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**Prices of dwellings of new construction, I half of 2018**

**-Preliminary results-**

Prices of dwellings of new construction in the Republic of Serbia in the first half of 2018, compared to the average prices in the second half of 2017, increased by 6.7%.

Considering the change of the EUR exchange rate in the mentioned period, in the first half of 2018, the prices increased by 7.7% compared to the second half of 2017. Observed in Eur, the expenditures’ structure shows that the price of construction land increased by 22.1%, other expenditures increased by 17.6%, while the price of construction works increased by 0.1% relative to the second half of 2017.

The highest average price of dwellings of new construction in the first half of 2018was recorded in the city of Belgrade and amounted to RSD 241 325, presenting the increase of 6.9% compared to the second half of 2017. Expressed in EUR, prices in Belgrade, in the same period, increased by 7.9% relative to the second half of 2017.

Average area of sold dwellings of new construction in the Republic of Serbia in the first half of 2018 was 56 m2.

**1. Prices of dwellings of new construction, I half of** **2018**

|  |  |  |  |
| --- | --- | --- | --- |
|  | 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** | **174380** | **41785** | **100715** | **31878** |
| **АР Vojvodina** | **53** | **115660** | **20190** | **68226** | **27245** |
| **Grad Beograd** | **61** | **241325** | **65509** | **134555** | **41260** |
| Aranđelovac | 66 | 81143 | 17040 | 44629 | 19475 |
| Bačka Palanka | 65 | 80365 | 18369 | 46886 | 15110 |
| Valјevo | 60 | 99748 | 12673 | 78312 | 8764 |
| Velika Plana | 72 | 72755 | 3815 | 67927 | 1013 |
| Veliko Gradište | 68 | 67483 | 12000 | 47983 | 7500 |
| Vrbas | 45 | 82137 | 9049 | 67504 | 5585 |
| Vrnjačka Banja | 41 | 127751 | 21000 | 60000 | 46751 |
| Vršac | 55 | 100227 | 10834 | 58650 | 30743 |
| Grad Vranje | 54 | 80209 | 5468 | 54023 | 20718 |
| Grad Niš | 53 | 98784 | 14540 | 63750 | 20493 |
| Grad Novi Sad | 53 | 135664 | 26487 | 71669 | 37509 |
| Grad Požarevac | 57 | 84420 | 10052 | 54747 | 19621 |
| Grad Užice | 47 | 106818 | 17918 | 61254 | 27646 |
| Zrenjanin | 57 | 88686 | 15828 | 59344 | 13514 |
| Jagodina | 57 | 76840 | 5296 | 58956 | 12588 |
| Kragujevac | 52 | 108500 | 18466 | 65559 | 24475 |
| Kralјevo | 47 | 66066 | 10554 | 37994 | 17518 |
| Kruševac | 63 | 86471 | 16429 | 64127 | 5915 |
| Leskovac  | 52 | 76670 | 1646 | 47385 | 27639 |
| Loznica | 55 | 73228 | 4197 | 62453 | 6578 |
| Negotin | 57 | 85001 | 2237 | 59314 | 23450 |
| Novi Pazar | 58 | 104801 | 30270 | 62211 | 12320 |

**1. Prices of dwellings of new construction, I half of** **2018** (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 |
|  |  |  |  |  |  |
| Pančevo | 69 | 96938 | 14187 | 70203 | 12548 |
| Petrovac na Mlavi | 52 | 57654 | 2000 | 52354 | 3300 |
| Pirot | 54 | 76440 | 12311 | 53074 | 11055 |
| Ruma | 53 | 76199 | 10355 | 45713 | 20131 |
| Smederevo | 62 | 99015 | 10526 | 78989 | 9500 |
| Sokobanja | 32 | 97067 | 19413 | 67947 | 9707 |
| Sombor | 54 | 71244 | 7201 | 54060 | 9982 |
| Sremska Mitrovica | 54 | 84568 | 11545 | 56722 | 16301 |
| Stara Pazova | 42 | 81281 | 12757 | 60427 | 8097 |
| Subotica | 52 | 89226 | 8200 | 72277 | 8749 |
| Tutin | 63 | 51056 | 14438 | 31177 | 5440 |
| Ub | 57 | 75472 | 11710 | 52466 | 11295 |
| Čajetina | 45 | 165310 | 47659 | 94560 | 23092 |
| Čačak | 56 | 90993 | 6294 | 73645 | 11054 |
| Šabac | 54 | 90876 | 16950 | 59043 | 14883 |

**2.** **Average price of dwellings of new construction by development level of local self-government units1),**

|  |  |
| --- | --- |
|   | Average price by m², RSD |
|  |  |
| I group | 192986 |
| II group | 90747 |
| III group | 72959 |
| IV group | 51999 |

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

NOTES:

Presented data are collected in the scope of semi-annual survey on prices of dwellings of new construction. Included are dwellings of new construction for which the agreements on sale and purchase were signed by seller and buyer, in the relevant urban settlements, during the reporting period.

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 mhttp: <http://www.stat.gov.rs/en-us/istrazivanja/methodology-and-documents/?a=05&s=0>.

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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