

# STATISTICAL RELEASE

## GR21

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**Construction Statistics**

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## Prices of dwellings of new construction in 2012

### – Preliminary results –

Prices of dwellings of new construction in the Republic of Serbia decreased by 2.0% in 2012 in 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 m<sup>2</sup>. Observed by towns, average area of sold dwellings fluctuated between 41 m<sup>2</sup> in Kragujevac to 81 m<sup>2</sup> 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 2012<sup>1)</sup>

	Average dwellings' area in m <sup>2</sup>	Price by 1 m <sup>2</sup> , in RSD, total	Of which:		
			Price of construction land	Price of construction works	Other expenditures
<b>REPUBLIC OF SERBIA</b>	<b>59</b>	<b>132555</b>	<b>29781</b>	<b>83918</b>	<b>18857</b>
<b>AP Vojvodina</b>	<b>71</b>	<b>94103</b>	<b>12779</b>	<b>64484</b>	<b>16840</b>
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

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

## 1. Prices of dwellings of new construction in 2012<sup>1)</sup> (continued)

	Average dwellings' area in m <sup>2</sup>	Price by 1 m <sup>2</sup> , in RSD, total	Of 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

<sup>1)</sup> 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).