

STATISTICAL RELEASE

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Construction Statistics

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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 2018 was 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 m ²	Price by 1 m ² , in RSD, total	Of which:		
			price of construction land	price of construction works	other expenditures
REPUBLIC OF SERBIA	56	174380	41785	100715	31878
AP Vojvodina	53	115660	20190	68226	27245
Grad Beograd	61	241325	65509	134555	41260
Arandelovac	66	81143	17040	44629	19475
Bačka Palanka	65	80365	18369	46886	15110
Valjevo	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
Kraljevo	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 m ²	Price by 1 m ² , in RSD, total	Of 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 m ² , 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).