Prices of dwellings in a new residential buildings
2017

The average price of dwellings in a new residential building in Montenegro in 2017 was 1 111 EUR increased by 9.9% compared with the 2016. The average price of dwellings in a new residential building in Podgorica in 2017 was 1 123 EUR increased by 2.8% compared with the 2016.

The average price of dwellings in a new residential building in Montenegro in coastal region was 1 159 EUR, in central region 550 EUR, while the average price of dwellings in a new residential building in northern region was 639 EUR.

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

In the 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 market price of dwellings in a new residential building in Montenegro in category enterprises in 2017 was 1 128 EUR, while in category solidarity housing development was 544 EUR.

<table>
<thead>
<tr>
<th>Year</th>
<th>Montenegro</th>
<th>Podgorica</th>
</tr>
</thead>
<tbody>
<tr>
<td>2013</td>
<td>1 152 EUR</td>
<td>1 128 EUR</td>
</tr>
<tr>
<td>2014</td>
<td>1 089 EUR</td>
<td>1 080 EUR</td>
</tr>
<tr>
<td>2015</td>
<td>1 090 EUR</td>
<td>1 121 EUR</td>
</tr>
<tr>
<td>2016</td>
<td>1 092 EUR</td>
<td>1 011 EUR</td>
</tr>
<tr>
<td>2017</td>
<td>1 111 EUR</td>
<td>1 123 EUR</td>
</tr>
</tbody>
</table>

Graph 1. Average prices of dwelling in a new residential buildings, in EUR
Table 1. Average prices of dwellings in a new residential buildings by region\(^2\), in EUR 2017

<table>
<thead>
<tr>
<th>Region</th>
<th>Prices per 1m(^2) in EUR</th>
<th>Price for arranging construction land</th>
<th>Price of construction works</th>
<th>Other costs</th>
</tr>
</thead>
<tbody>
<tr>
<td>Montenegro (average)</td>
<td>1111</td>
<td>255</td>
<td>681</td>
<td>175</td>
</tr>
<tr>
<td>Enterprises (average market)</td>
<td>1128</td>
<td>263</td>
<td>687</td>
<td>178</td>
</tr>
<tr>
<td>Solidarity housing development(^1)</td>
<td>544</td>
<td>0</td>
<td>482</td>
<td>62</td>
</tr>
<tr>
<td>The capital city of Podgorica (average)</td>
<td>1123</td>
<td>261</td>
<td>670</td>
<td>192</td>
</tr>
<tr>
<td>Enterprises (average market)</td>
<td>1128</td>
<td>264</td>
<td>670</td>
<td>194</td>
</tr>
<tr>
<td>Solidarity housing development</td>
<td>664</td>
<td>0</td>
<td>630</td>
<td>34</td>
</tr>
<tr>
<td>Coastal region (average)</td>
<td>1159</td>
<td>258</td>
<td>770</td>
<td>131</td>
</tr>
<tr>
<td>Enterprises (average market)</td>
<td>1161</td>
<td>260</td>
<td>771</td>
<td>130</td>
</tr>
<tr>
<td>Solidarity housing development</td>
<td>850</td>
<td>0</td>
<td>700</td>
<td>150</td>
</tr>
<tr>
<td>Central region (average)</td>
<td>550</td>
<td>105</td>
<td>400</td>
<td>45</td>
</tr>
<tr>
<td>Enterprises (average market)</td>
<td>550</td>
<td>105</td>
<td>400</td>
<td>45</td>
</tr>
<tr>
<td>Solidarity housing development</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>Northern region (average)</td>
<td>639</td>
<td>125</td>
<td>390</td>
<td>124</td>
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<tr>
<td>Enterprises (average market)</td>
<td>819</td>
<td>253</td>
<td>389</td>
<td>177</td>
</tr>
<tr>
<td>Solidarity housing development</td>
<td>462</td>
<td>0</td>
<td>392</td>
<td>70</td>
</tr>
</tbody>
</table>

\(^{1}\) 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. employed in these institutions in all municipalities of Montenegro.

\(^{2}\) Coastal region: Bar, Budva, Herceg Novi, Kotor, Tivat and Ulcinj.
Central region: Cetinje, Danilovgrad and Nikšić.
Northern region: Andrijevica, Berane, Bijelo Polje, Gusinje, Kolašin, Mojkovac, Petnjica, Plav, Pljevlja, Plužine, Rožaje, Šavnik and Žabljak.

- no occurrence
METHODOLOGICAL EXPLANATIONS

Data source, coverage and definitions

The data presented are collected under quarterly report on prices of dwellings in a new residential buildings GRADJ-41 covering sold dwellings in a new residential buildings, i.e. dwellings on the basis of sale contract. For the purpose of appropriate access to the data use, there should be noted that the prices published (prices per 1 m²) are average prices, thus they are the result of different characteristics of construction and differences in a month when the sale contract was concluded at one territory (of region and Montenegro).

All prices represent nominal expression of value from sale contract (without revalorization), and they are expressed per 1m² of useful (housing) 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 market price of dwellings in a new residential building includes dwellings sold by enterprises, but not including 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 terrain around the building, communal equipping of land.

Price of construction works includes all construction works and profits of investors per 1 m² of floor space, 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.