

Prices of newly built dwellings in the first half-year of 2009

– Preliminary results –

Prices of newly built dwellings in the Republic of Serbia in the first half-year of 2009 increased by 10.6% in relation to the second half-year of 2009.

Taking into account change of EUR rate in that period, in the first half-year of 2009 prices decreased by 4,7% in relation to the second half-year of 2008. Observed in EUR, all costs (by prices' structure) also decreased in the first half-year of 2009 in relation to the second half-year of 2008. The greatest decrease was recorded at other costs, 7.2%, followed by process of construction, 4.6%, and prices of building area, 3%.

Number of sold newly built dwellings in the Republic of Serbia in the first half-year of 2009 decreased by 38.6% in relation to the average number of sold dwellings in the first and the second half-year of 2008.

Average area of sold newly built dwellings in the Republic of Serbia amounts to 55 m² in the first half-year of 2009, while in the second half-year of 2008 sales of dwelling of a little bit bigger average areas 57 m², were agreed.

The highest average price of newly built dwellings in the first half-year of 2009 was agreed in Belgrade and it amounted to 174103 RSD, what is by 13.6% higher than in the second half-year of 2008. Expressed in EUR in that period, prices in Belgrade decreased by 2.1% in relation to the second half-year of 2008, while from the structure of prices we can see that only the price of construction increased by 1.2%, while all the other costs decreased.

Users can have at disposal data from this area on the website of the Office www.stat.gov.rs (area Construction and data bases).

1. Prices of newly built dwellings in the first half-year of 2009¹

	Average dwellings' area in m ²	Price by 1 m ² , in RSD, total	Of which:		
			price of construction area	price of construction	other costs
REPUBLIC OF SERBIA²	55	125926	30875	76124	18928
Central Serbia	57	137016	34510	83889	18617
The City of Belgrade	63	174103	46320	104979	22804
Arandjelovac	53	58636	21457	34247	2932
Valjevo- town	88	60927	9839	39777	11311
Vranje-town	90	58076	8417	34629	15030
Zajecar –town	34	65882	6588	46117	13177
Kragujevac – town	48	73025	12275	49150	11600
Kraljevo- town	46	68753	11967	48401	8385
Krusevac – town	49	61155	9056	38169	13930
Leskovac- town	58	43713	2144	40052	1518
Negotin	70	55184	1609	48046	5529

1. Prices of newly built dwellings in the first half-year of 2009¹ (continued)

	Average dwellings' area in m ²	Price by 1 m ² , in RSD, total	Of which:		
			price of construction area	price of construction	other costs
The City of Nis	49	73687	13519	51119	9049
Paracin	73	46800	15000	26800	5000
Pirot	50	63240	7146	46672	9422
Smederevo –town	52	48888	10429	35920	2539
Uzice –town	37	75379	18355	53140	3884
Cuprija	58	53458	7690	40812	4956
Cacak – town	52	65461	8856	38630	17975
Sabac-town	59	71221	12034	46881	12306
Others	51	52743	8447	31248	13048
AP Vojvodina	52	81748	16393	45188	20166
Novi Sad – city	52	91241	20853	44027	26360
Vrsac	56	69730	3119	58822	7789
Zrenjanin- town	57	62065	18050	33301	10714
Indjija	53	76521	16914	51065	8543
Pancevo - town	61	60082	5329	49690	5062
Ruma	54	74400	9300	46500	18600
Sombor- town	58	55610	4513	40116	10981
Sremska Mitrovica - town	74	69588	6489	58251	4848
Subotica - town	49	60825	7978	48344	4503
Others	49	62836	7738	45312	9786

¹ Data only for selected cities where buying and selling has been carried out are presented.

² Without data for AP Kosovo and Metohia.

Remarks along with the published data

Data presented are being collected in the scope of semi-annual survey on prices of newly built dwellings. The survey has been filled out by legal and physical entities that were selling newly built dwellings in the observed period.

In the scope of this survey newly built dwellings for which in the reported semi-annual period sales contracts have been carried out between purchaser and seller in urban settlements are included.

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

Total price of dwellings includes the price of construction, the price of construction area and other costs.

Due to correct approach in data use, a user's attention is directed to the fact that prices that are published (prices by one square meter), are average, so, they are result of different characteristics of construction and difference in 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 by 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.

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