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**Prices of dwellings of new construction in the Republic of Serbia**

**I half of 2013**

**– Preliminary results –**

Prices of dwellings of new construction in the Republic of Serbia in the first half of 2013, compared to the average prices in the second half of 2012, decreased by 5.7%.

Considering the change of the EUR exchange rate in the mentioned period, in the first half of 2013, the prices decreased by 2.3% compared to the second half of 2012. Observed in Eur, price of other expenditures decreased by 7.5%, price of construction land by 4.7%, and price of construction works by 0.2% relative to the second half of 2012.

The highest average price of dwellings of new construction in the Republic of Serbiain the first half of 2013was recorded in Belgrade and amounted to RSD 163 073, presenting the decrease of 6.9% compared to the second half of 2012. Expressed in EUR, in the same period, prices in Belgrade decreased by 3.5%, relative to the second half of 2012.

Average area of sold dwellings of new construction in the Republic of Serbia in the first half of 2013 amounts to 55m2. Observed by municipalities and towns, average area of sold dwellings was between 33m2 in Vršac up to 125 m2 in Gornji Milanovac.

**1. Prices of dwellings of new construction in the first half of** **20131**

|  |  |  |  |
| --- | --- | --- | --- |
|  | 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** | **55** | **125763** | **28123** | **80333** | **17307** |
|  **АP Vojvodina**  | 55 | 94486 | 17495 | 58216 | 18775 |
| Grad Beograd  | 58 | 163073 | 40986 | 104345 | 17742 |
| Backa Palanka | 63 | 78081 | 12828 | 59118 | 6135 |
| Valjevo  | 50 | 86962 | 13152 | 55382 | 18428 |
| Vrnjačka Banja | 44 | 143018 | 15560 | 98388 | 29071 |
| Vršac | 33 | 81434 | 6492 | 50422 | 24520 |
| Gornji Milanovac | 125 | 80306 | 20375 | 48448 | 11483 |
| Grad Vranje  | 50 | 76421 | 7106 | 58023 | 11292 |
| Grad Niš | 46 | 79485 | 11363 | 56352 | 11769 |
| Grad Novi Sad | 53 | 101956 | 20513 | 58688 | 22755 |
| Grad Požarevac | 54 | 47878 | 4409 | 41774 | 1695 |
| Zrenjanin | 55 | 74042 | 10650 | 52213 | 11179 |
| Jagodina | 53 | 70806 | 2368 | 51006 | 17432 |

1 Presented are only the data on selected cities where buying and selling were performed.

**1. Prices of dwellings of new construction in the first half of** **20131**  (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 |
|  |  |  |  |  |  |
| Kragujevac | 57 | 92557 | 9738 | 68169 | 14650 |
| Kraljevo | 64 | 103638 | 17635 | 65089 | 20914 |
| Kruševac | 62 | 70800 | 15000 | 38100 | 17700 |
| Lazarevac | 49 | 66581 | 23066 | 38178 | 5336 |
| Leskovac | 70 | 66161 | 2168 | 51536 | 12458 |
| Loznica | 37 | 61365 | 10652 | 39064 | 11649 |
| Pančevo | 60 | 86439 | 8307 | 71880 | 6252 |
| Paraćin | 62 | 65015 | 11800 | 43471 | 9744 |
| Pirot | 44 | 77520 | 16420 | 55600 | 5500 |
| Ruma | 55 | 75636 | 14208 | 49877 | 11551 |
| Sombor | 53 | 73940 | 7288 | 60711 | 5940 |
| Sremska Mitrovica | 74 | 75885 | 12840 | 44318 | 18728 |
| Subotica | 53 | 68089 | 4865 | 57986 | 5238 |
| Ćuprija | 57 | 62542 | 7082 | 53260 | 2200 |
| Užice | 47 | 112235 | 29024 | 41688 | 41523 |
| Čačak | 54 | 77734 | 12269 | 50322 | 15144 |
| Šabac | 57 | 73442 | 15249 | 39509 | 18685 |
| Other | 54 | 82294 | 11012 | 52668 | 18615 |

1 Presented are only the data on selected cities where buying and selling were performed.

NOTES:

Presented data are collected in the scope of semi-annual survey on prices of dwellings of new construction. The survey is filled out by legal entities and physical persons 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 were carried out between purchaser and seller in urban settlements.

Average price for Belgrade includes urban parts of municipalities Voždovac, Vračar, Zvezdara, Zemun, Novi Beograd, Palilula, Rakovica, Savski venac, Stari grad and Čukarica.

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, user’s attention is directed to the fact that prices that are published (prices by one square meter) are average, i.e. they are the result of different characteristics of construction and difference in month in which sales contract was signed on one territory (the city, Republic and AP).

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 in the documentary material 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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