTICAL RELEASE

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Construction Statistics

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Prices of dwellings of new construction in the Republic of Serbia

II half of 2015

Prices of dwellings of new construction in the Republic of Serbia in the second half of 2015, compared to the average prices in the first half of 2015, decreased by 3.3%.

Considering the change of the EUR exchange rate in the mentioned period, in the second half of 2015, the prices decreased by 3.0% compared to the first half of 2015. Observed in EUR, the expenditures' structure shows that other expenditures decreased by 11.5 %, price of construction land decreased by 4,6%, while the price of construction works decreased by 0.2% relative to the first half of 2015.

The highest average price of dwellings of new construction in the Republic of Serbia in the second half of 2015 was recorded in the city of Belgrade and amounted to RSD 173 528, presenting the decrease of 6.2% compared to the first half of 2015. Expressed in EUR, prices in Belgrade, in the same period, decreased by 5.8% relative to the first half of 2015.

1. Prices of dwellings of new construction in the second half of 2015

	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	56	136856	29428	87893	19536
Vojvodina	56	107503	24031	63672	19800
Grad Beograd	60	173528	40357	111124	22047
Arandjelovac	61	59181	11587	33218	14375
Bačka Palanka	62	80000	20000	45000	15000
Valjevo	55	87378	13187	65031	9159
Vrbas	66	74748	6695	62400	5652
Vrnjačka Banja	39	132875	18370	83467	31038
Gornji Milanovac	70	79900	11631	58467	9802
Grad Vranje	50	73293	7461	45583	20250
Grad Niš	50	85876	12522	53835	19519
Grad Novi Sad	55	123048	31805	64036	27207
Grad Požarevac	54	83770	6884	64283	12603
Zrenjanin	57	77026	12341	53270	11415
Jagodina	51	76907	6907	56319	13681
Kragujevac	49	108655	25136	67610	15908
Kraljevo	51	111153	7047	93651	10455
Leskovac	48	78480	1739	56912	19830
Loznica	52	74000	3691	65204	5105
Negotin	48	87024	5282	57066	24676
Novi Pazar	60	75241	10146	57719	7376
Pančevo	70	96940	9329	76993	10618
Paraćin	60	68229	6237	49462	12529
Petrovac na Mlavi	54	79860	2000	74560	3300
Pirot	56	81299	12767	57299	11233

1. Prices of dwellings of new construction in the second half of 2015 (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
Prokuplje	60	56996	5699	39927	11369
Ruma	50	61720	6063	51471	4186
Svilajnac	61	87884	2722	81090	4072
Smederevo	57	84504	6984	70716	6804
Sokobanja	56	70100	16755	38977	14367
Sremska Mitrovica	50	86409	17618	55674	13116
Stara Pazova	48	79753	24685	48431	6637
Subotica	57	80047	6925	69616	3507
Čuprija	55	60726	7422	48703	4601
Ub	46	70216	13382	52040	4794
Čajetina	39	159314	44646	72710	41959
Čačak	50	92257	10002	71442	10812
Šabac	53	84139	15672	58983	9484

2. Average price of dwellings of new construction by development level of local self-government units¹⁾

	Average price by m ² , RSD
I group	147460
II group	85755
III group	87668
IV group	58620

¹⁾ Development level is set by the Regulation for determining the unique list of regions and local self-government units development for 2014.

NOTES:

Presented data are collected in the scope of semi-annual survey on prices of dwellings of new construction. Included are dwellings of new construction for which the agreements on sale and purchase were signed by seller and buyer, in the relevant settlements, in the referent quarter.

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 on the website of the Statistical Office of the Republic of Serbia <http://webzrs.stat.gov.rs>.

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).