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| ZnakRZS | Republic of SerbiaStatistical Office of the Republic of Serbia |  |
| ISSN 0353-9555 |
| **STATISTICAL RELEASE** | **GR21** |
| Number 069 • Year LXVIII, 15/03/2018 |
| **Construction Statistics** | SERB069 GR21 150318 |
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**Prices of dwellings of new construction in 2017**

Prices of dwellings of new construction in the Republic of Serbiaincreased by 3.0 on average in 2017in relation to 2016.

Observing the EUR exchange rate change during this period, the prices of dwellings of new construction in 2017 increased by 4.4% in relation to 2016. According to the prices structure, observed in EUR, the largest increase of prices was recorded in other expenditures (24.4%), followed by prices of construction land (12.7%), while prices of construction work decreased (2.2%).

The largest average price of dwellings of new construction in 2017 was recorded in the city of Belgrade and amounted to 222 017 RSD, presenting 5.2% increase in relation to 2016. Expressed in EUR, average dwellings’ prices in the city of Belgrade, in the observed period, increased by 6.7% in relation to 2016.

Average area of sold dwellings of new construction in the Republic of Serbia in 2017 amounted to 56 m².

**1. Prices of dwellings of new construction in 20171)**

|  |  |  |  |
| --- | --- | --- | --- |
|  | 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** | **56** | **161284** | **33402** | **100713** | **27170** |
| **Vojvodina** | **57** | **107196** | **17569** | **67401** | **22226** |
| Grad Beograd | 60 | 222017 | 51023 | 135931 | 35062 |
| Bačka Palanka | 59 | 80026 | 16493 | 48763 | 14770 |
| Valјevo | 52 | 85605 | 10586 | 67803 | 7216 |
| Velika Plana | 64 | 74202 | 6278 | 66358 | 1566 |
| Veliko Gradište | 56 | 62177 | 12000 | 42677 | 7500 |
| Vrbas | 54 | 79428 | 8277 | 65910 | 5242 |
| Vrnjačka Banja | 42 | 120765 | 17348 | 67684 | 35733 |
| Vršac | 62 | 98147 | 12909 | 59532 | 25706 |
| Gornji Milanovac | 51 | 98561 | 17324 | 70506 | 10731 |
| Grad Vranje | 55 | 85469 | 8239 | 55298 | 21933 |
| Grad Niš | 51 | 93852 | 13810 | 57926 | 22116 |
| Grad Novi Sad | 57 | 118976 | 21458 | 68795 | 28724 |
| Grad Požarevac | 50 | 88456 | 9676 | 63608 | 15172 |
| Grad Užice | 55 | 111411 | 28267 | 52479 | 30665 |
| Zrenjanin | 67 | 91780 | 17146 | 61296 | 13338 |
| Jagodina | 48 | 76619 | 6475 | 56612 | 13532 |
| Kladovo | 59 | 93220 | 12072 | 39950 | 41198 |
| Kragujevac | 51 | 103869 | 14431 | 77124 | 12313 |
| Kralјevo | 50 | 67367 | 12066 | 40028 | 15273 |
| Kruševac | 54 | 70665 | 12917 | 46950 | 10798 |
| Leskovac  | 60 | 79010 | 1699 | 62335 | 14977 |
| Loznica | 54 | 73440 | 3676 | 61397 | 8368 |
| Negotin | 46 | 88625 | 1090 | 62035 | 25500 |
| Novi Pazar | 63 | 97657 | 27368 | 59782 | 10506 |
| Pančevo | 64 | 98175 | 9543 | 74730 | 13902 |
| Paraćin | 66 | 70753 | 6642 | 54831 | 9281 |

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 20171)** (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  |
|  |  |  |  |  |  |
| Petrovac na Mlavi | 61 | 62752 | 2000 | 57452 | 3300 |
| Pirot | 54 | 81094 | 9005 | 55971 | 16118 |
| Ruma | 47 | 74885 | 14471 | 46610 | 13805 |
| Smederevo | 69 | 91395 | 11416 | 70735 | 9244 |
| Sokobanja | 36 | 94412 | 18445 | 66526 | 9441 |
| Sombor | 63 | 72603 | 7396 | 56089 | 9117 |
| Sremska Mitrovica | 51 | 87922 | 13316 | 56229 | 18377 |
| Stara Pazova | 46 | 77483 | 8991 | 57244 | 11248 |
| Subotica | 56 | 89048 | 9776 | 73569 | 5703 |
| Trstenik | 54 | 76430 | 7647 | 61136 | 7647 |
| Tutin | 68 | 47643 | 17215 | 24473 | 5955 |
| Ćuprija | 64 | 72124 | 8929 | 59035 | 4159 |
| Ub | 49 | 77944 | 12415 | 55222 | 10307 |
| Čajetina | 44 | 160270 | 25262 | 94200 | 40807 |
| Čačak | 52 | 89206 | 7605 | 65542 | 16060 |
| Šabac | 56 | 85260 | 14192 | 53060 | 18008 |

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), 2017**

|  |  |
| --- | --- |
|   | Average price by m², RSD |
|  |  |
| I group | 177510 |
| II group | 91308 |
| III group | 75093 |
| IV group | 58714 |

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

NOTES:

Data presented are being collected in the scope of semi-annual survey on prices of dwellings of new construction. Average price of a dwelling in the observed year is calculated as an average of all prices of the sold dwellings in the referent year.

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

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 on the website 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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Published and printed by: Statistical Office of the Republic of Serbia, 11 050 Belgrade, Milana Rakica 5

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Responsible: Dr Miladin Kovačević, Director

Circulation: 20 ● Issued annually