



Dwelling prices in the 1st quarter of 2020 on average 1.1% higher than in the 4th quarter of 2019

Residential housing price indices, Slovenia, 1st quarter 2020

In the 1st quarter of 2020 dwelling prices were on average 1.1% higher than in the 4th quarter of 2019. The number of transactions of existing dwellings was the lowest in the last five years, while the number of transactions of newly built dwellings was still low.

Prices of newly built dwellings on average 0.1% higher

In the 1st quarter of 2020 the prices of newly built dwellings (new flats and family houses together) increased on average by 0.1% over the previous quarter.

Compared to the previous quarter, in the 1st quarter of 2020 the prices of newly built flats went up by 0.4%, while the prices of newly built family houses went down by 0.9% (after they went up by 5.0% in the 4th quarter of 2019).

Prices of existing dwellings on average 1.2% higher

At the level of Slovenia, in the 1st quarter of 2020 the prices of existing dwellings (existing flats and family houses together) increased on average by 1.2% over the previous quarter. The prices of existing flats went up by 1.4% and of existing family houses by 0.7%.

In comparison with the previous quarter, the prices of existing flats in Ljubljana went up by 0.9%.

The prices of existing flats outside Ljubljana increased by 1.8% over the previous quarter. On a quarterly basis, the prices of existing flats outside Ljubljana have been rising since 2016; since then, their average price has increased by 36.0%.

In the 1st quarter of 2020 the prices of existing flats in Maribor went up by 0.1% and the prices of existing flats in the rest of Slovenia (without the municipalities of Ljubljana and Maribor) by 2.1%.

In the 1st quarter of 2020 dwelling prices on average 5.5% higher than in the same quarter of the previous year

In the 1st quarter of 2020, dwelling prices were on average 5.5% higher at the annual level. The prices of existing flats outside Ljubljana increased the most (by 6.5%), followed by the prices of newly built family houses (by 6.3%). On the other hand, the prices of newly built flats decreased the most (by 2.1%).

House sales

In the 1st quarter of 2020 the total value of housing transactions for all types of dwellings in Slovenia was EUR 289 million. This is EUR 70 million less than in the previous quarter, when the total value of housing transactions was EUR 358 million. This is also the lowest total value of housing transactions after the 3rd quarter of 2018, when it was EUR 278 million.

The number of transactions of existing dwellings was significantly lower than in the 4th quarter of 2019. In

the 1st quarter of 2020, 2,781 existing dwellings were sold; their value of housing transactions was EUR 275 million. This is EUR 6 million less than in the same period of the previous year.

In the 1st quarter of 2020, 1,764 existing flats were sold; their value of housing transactions was EUR 173 million. In the 1st quarter of 2020, 1,017 existing family houses were sold. This is the lowest number since the 1st quarter of 2016 when 1,068 existing family houses were sold. The value of housing transactions with existing family houses was EUR 102 million.

On the other hand, in the 1st quarter of 2020 the number of transactions of newly built dwellings was low, only 76, much lower than in the 4th quarter of 2019 (107 sales). The value of housing transactions with newly built dwellings was EUR 14 million. This is EUR 4 million less than in the previous quarter.

Yearly indices of dwelling prices, Slovenia



Source: SURS

House price indices by type of dwellings, Slovenia

	I-III 20 X-XII 19	I-III 20 I-III 19	I-III 20 Ø 2015
1 House price indices - Total	101.1	105.5	134.73
1.1 Newly built dwellings	100.1	101.1	127.26
1.1.1 Newly built flats	100.4	97.9	127.45
1.1.2 Newly built family houses	99.1	106.3	119.90
1.2 Existing dwellings	101.2	105.7	135.46
1.2.1 Existing flats, Slovenia	101.4	105.8	141.15
1.2.1.1 Existing flats, Ljubljana municipality	100.9	104.7	141.51
1.2.1.2 Existing flats, rest of Slovenia (without the municipality of Ljubljana)	101.8	106.5	140.07
1.2.1.2.1 Existing flats, Maribor municipality	100.1	101.8	143.88
1.2.1.2.2 Existing flats, rest of Slovenia (without the municipality of Ljubljana and Maribor)	102.1	105.3	142.83
1.2.2 Existing family houses	100.7	105.4	124.60

Source: SURS


Methodological note

In the SiStat Database we started to publish quarterly price indices of existing flats in the municipality of Maribor and quarterly price indices of existing flats in the rest of Slovenia (without the municipalities of Ljubljana and Maribor) (Table "House price indices by type of dwellings, Slovenia, quarterly"). Price indices are published from 2015 onwards and show quarterly price movements of existing flats in the municipality of Maribor and in the rest of Slovenia, from which existing flats of the municipalities of Ljubljana and Maribor are excluded.

In the 1st quarter of 2020 some methodological changes were made. As in the previous years, weights were changed. They are based on the annual value of transactions of individual types of dwellings from the previous year, recalculated to nominal value.

The Surveying and Mapping Authority of the Republic of Slovenia subsequently obtained data on a larger number of sales of new residential real estate for previous years, so we will carry out an unplanned revision of the residential housing price indices from 2017 onwards. The revised data are expected to be published on 23 September 2020.

Detailed data

 Detailed data and time series are available on the [SI-STAT data portal](#), which enables simple browsing and exporting of data in various formats. Registered users have the possibility to store tables for later browsing and to sign up to be informed when data are updated.

Author/s: Boris Zavec

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Statistical Office of the Republic of Slovenia
Litostrojska cesta 54, 1000 Ljubljana, Slovenia

Information Centre:
phone: +386 1 241 64 04

fax: +386 1 241 53 44

info.stat@gov.si

www.stat.si/en

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