

RELEASE 21/2022

Preliminary data

Prices of dwellings in a new residential buildings

2021

According to the methodology of survey „Prices of dwellings in a new residential buildings“ in the calculation of average price per square meter of dwellings in a new residential building are taken only dwellings that were sold on the market for the first time, or for which a purchase contract was concluded for the first time. The subject of this survey is not the existing (old) dwellings, as well as other types of real estate: business facilities, land and others. The survey does not reflect the supply and demand of new dwellings on the market, than the prices calculated on the basis of concluded contracts of sale.

The average price per square meter of dwellings in a new residential building in Montenegro in 2021 was 1 194 EUR, in Podgorica was 1 211 EUR, in coastal region was 1 359 EUR, in central region 624 EUR, while the average price of dwellings in a new residential building in northern region was 1 060 EUR.

The average price of dwellings in a new residential building significantly depend on the share of solidarity housing development dwellings. If the share of these dwellings increased, the average price of dwellings in a new residential building will be significantly lower, or if this share decreased, the average price will be higher.

In this release is shown the average price per the square meter of dwelling in a new residential building according to the following categories: enterprises (average market price) and solidarity housing development. The average price per square meter of dwellings in a new residential building in Montenegro in category enterprises in 2021 was 1 216 EUR, while in category solidarity housing development was 578 EUR.

Graph 1. Average price of dwelling in a new residential buildings, in EUR

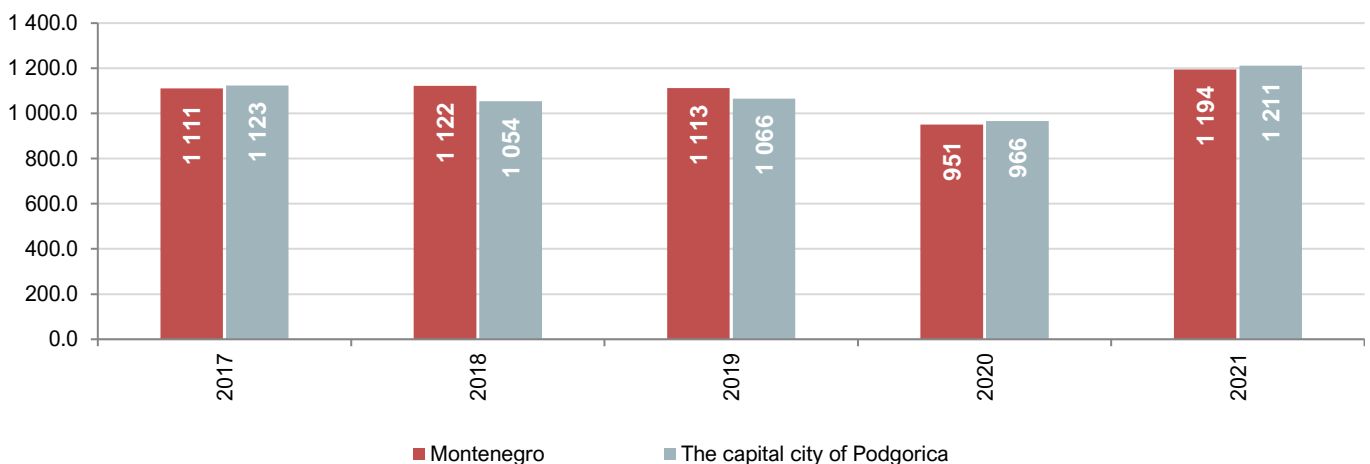
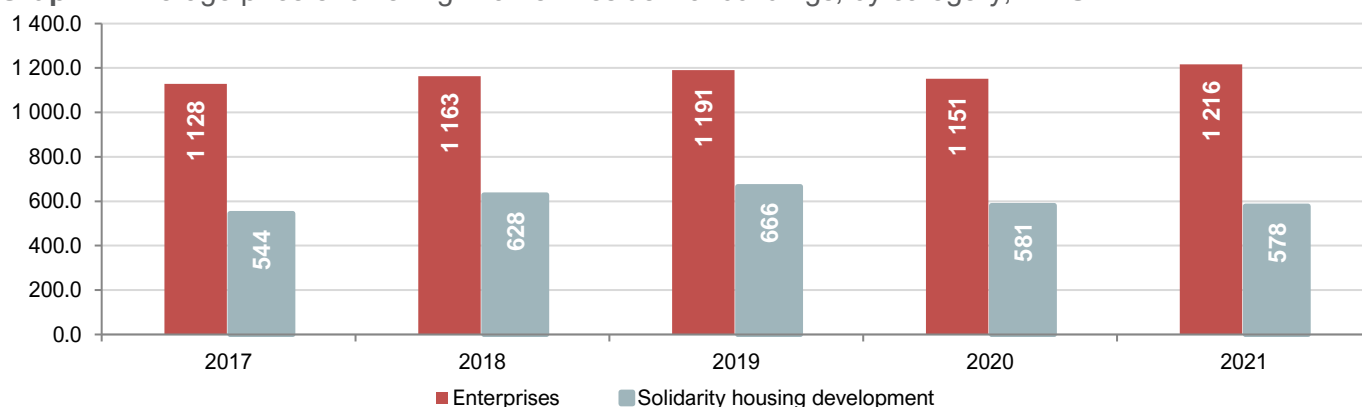


Table 1. Average prices per square meter of dwellings in a new residential buildings by region¹, in EUR, 2021

	Average prices per 1m ² in EUR	Price for arranging construction land	Price of construction works	Other costs
	(1)=(2)+(3)+(4)	(2)	(3)	(4)
Montenegro (average)	1 194	208	787	199
Enterprises (average market)	1 216	215	796	205
Solidarity housing development ²	578	0	542	36
The capital city of Podgorica (average)	1 211	210	773	228
Enterprises (average market)	1 212	211	774	227
Solidarity housing development	758	0	500	258
Coastal region (average)	1 359	265	927	167
Enterprises (average market)	1 359	265	927	167
Solidarity housing development	-	-	-	-
Central region (average)	624	42	535	47
Enterprises (average market)	666	67	526	73
Solidarity housing development	550	0	550	0
Northern region (average)	1 060	120	751	189
Enterprises (average market)	1 205	171	859	175
Solidarity housing development	721	0	500	221

Graph 1. Average price of dwelling in a new residential buildings, by category, in EUR

1 Coastal region: Bar, Budva, Herceg Novi, Kotor, Tivat and Ulcinj.

Central region: Cetinje, Danilovgrad, Nikšić and Tuzi.

Northern region: Andrijevica, Berane, Bijelo Polje, Gusinje, Kolašin, Mojkovac, Petnjica, Plav, Pljevlja, Plužine, Rožaje, Šavnik and Žabljak.

2 Solidarity housing development includes the sale of dwellings by housing cooperatives and organizations in cooperation with local self governments (municipalities) or other institutions, under more favorable conditions. Construction is done for the state institutions needs, organization and enterprises i.e. employees in these institutions in all municipalities of Montenegro.

- no occurrence

METHODOLOGICAL NOTES

The presented data are collected by survey on price of dwelling in a new residential building (GRADJ-41). The survey is conducted on reporting method and covers sold dwellings in a new residential building, i.e. dwellings for which a contract of sale has been concluded between investor and buyer (for the first time sold dwelling). The focus of this survey is not the existing (old) dwellings, as well as other types of real estate: business facilities, land and others.

For the purpose of appropriate access to the data use, there should be noted that the published prices (prices per 1 m²) are average prices, therefore, they are the result of different characteristics of construction and differences in the month in which the contract sale was concluded in one territory (of region and Montenegro).

The aim of the survey on average prices per square meter of dwelling in a new construction is not to measure prices as a reflection of supply and demand for new dwellings on the market, than to measure the price level of dwellings sold in a new buildings for which contract of sale have been concluded.

All prices represent the nominal expression of value from sale and they are expressed per 1m² of useful (residential) area.

The average price of dwellings in a new residential building includes dwellings sold by enterprises, as well as dwellings sold by solidarity housing development institution.

The average price of dwellings in a new residential building significantly depend on the share of solidarity housing development dwellings. If the share of these dwellings increased, the average price of dwellings in a new residential building will be significantly lower, or if this share decreased, the average price will be higher.

The average market price of dwellings in a new residential building covers dwellings sold by enterprises, but not cover dwellings sold by solidarity housing development institution.

The total price of dwelling covers price of constructing arranging the construction land, price of construction works and other costs.

The price of arranging construction land includes the following elements: land acquisition, demolition, preparation detailed urban plans and projects, the field testing, repair works, arrangement of environment around the building, communal equipping of land.

Price of construction works includes all construction works and profits of investors per 1 m² of useful floor area, craft-finishing and installation works on buildings and dwellings.

Other costs include all construction costs such as contributions and taxes for connections to the electricity grid and other communal facilities, taxes for obtaining building permits, VAT, the cost of projecting the building, the interest on the loans and advances and etc.

Data are published according [Statistical Release Calendar](#).

The last published data are considered preliminary, and becomes final within the defined deadline, as foreseen by the Statistical Release Calendar.

When using the data, state:

"Data source: Statistical Office - MONSTAT"

More data, as well as detailed methodological notes can be found in the section: [Prices of dwellings in a new residential buildings](#)