Prices of dwellings in new residential buildings
The third quarter of 2014

The average price of dwellings in new residential building in Montenegro in the third quarter of 2014 was 1,118 EUR decreased by 11.2% compared with the same quarter of previous year, while it is 2.5% decreased compared with the second quarter of current year.

The number of sold dwellings in new residential buildings in Montenegro in the third quarter of 2014 was 172, while in the second quarter of current year was 196 which is lower for 12.2%. The biggest number of sold dwellings in new residential buildings is realised in the Capital city Podgorica and it was 126, while in other municipalities sold 46 dwellings.

The highest average price of dwellings in new residential buildings in the third quarter 2014 was concluded in the municipality Budva, and it was EUR 1,770.

Graph 1. Average prices of dwelling in new residential buildings
## Average prices of dwellings in new residential buildings by towns

*Ill* quarter 2014

<table>
<thead>
<tr>
<th></th>
<th>Number of sold dwellings</th>
<th>Useful area of dwellings in m²</th>
<th>Prices per 1m² 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</td>
<td>172</td>
<td>9 879</td>
<td>1 118</td>
<td>217</td>
<td>771</td>
<td>130</td>
</tr>
<tr>
<td>Podgorica</td>
<td>126</td>
<td>6 953</td>
<td>1 079</td>
<td>261</td>
<td>675</td>
<td>143</td>
</tr>
<tr>
<td>Bar</td>
<td>26</td>
<td>1 689</td>
<td>1 055</td>
<td>191</td>
<td>650</td>
<td>214</td>
</tr>
<tr>
<td>Budva</td>
<td>2</td>
<td>114</td>
<td>1 770</td>
<td>220</td>
<td>1 470</td>
<td>80</td>
</tr>
<tr>
<td>Niksic</td>
<td>1</td>
<td>84</td>
<td>595</td>
<td>155</td>
<td>414</td>
<td>26</td>
</tr>
<tr>
<td>Miscellaneous²)</td>
<td>17</td>
<td>1 039</td>
<td>728</td>
<td>89</td>
<td>546</td>
<td>93</td>
</tr>
</tbody>
</table>

(1)=(2)+(3)+(4) (2) (3) (4)

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1 The data presented are only for selected towns with existing sold dwellings in new residential buildings

1 The data under this item refer to Bijelo Polje, Herceg Novi and Rožaje

### METHODOLOGICAL EXPLANATIONS

#### Data source, coverage and definitions

The data presented are collected under quarterly report on prices of dwellings in new residential buildings GRADJ-41 covering sold dwellings in 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 town 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 total price of dwelling covers price of constructing, price of arranging the construction land, 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.

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