

STATISTICAL RELEASE

GR21

Number 062 • Year LXVII, 15/03/2017

Construction Statistics

SERB062 GR21 150317

Prices of dwellings of new construction in 2016

Prices of dwellings of new construction in the Republic of Serbia increased by 12.9 in 2016 in relation to 2015.

Observing the EUR exchange rate change during this period, the prices of dwellings of new construction in 2016 increased by 10.7% in relation to 2015. According to the prices structure, observed in EUR, the largest increase of prices was recorded in prices of construction works (16.2%), other expenditures (5.4%), while prices of construction land decreased (2.0%).

The largest average price of dwellings of new construction in 2016 was contracted in the city of Belgrade and amounted to 211 045 RSD, presenting 18.3% increase in relation to 2015. Expressed in EUR, average dwellings' prices in the city of Belgrade, in the observed period, increased by 16.0% in relation to 2015.

1. Prices of dwellings of new construction in 2016¹⁾

	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	57	156631	30064	104406	22161
Vojvodina	53	108356	20743	63851	23762
Grad Beograd	66	211045	42676	143436	24932
Arandjelovac	65	64056	11724	39456	12877
Bačka Palanka	58	80400	18227	47307	14867
Valjevo	54	96909	13708	70061	13139
Velika Plana	49	67742	5191	53704	8847
Vrnjačka Banja	45	120649	18655	68181	33813
Vršac	53	100273	10027	78348	11897
Gornji Milanovac	62	93711	17321	66022	10368
Grad Vranje	49	79965	2300	53654	24011
Grad Niš	50	89229	12975	57859	18395
Grad Novi Sad	51	122597	25224	64376	32997
Grad Požarevac	52	84101	9130	62788	12183
Grad Užice	58	101742	23064	52244	26435
Zaječar	55	70279	18004	45474	6802
Zrenjanin	66	86524	18396	55509	12618
Jagodina	48	77929	9318	56917	11694
Kragujevac	48	108867	18041	75776	15050
Kraljevo	54	104328	24667	66562	13099
Kruševac	64	80163	16037	47786	16340
Leskovac	60	79019	2018	55725	21276
Loznica	52	72113	3950	62010	6153
Negotin	45	90448	2267	63207	24974
Novi Pazar	60	99625	21825	65177	12622
Pančevo	64	98484	9684	78587	10213
Paraćin	57	69017	4953	49281	14784
Petrovac na Mlavi	57	79831	2000	74531	3300

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 2016¹⁾ (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
Pirot	57	80279	7815	54725	17739
Ruma	42	77743	9659	57767	10318
Smederevo	59	98655	12774	76584	9297
Smederevska Palanka	52	87793	5500	73973	8320
Sokobanja	36	76579	21047	49921	5610
Sombor	54	74758	6895	63765	4098
Sremska Mitrovica	51	77214	12839	52413	11962
Stara Pazova	48	84683	32310	45074	7300
Subotica	55	76138	6985	64704	4449
Čuprija	56	69665	8576	56681	4408
Ub	51	83985	16872	58067	9046
Čajetina	45	163275	35798	90910	36568
Čačak	51	89672	10601	61282	17789
Šabac	53	80850	10872	54601	15376

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

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

	Average price by m ² , RSD
I group	171072
II group	90240
III group	87172
IV group	58610

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

NOTES:

Data presented are being collected in the scope of semi-annual survey on prices of dwellings of new construction. Average price of a dwelling in the observed year is calculated as an average of all prices of the sold dwellings in the referent year.

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

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 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).