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Construction Statistics

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Prices of dwellings of new construction

II half of 2016

Prices of dwellings of new construction in the Republic of Serbia in the second half of 2016, compared to the average prices in the first half of 2016, increased by 15.6%.

Considering the change of the EUR exchange rate in the mentioned period, in the second half of 2016, the prices increased by 15.3% compared to the first half of 2016. Observed in EUR, the expenditures' structure shows that the price of construction works increased by 16%, the price of construction land by 15.8%, while other expenditures increased by 11.7 % relative to the first half of 2016.

The highest average price of dwellings of new construction in the second half of 2016 was recorded in the city of Belgrade and amounted to RSD 228 684, presenting the increase of 23.2% compared to the first half of 2016. Expressed in EUR, prices in Belgrade, in the same period, increased by 22.8% relative to the first half of 2016.

1. Prices of dwellings of new construction, II half of 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
REPUBLIKA SRBIJA	57	166036	31964	110916	23155
Vojvodina	52	108377	21677	64377	22323
Grad Beograd	67	228684	45752	155059	27872
Bačka Palanka	48	80000	20000	45000	15000
Valjevo	54	96513	13646	70496	12370
Velika Plana	49	69622	5284	55499	8839
Vrnjačka Banja	51	110817	21073	69485	20259
Vršac	53	100273	10027	78348	11897
Gornji Milanovac	60	95758	17353	67567	10838
Grad Niš	48	93820	13965	61315	18540
Grad Novi Sad	50	122569	26238	65830	30501
Grad Požarevac	49	84419	10207	61922	12290
Grad Užice	57	100534	25498	48159	26877
Zrenjanin	64	88828	20123	55689	13016
Jagodina	46	77276	7203	55231	14842
Kragujevac	50	107694	20936	71852	14906
Kruševac	59	80702	12556	56838	11307
Leskovac	59	80596	1971	57458	21168
Loznica	54	71556	3992	62084	5480
Negotin	40	90417	2748	62194	25475
Novi Pazar	66	101945	20571	67353	14021
Pančevo	60	95287	9383	75647	10257
Paraćin	56	69772	5129	48987	15656
Petrovac na Mlavi	59	79822	2000	74522	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, II half of 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	56	81133	8484	56844	15805
Ruma	40	82688	11296	60661	10731
Smederevo	57	98926	13552	76147	9227
Smederevska Palanka	52	87793	5500	73973	8320
Sombor	52	74306	5754	64204	4347
Sremska Mitrovica	50	70950	9494	49520	11937
Stara Pazova	40	85208	37204	40181	7823
Subotica	52	78466	7263	66326	4877
Čuprija	61	69524	8734	55892	4897
Ub	47	84792	16958	59786	8048
Čajetina	46	171482	44002	95064	32415
Čačak	53	88140	10667	59576	17896
Šabac	59	80824	11894	54159	14772

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⁾, II half of 2016

	Average price by m ² , RSD
I group	182149
II group	90455
III group	86387
IV group	79822

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 urban settlements, during the reporting period.

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).