

STATISTICAL RELEASE

GR20

Number 069 – Year LXIX, 15/03/2019

Construction Statistics

SERB069 GR20 150319

Prices of dwellings of new construction

II half of 2018

- Preliminary results -

Prices of dwellings of new construction in the Republic of Serbia in the second half of 2018, compared to the average prices in the first half of 2018, increased by 2.9%.

The expenditures' structure shows that the price of other expenditures noted the greatest increase of 5.3%, followed by price of construction works which increased by 3.8%, while price of construction land decreased by 1.3% relative to the first half of 2018.

The highest average price of dwellings of new construction in the second half of 2018 was recorded in the city of Belgrade and amounted to RSD 252 524, presenting the increase of 4.6% compared to the first half of 2018.

Average area of sold dwellings of new construction in the Republic of Serbia in the second half of 2018 amounted to 57 m².

1. Prices of dwellings of new construction, II half of 2018¹⁾

	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	179391	41259	104553	33578
Vojvodina	54	110989	15549	66688	28751
Beograd	60	252524	66500	141560	44463
Arandelovac	64	87035	18276	47869	20891
Valjevo	58	95827	13400	71616	10811
Veliko Gradište	59	68684	12000	49184	7500
Vršac	60	97586	11638	69227	16722
Gornji Milanovac	83	98984	20000	70000	8984
Grad Vranje	51	80123	5838	55598	18687
Grad Niš	54	101875	18603	63413	19859
Grad Novi Sad	53	132976	19703	73159	40114
Grad Požarevac	58	84713	11205	51809	21699
Grad Užice	73	100458	10419	67069	22970
Zrenjanin	77	96947	20639	62463	13846
Ivanjica	63	95635	14247	77487	3901
Jagodina	61	74915	6696	55974	12245
Kragujevac	56	106187	19552	66655	19980
Kraljevo	48	69163	8466	49102	11594
Kruševac	61	77937	14482	53901	9554
Leskovac	53	86147	1671	54695	29781
Loznica	52	76451	5161	63547	7743

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 2018¹⁾ (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
Novi Pazar	57	99633	26390	60369	12874
Pančevo	61	100332	12754	71587	15991
Paraćin	62	74742	2012	63017	9713
Petrovac na Mlavi	37	72470	2000	67170	3300
Pirot	53	78750	6138	50637	21975
Požega	50	82800	7000	62700	13100
Ruma	52	84000	8500	46500	29000
Smederevo	66	94258	10500	74258	9500
Smederevska Palanka	56	82018	5500	68198	8320
Sokobanja	35	96375	19275	67462	9638
Sombor	59	74823	5899	60895	8028
Sremska Mitrovica	48	88686	12277	56046	20363
Subotica	53	91786	8816	72059	10911
Tutin	66	49322	14464	29499	5359
Čuprija	73	64289	9659	49213	5418
Ub	71	75964	11510	52384	12070
Čajetina	42	159837	35721	91232	32883
Čačak	59	93138	8450	74064	10623
Šabac	58	96184	18861	59963	17360

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 2018

	Average price by m ² , RSD
I group	199812
II group	91648
III group	75436
IV group	52629

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, in the reporting period, the agreements on sale and purchase were signed by seller and buyer, in the relevant urban settlements.

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://www.stat.gov.rs/istrazivanja/methodology-and-documents/?a=05&s=0>.

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).