

RELEASE 20/2023

Preliminary data

Release date:  
28 February 2023

## Prices of dwellings in new residential buildings

### 2022

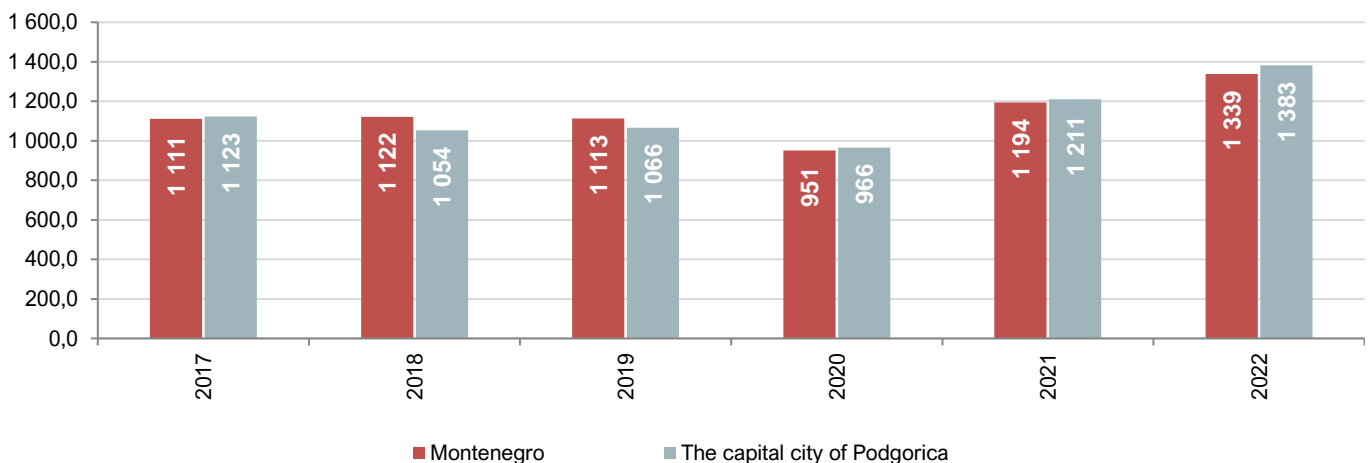
According to the methodology of survey „Prices of dwellings in new residential buildings“, in the calculation of average price per square meter of dwellings in a new residential building are taken only dwellings that were sold on the market for the first time, or for which a purchase contract was concluded for the first time. The subject of this survey is neither the existing (old) dwellings, nor 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, but the prices calculated on the basis of concluded sales contracts.

The average price per square meter of dwellings in new residential building in Montenegro in 2022 was 1 339 EUR, in Podgorica was 1 383 EUR, in coastal region was 1 315 EUR, in central region 647 EUR, while the average price of dwellings in new residential building in northern region was 1 025 EUR.

The average price of dwellings in 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 new residential building will be significantly lower, or if this share decreased, the average price will be higher.

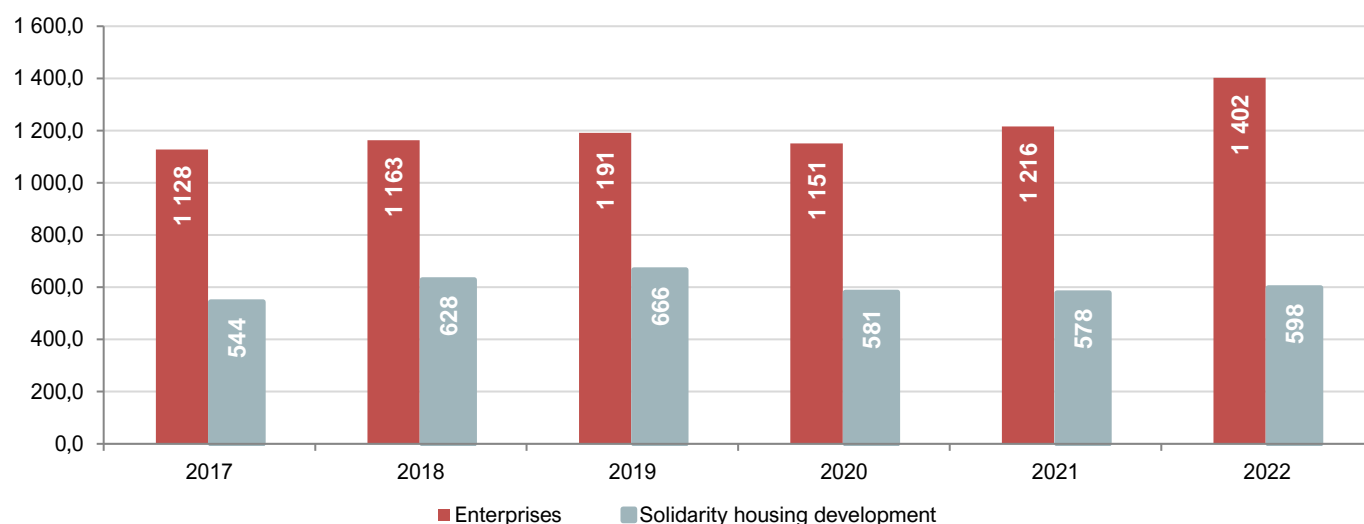
This release shows the average price per the square meter of dwelling in new residential building according to the following categories: enterprises (average market price) and solidarity housing development. The average price per square meter of dwellings in new residential building in Montenegro, in category enterprises, in 2022 was 1 402 EUR, while in category solidarity housing development was 598 EUR.

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



**Table 1.** Average prices per square meter of dwellings in new residential buildings by region<sup>1</sup>, in EUR, 2022

	Average prices per 1m <sup>2</sup> in EUR	Price for arranging construction land	Price of construction works	Other costs
	(1)=(2)+(3)+(4)	(2)	(3)	(4)
<b>Montenegro (average)</b>	<b>1 339</b>	<b>158</b>	<b>1 045</b>	<b>136</b>
Enterprises (average market)	1 402	172	1 086	144
Solidarity housing development <sup>2</sup>	598	0	561	37
<b>The capital city of Podgorica (average)</b>	<b>1 383</b>	<b>151</b>	<b>1 089</b>	<b>143</b>
Enterprises (average market)	1 432	160	1 120	152
Solidarity housing development	600	0	600	0
<b>Coastal region (average)</b>	<b>1 315</b>	<b>194</b>	<b>1 000</b>	<b>121</b>
Enterprises (average market)	1 423	223	1 075	125
Solidarity housing development	600	0	500	100
<b>Central region (average)</b>	<b>647</b>	<b>83</b>	<b>502</b>	<b>62</b>
Enterprises (average market)	665	103	486	76
Solidarity housing development	571	0	571	0
<b>Northern region (average)</b>	<b>1 025</b>	<b>171</b>	<b>747</b>	<b>107</b>
Enterprises (average market)	1 025	171	747	107
Solidarity housing development	-	-	-	-

**Graph 1.** Average price of dwelling in new residential buildings, 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. employee in these institutions in all municipalities of Montenegro.

- No occurrence

## METHODOLOGICAL NOTES

The presented data are collected by the survey on price of dwelling in new residential building (GRADJ-41). The survey is conducted using the reporting method, and covers sold dwellings in new residential building, 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 use, there should be noted that the published prices (prices per 1 m<sup>2</sup>) 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 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 1m<sup>2</sup> of useful (residential) area.

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

The average price of dwellings in 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 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, field testing, repair works, arrangement of environment around the building, public utility equipment of land.

Price of construction works includes all construction works and profits of investors per 1 m<sup>2</sup> of usefull 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 the loans and advances, etc.

The data are published according to the [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](#)*