

# STATISTICAL RELEASE

# GR21

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**Construction Statistics**

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## Prices of dwellings of new construction in 2017

Prices of dwellings of new construction in the Republic of Serbia increased by 3.0 on average in 2017 in relation to 2016.

Observing the EUR exchange rate change during this period, the prices of dwellings of new construction in 2017 increased by 4.4% in relation to 2016. According to the prices structure, observed in EUR, the largest increase of prices was recorded in other expenditures (24.4%), followed by prices of construction land (12.7%), while prices of construction work decreased (2.2%).

The largest average price of dwellings of new construction in 2017 was recorded in the city of Belgrade and amounted to 222 017 RSD, presenting 5.2% increase in relation to 2016. Expressed in EUR, average dwellings' prices in the city of Belgrade, in the observed period, increased by 6.7% in relation to 2016.

Average area of sold dwellings of new construction in the Republic of Serbia in 2017 amounted to 56 m<sup>2</sup>.

### 1. Prices of dwellings of new construction in 2017<sup>1)</sup>

	Average dwellings area in m <sup>2</sup>	Price by 1 m <sup>2</sup> , in RSD, total	Of which:		
			Price of construction land	Price of construction works	Other expenditures
<b>Republic of Serbia</b>	<b>56</b>	<b>161284</b>	<b>33402</b>	<b>100713</b>	<b>27170</b>
<b>Vojvodina</b>	<b>57</b>	<b>107196</b>	<b>17569</b>	<b>67401</b>	<b>22226</b>
Grad Beograd	60	222017	51023	135931	35062
Bačka Palanka	59	80026	16493	48763	14770
Valjevo	52	85605	10586	67803	7216
Velika Plana	64	74202	6278	66358	1566
Veliko Gradište	56	62177	12000	42677	7500
Vrbas	54	79428	8277	65910	5242
Vrnjačka Banja	42	120765	17348	67684	35733
Vršac	62	98147	12909	59532	25706
Gornji Milanovac	51	98561	17324	70506	10731
Grad Vranje	55	85469	8239	55298	21933
Grad Niš	51	93852	13810	57926	22116
Grad Novi Sad	57	118976	21458	68795	28724
Grad Požarevac	50	88456	9676	63608	15172
Grad Užice	55	111411	28267	52479	30665
Zrenjanin	67	91780	17146	61296	13338
Jagodina	48	76619	6475	56612	13532
Kladovo	59	93220	12072	39950	41198
Kragujevac	51	103869	14431	77124	12313
Kraljevo	50	67367	12066	40028	15273
Kruševac	54	70665	12917	46950	10798
Leskovac	60	79010	1699	62335	14977
Loznica	54	73440	3676	61397	8368
Negotin	46	88625	1090	62035	25500
Novi Pazar	63	97657	27368	59782	10506
Pančevo	64	98175	9543	74730	13902
Paraćin	66	70753	6642	54831	9281

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

## 1. Prices of dwellings of new construction in 2017<sup>1)</sup> (continued)

	Average dwellings area in m <sup>2</sup>	Price by 1 m <sup>2</sup> in RSD, total	Of which:		
			Price of construction land	Price of construction works	Other expenditures
Petrovac na Mlavi	61	62752	2000	57452	3300
Pirot	54	81094	9005	55971	16118
Ruma	47	74885	14471	46610	13805
Smederevo	69	91395	11416	70735	9244
Sokobanja	36	94412	18445	66526	9441
Sombor	63	72603	7396	56089	9117
Sremska Mitrovica	51	87922	13316	56229	18377
Stara Pazova	46	77483	8991	57244	11248
Subotica	56	89048	9776	73569	5703
Trstenik	54	76430	7647	61136	7647
Tutin	68	47643	17215	24473	5955
Čuprija	64	72124	8929	59035	4159
Ub	49	77944	12415	55222	10307
Čajetina	44	160270	25262	94200	40807
Čačak	52	89206	7605	65542	16060
Šabac	56	85260	14192	53060	18008

<sup>1)</sup> 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 units<sup>1)</sup>, 2017

	Average price by m <sup>2</sup> , RSD
I group	177510
II group	91308
III group	75093
IV group	58714

<sup>1)</sup> 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://webrzs.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).

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