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**Prices of dwellings of new construction**

**I half of 2020**

**- Preliminary results -**

Average prices of new construction dwellings in the Republic of Serbia in the first half of 2020 amounted to RSD 166 764. Dwellings’ prices in the observed period ranged from RSD 47 514 per m2 in Tutin up to RSD 395 633 in Belgrade municipality Savski venac.

Observed by municipalities, the highest prices of new construction dwellings were recorded in Belgrade municipalities, where average prices in urban settlements amounted to RSD 226 589. Beside Belgrade municipalities, high prices were also noted in Čajetina, Novi Sad, Vrnjačka Banja, Užice, Kragujevac and three Nis municipalities (Crveni krst, Medijana i Palilula).

Average area of sold dwellings of new construction was 54 m2 and ranged in the interval from 40 m2 in Čajetina up to 77m2 in Bujanovac.

**Prices of dwellings of new construction by municipalities/ cities, I half of 2020**

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**1. Prices of dwellings of new construction1), I half of 2020**

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| --- | --- | --- | --- | --- | --- | --- |
|  | Average dwellings’ area in m² | Price by 1 m², in RSD |  |  | Average dwellings’ area in m² | Price by 1 m², in RSD |
|  |  |  |  |  |  |  |
| **Beogradskiregion** |  |  | **RegionVojvodine** |
| Voždovac | 53 | 193807 |  | *NoviSad* | *54* | *141579* |
| Vračar | 65 | 255428 |  | Apatin | 66 | 60333 |
| Zvezdara | 47 | 172162 |  | BačkaPalanka | 67 | 89373 |
| Zemun | 52 | 198138 |  | Vršac | 55 | 91815 |
| Lazarevac | 54 | 100123 |  | Zrenjanin | 58 | 97181 |
| Mladenovac | 53 | 89259 |  | Inđija | 47 | 95107 |
| NoviBeograd | 68 | 280313 |  | Pančevo | 59 | 105407 |
| Obrenovac | 45 | 99788 |  | Ruma | 61 | 80475 |
| Palilula (Beograd) | 54 | 152365 |  | Sombor | 58 | 82877 |
| Rakovica | 50 | 132308 |  | SremskaMitrovica | 52 | 90868 |
| Savskivenac | 68 | 395633 |  | StaraPazova | 56 | 94130 |
| Starigrad | 62 | 293842 |  | Subotica | 55 | 98310 |
| Surčin | 50 | 121090 |  | Temerin | 57 | 94248 |
| Čukarica | 51 | 193077 |  |  |  |  |
|  |  |  |  |
| **RegionŠumadijeiZapadneSrbije** |  | **RegionJužneiIstočneSrbije** |  |
| *Kragujevac* | *51* | *115094* |  | *Medijana* | *60* | *118898* |
| Aranđelovac | 66 | 77923 |  | *Palilula (Niš)* | *56* | *107474* |
| Valјevo | 51 | 101380 |  | *Pantelej* | *53* | *91027* |
| VrnjačkaBanja | 41 | 123893 |  | *Crvenikrst* | *40* | *139680* |
| GornjiMilanovac | 49 | 97250 |  | Bujanovac | 77 | 50863 |
| Ivanjica | 65 | 96186 |  | VelikaPlana | 60 | 72582 |
| Jagodina | 55 | 83550 |  | VelikoGradište | 56 | 63142 |
| Kralјevo | 64 | 94259 |  | Vranje | 56 | 67804 |
| Kruševac | 66 | 88261 |  | Kladovo | 56 | 88550 |
| Lajkovac | 51 | 75518 |  | Leskovac | 53 | 80049 |
| Loznica | 53 | 80068 |  | Pirot | 60 | 81438 |
| Lučani | 66 | 74257 |  | Požarevac | 52 | 92838 |
| NoviPazar | 63 | 103533 |  | Prokuplјe | 50 | 66397 |
| Paraćin | 58 | 69737 |  | Smederevo | 63 | 95151 |
| Požega | 50 | 91112 |  | SmederevskaPalanka | 61 | 57088 |
| Raška | 44 | 59612 |  | Surdulica | 58 | 69192 |
| Tutin | 62 | 47514 |  |  |  |  |
| Ćuprija | 43 | 72028 |  |  |  |  |
| Ub | 63 | 79732 |  |  |  |  |
| Užice | 56 | 118984 |  |  |  |  |
| Čajetina | 40 | 169627 |  |  |  |  |
| Čačak | 59 | 106207 |  |  |  |  |
| Šabac | 48 | 101849 |  |  |  |  |

1)Presented are cities/ municipalities in which buying and selling of at least three new constructed dwellings has been registered.

**2.Average price of dwellings of new construction by development level of local self-government units, I half of 20201)**

|  |  |
| --- | --- |
|   | Average price by m², RSD |
|  |  |
| I group | 184456 |
| II group | 111515 |
| III group | 85084 |
| IV group | 53898 |
|  |  |

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

**NOTES:**

Data are overtaken from the administrative source, Real estate Cadastre kept by the Republic Geodetic Authority. Included are the agreements of sale and purchase of new constructed dwellings in urban settlements.

Detailed methodological explanations can be found on the website of the Statistical Office of the Republic of Serbia: <http://www.stat.gov.rs/en-US/oblasti/gradjevinarstvo>

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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