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Montenegro
Statistical Office

contact@monstat.org
mediji@monstat.org

www.monstat.org

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Preliminary data

Prices of dwellings in new residential buildings

The second quarter 2026

According to the methodology of the survey 'Prices of dwellings in new residential buildings', the calculation of the average price per square meter of dwellings in new residential buildings takes 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 neither the existing (old) dwellings nor other types of real estate: business facilities, land, and others. The survey does not reflect supply and demand of new dwellings on the market, but prices calculated on the basis of concluded sales contracts.

The average price per square meter of dwellings in new residential buildings in the second quarter of 2026 was: in Montenegro 2 557 EUR; in Podgorica 2 510 EUR; in the coastal region 2 838 EUR; in the central region 2 131 EUR; and in the northern region 2 145 EUR.

The average price of dwellings in new residential buildings significantly depends on the share of solidarity housing development dwellings. If the share of these dwellings is higher, the average price of dwellings in new residential buildings will be significantly lower, or if this share is lower, the average price will be higher.

This release shows the average price per square meter of dwellings in new residential buildings according to the following categories: enterprises (average market price) and solidarity housing development. The average price per square meter of dwellings in new residential buildings in Montenegro, in the category enterprises, in the second quarter of 2026 is 2 445 EUR, while in the category solidarity housing development there was no sale of dwellings in new residential buildings.

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

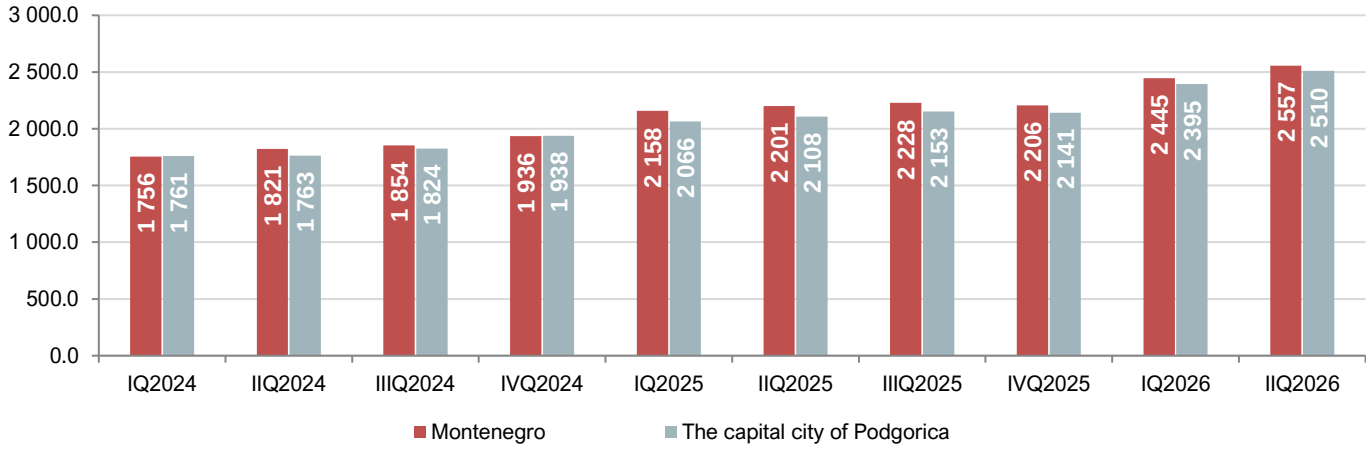
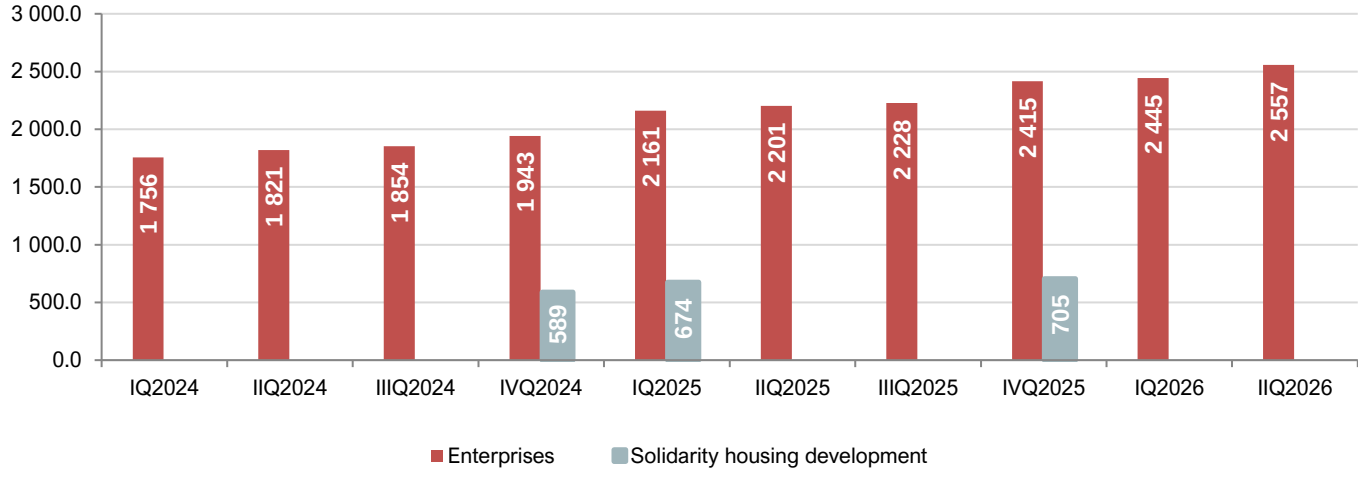


Table 1. Average prices per square meter of dwellings in new residential buildings by region[1], in EUR, II quarter 2026

	Average prices per 1 m² in EUR	Price for arranging construction land	Price of construction works	Other costs
	(1)=(2)+(3)+(4)	*(2)*	*(3)*	*(4)*
Montenegro *(average)*	**2 557**	**342**	**1 960**	**255**
Enterprises (average market)	2 557	342	1 960	255
Solidarity housing development[2]	-	-	-	-
The capital city of Podgorica *(average)*	**2 510**	**330**	**1 917**	**263**
Enterprises *(average market)*	2 510	330	1 917	263
Solidarity housing development	-	-	-	-
Coastal region *(average)*	**2 838**	**389**	**2 200**	**249**
Enterprises *(average market)*	2 838	389	2 200	249
Solidarity housing development	-	-	-	-
Central region *(average)*	**2 131**	**319**	**1 599**	**213**
Enterprises *(average market)*	2 131	319	1 599	213
Solidarity housing development	-	-	-	-
Northern region *(average)*	**2 145**	**249**	**1 726**	**170**
Enterprises *(average market)*	2 145	249	1 726	170
Solidarity housing development	-	-	-	-

Graph 2. Average price of dwellings in new residential buildings in Montenegro, by category, in EUR



1 **Coastal region**: Bar, Budva, Herceg Novi, Kotor, Tivat and Ulcinj.
Central region: Cetinje, Danilovgrad, Nikšić, Tuzi and Zeta.
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 the survey on the price of dwellings in new residential buildings (GRADJ-41). The survey is conducted using the reporting method and covers sold dwellings in new residential buildings, i.e., dwellings for which a sales contract has been concluded between investor and buyer (for the first time sold dwelling). The focus of this survey is neither the existing (old) dwellings nor other types of real estate: business facilities, land, and others.

For the purpose of appropriate access to the data, it 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 sales contract was concluded in one territory (of the region and Montenegro).

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

All prices represent the nominal expression of value from sale, and they are expressed per 1m² of useful (residential) area. Data that significantly deviate from the usual values are identified as extreme values (outliers) and are excluded from the calculation of the average price per square metre.

The average price of dwellings in new residential buildings includes dwellings sold by enterprises, as well as dwellings sold by solidarity housing development institutions.

The average price of dwellings in new residential buildings significantly depends on the share of solidarity housing development dwellings. If the share of these dwellings increases, the average price of dwellings in new residential buildings will be significantly lower, or if this share decreases, the average price will be higher.

The average market price of dwellings in new residential buildings covers dwellings sold by enterprises, not covering dwellings sold by solidarity housing development institutions.

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

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

The 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; building designing cost; interest on loans and advances, etc.

The data are published according to the Statistical Release Calendar.

The last published data are considered preliminary and become final within the defined deadline, as defined 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 new residential buildings

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Prepared by: Suzana GOJCAJ

Department: Short-term Indicators Department
contact@monstat.org