

STATISTICAL RELEASE

GR21

Number 070 • Year LXIX, 15/03/2019

Construction Statistics

SERB070 GR21 150319

Prices of dwellings of new construction in 2018

Prices of dwellings of new construction in the Republic of Serbia increased by 9.9 on average in 2018 in relation to 2017.

Considering the EUR exchange rate change during this period, the prices of dwellings of new construction in 2018 increased by 12.8% in relation to 2017. Observed in EUR, according to the prices structure, the largest increase of prices was recorded in prices of construction land (27.5%), followed by other expenditures (23.9%), while prices of construction work increased by 5.0%.

The largest average price of dwellings of new construction in 2018 was recorded in the city of Belgrade and amounted to 248 058 RSD, presenting 11.7% increase in relation to 2017. Expressed in EUR, average dwellings' prices in the city of Belgrade, in the observed period, increased by 14.7%.

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

1. Prices of dwellings of new construction in 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 | 177225 | 41468 | 102977 | 32780 |
| Vojvodina | 54 | 115416 | 18151 | 69060 | 28206 |
| Grad Beograd | 60 | 248058 | 66105 | 138767 | 43186 |
| Arandjelovac | 65 | 82581 | 17341 | 45419 | 19820 |
| Bačka Palanka | 72 | 81032 | 16335 | 51760 | 12938 |
| Valjevo | 59 | 98171 | 12965 | 75619 | 9587 |
| Velika Plana | 71 | 71460 | 4009 | 65821 | 1630 |
| Veliko Gradište | 62 | 68216 | 12000 | 48716 | 7500 |
| Vrbas | 45 | 82137 | 9049 | 67504 | 5585 |
| Vrnjačka Banja | 49 | 126748 | 21000 | 60000 | 45748 |
| Vršac | 57 | 98663 | 11310 | 64912 | 22442 |
| Gornji Milanovac | 83 | 98984 | 20000 | 70000 | 8984 |
| Grad Vranje | 53 | 80186 | 5568 | 54446 | 20173 |
| Grad Niš | 53 | 100449 | 16728 | 63569 | 20152 |
| Grad Novi Sad | 53 | 134288 | 23014 | 72432 | 38843 |
| Grad Požarevac | 57 | 84577 | 10669 | 53175 | 20733 |
| Grad Užice | 63 | 102239 | 12519 | 65440 | 24280 |
| Zrenjanin | 70 | 94523 | 19227 | 61547 | 13748 |
| Ivanjica | 63 | 95635 | 14247 | 77487 | 3901 |
| Indija | 41 | 61586 | 1056 | 55381 | 5149 |
| Jagodina | 59 | 75691 | 6131 | 57176 | 12383 |
| Kragujevac | 54 | 107569 | 18903 | 66000 | 22667 |
| Kraljevo | 48 | 67746 | 9421 | 44021 | 14304 |
| Kruševac | 62 | 83795 | 15819 | 60920 | 7056 |
| Leskovac | 52 | 80838 | 1657 | 50601 | 28581 |
| Loznica | 53 | 74875 | 4690 | 63012 | 7173 |
| Negotin | 55 | 81960 | 1973 | 56065 | 23922 |
| Novi Pazar | 57 | 102197 | 28315 | 61283 | 12599 |

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 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 |
| Pančevo | 64 | 99093 | 13278 | 71082 | 14734 |
| Paraćin | 64 | 73126 | 2348 | 61366 | 9411 |
| Petrovac na Mlavi | 44 | 63824 | 2000 | 58524 | 3300 |
| Pirot | 53 | 77657 | 9058 | 51790 | 16810 |
| Požega | 50 | 82800 | 7785 | 60618 | 14397 |
| Ruma | 53 | 78862 | 9722 | 45982 | 23158 |
| Smederevo | 63 | 97425 | 10517 | 77408 | 9500 |
| Smederevska Palanka | 63 | 69843 | 5500 | 56023 | 8320 |
| Sokobanja | 33 | 96802 | 19360 | 67761 | 9680 |
| Sombor | 58 | 74084 | 6168 | 59485 | 8432 |
| Sremska Mitrovica | 51 | 86634 | 11912 | 56383 | 18339 |
| Stara Pazova | 42 | 81281 | 12757 | 60427 | 8097 |
| Subotica | 53 | 90613 | 8534 | 72159 | 9921 |
| Tutin | 63 | 50770 | 14443 | 30900 | 5427 |
| Čuprija | 74 | 63387 | 9434 | 48635 | 5318 |
| Ub | 64 | 75744 | 11599 | 52421 | 11724 |
| Čajetina | 43 | 162494 | 41517 | 92848 | 28129 |
| Čačak | 58 | 92238 | 7546 | 73888 | 10804 |
| Šabac | 56 | 93148 | 17768 | 59437 | 15943 |

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⁾, 2018

| | Average price by m ² , RSD |
|-----------|---------------------------------------|
| I group | 197015 |
| II group | 91834 |
| III group | 74926 |
| IV group | 52635 |

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).