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**Prices of dwellings of new construction in 2012**

**– Preliminary results –**

Prices of dwellings of new construction in the Republic of Serbiadecreased by 2.0% in 2012in relation to 2011.

Observing the EUR exchange rate change during this period, the prices of dwellings of new construction in 2012 decreased by 12.0% in relation to the previous year. According to the prices structure, observed in EUR, the largest decrease of prices was recorded in prices of construction land (22.0%), and then in prices of construction works (8.8%), while other expenditures decreased by 7.6%.

The average area of sold dwellings of new construction in the Republic of Serbia in 2012 amounted to 59 m2. Observed by towns, average area of sold dwellings fluctuated between 41 m² in Kragujevac to 81 m² in Novi Sad.

The largest average price of sold dwellings of new construction in 2012 was contracted in the city of Belgrade and amounted to 175920 RSD, presenting a 3.9% decrease in relation to 2011. Expressed in EUR, average prices in the city of Belgrade, in the observed period, decreased by 13.6% in relation to 2011.

In 2012, the lowest average price of new construction was recorded in Cuprija, amounting to 54863 RSD.

Besides the presented data, detailed monthly data regarding this activity are available on the website of the Office [www.stat.gov.rs](http://www.stat.gov.rs) (Construction Activity and databases).

1. **Prices of dwellings of new construction in 20121)**

|  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- |
|  | Average dwellings’ area in m² | Price by 1 m², in RSD, total | Оf which: | | |
| Price of construction land | Price of construction works | Other expenditures |
|  |  |  |  |  |  |
| **REPUBLIC OF SERBIA** | **59** | **132555** | **29781** | **83918** | **18857** |
| **AP Vojvodina** | **71** | **94103** | **12779** | **64484** | **16840** |
| The city of Belgrade | 58 | 175920 | 46792 | 107088 | 22040 |
| Backa Palanka | 65 | 78015 | 16054 | 51499 | 10462 |
| Valjevo – town | 54 | 86255 | 12661 | 60021 | 13573 |
| Grad Vranje | 43 | 76226 | 9521 | 34459 | 32247 |
| Vrnjačka Banja | 45 | 124908 | 12509 | 84424 | 27975 |
| Vršac | 66 | 84460 | 7499 | 61761 | 15201 |
| Zrenjanin – town | 61 | 78211 | 14937 | 51259 | 12015 |
| Jagodina – town | 67 | 66471 | 1579 | 46351 | 18540 |
| Kragujevac – town | 41 | 108564 | 16704 | 72910 | 18950 |
| Kraljevo – town | 64 | 99069 | 17253 | 69020 | 12796 |
| Kruševac – town | 45 | 78000 | 11200 | 58000 | 8800 |
| Lazarevac | 49 | 78152 | 23368 | 47460 | 7324 |
| Leskovac – town | 68 | 66204 | 1496 | 39792 | 24917 |
| Loznica – town | 52 | 63302 | 10442 | 38055 | 14806 |

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 20121)** (continued)

|  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- |
|  | Average dwellings’ area in m² | Price by 1 m², in RSD, total | Оf which: | | |
| Price of construction land | Price of construction works | Other expenditures |
|  |  |  |  |  |  |
| The city of Niš | 45 | 82411 | 12940 | 59104 | 10367 |
| The city of Novi Sad | 81 | 100989 | 14486 | 68002 | 18500 |
| Pančevo – town | 57 | 88985 | 8369 | 72923 | 7693 |
| Paraćin | 51 | 74897 | 11437 | 50340 | 13120 |
| Pirot | 54 | 66670 | 12878 | 45075 | 8717 |
| Ruma | 47 | 71809 | 10904 | 40543 | 20362 |
| Sombor – town | 52 | 68415 | 3169 | 61098 | 4149 |
| Sremska Mitrovica | 68 | 71811 | 10280 | 41758 | 19773 |
| Subotica – town | 56 | 73437 | 4822 | 63613 | 5002 |
| Ćuprija | 49 | 54863 | 8119 | 41258 | 5486 |
| Užice – town | 42 | 77551 | 6200 | 57221 | 14130 |
| Čačak – town | 53 | 79620 | 15103 | 51749 | 12768 |
| Šabac – town | 57 | 71530 | 14993 | 38669 | 17868 |
| Other | 52 | 70646 | 8626 | 48273 | 13747 |

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

NOTES:

Data presented are being collected in the scope of semi-annual survey on prices of dwellings of new construction. The survey has been filled out by physical persons and legal entities that were selling new construction dwellings in the observed period.

In the scope of this survey, included are new construction dwellings for which in the reported semi-annual period sales contracts have been carried out between purchaser and seller in urban settlements.

Average price for Belgrade includes urban parts of municipalities Vozdovac, Vracar, Zvezdara, Zemun, New Belgrade, Palilula, Rakovica, Savski venac, Stari grad and Cukarica.

Total price of dwellings includes the price of construction works, the price of construction land and other expenditures.

Due to correct approach in data use, users attention is to be paid to the fact that published prices (prices per one square meter) are average ones, presenting the result of different characteristics of construction and difference in a month in which sales contract has been made on one territory (of the city, Republic and AP).

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 in the documentary material of the Statistical Office of the Republic of Serbia.

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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