



MARKET PRICE INDICES OF DWELLINGS FOR THE FOURTH QUARTER OF 2012

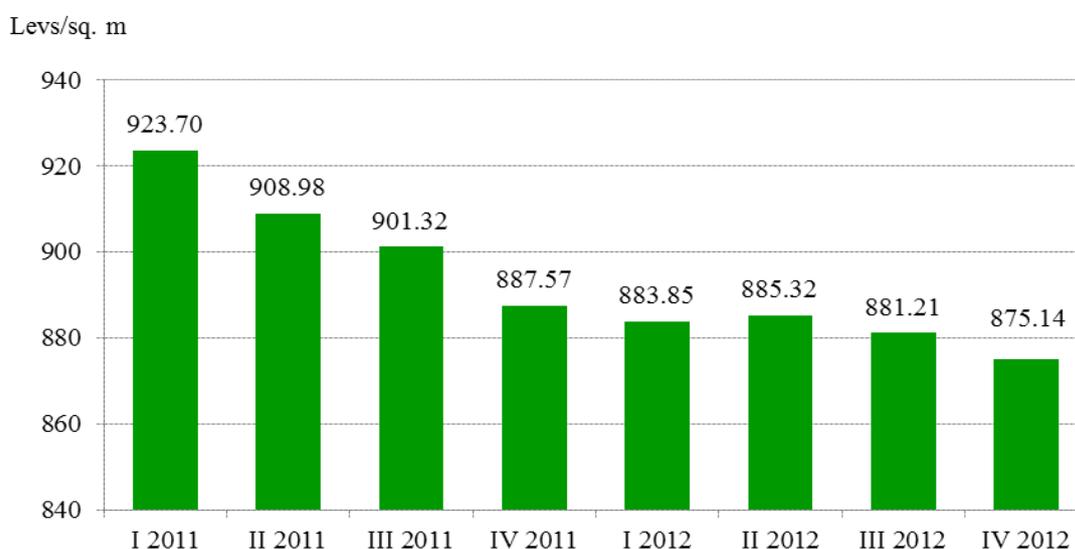
The market price index of the dwellings for the fourth quarter of 2012 compared to the third quarter of 2012 was **99.3%**, i.e. the average decrease of the market prices of the dwellings was **0.7%**. (Annex, Table 1).

The market price index of the dwellings for the fourth quarter of 2012 in comparison with the corresponding quarter of the previous year was **98.6%**, i.e. the average decrease of the market prices of the dwellings was **1.4%**.

In the fourth quarter of 2012 compared to the previous one, a price decrease was recorded in 23 district centres. It was more considerably in Kardzhali and Razgrad - by 2.9%, and in Pazardzhik- by 2.8 %. Price increase was recorded in the remaining 4 district centres (Vidin, Kyustendil, Burgas and Ruse) and in Sofia district.

In the fourth quarter of 2012 the average market price of the dwellings for the whole country was 875.14 Levs/sq. m (Figure 1). The highest ones were the average prices in Sofia cap. - 1 440.50 Levs/sq. m, followed by Varna - 1 424.93 Levs/sq. m and Burgas - 1 140.43 Levs/sq. m.

Figure 1. Average market prices for the whole country by quarters



The market price index of the dwellings for the 2012 compared to 2011 was **97.3 %**, i.e. the average decrease of the market price of the dwellings was **2.7%** (Annex, Table 2).

In 2012 compared to 2011, a price decrease was recorded in 22 district centres. It was more considerably in Montana - by 12.1%, Sliven - by 8.2.0% and in Vratsa - by 7.3%. Price increase was recorded in the remaining 6 district centres (Gabrovo, Pazardzhik, Shumen, Ruse, Blagoevgrad and Targovishte).

In 2012 the average market price of the dwellings for the whole country was 881.38 Levs/sq. m. The highest ones were the average prices in Sofia cap. - 1 452.64 Levs/sq. m, followed by Varna - 1 429.69 Levs/sq.



Methodological notes

The market price index of the dwellings measures the total relative price change of the prices of existing dwellings – flats (newly built flats, houses and luxury dwellings are excluded). The object of the statistical survey is the prices of flats really sold, by households, in the district centers.



Annex

Table 1

Average market prices of dwellings and indices for the fourth quarter of 2012¹

| District centres | Average prices - Levs/sq. m | | Indices - % |
|------------------|-----------------------------|------------------------|--|
| | Third quarter of 2012 | Fourth quarter of 2012 | Fourth quarter of 2012 compared to third quarter of 2012 |
| Total | 881.21 | 875.14 | 99.3 |
| Blagoevgrad | 793.30 | 775.00 | 97.7 |
| Burgas | 1135.83 | 1140.43 | 100.4 |
| Varna | 1425.83 | 1424.93 | 99.9 |
| Veliko Tarnovo | 731.08 | 719.04 | 98.4 |
| Vidin | 559.40 | 560.25 | 100.2 |
| Vratsa | 573.15 | 569.30 | 99.3 |
| Gabrovo | 538.61 | 536.74 | 99.7 |
| Kardzhali | 681.83 | 662.16 | 97.1 |
| Kyustendil | 535.82 | 537.18 | 100.3 |
| Lovech | 585.06 | 578.04 | 98.8 |
| Montana | 586.49 | 584.17 | 99.6 |
| Pazardzhik | 654.71 | 636.55 | 97.2 |
| Pernik | 654.17 | 642.41 | 98.2 |
| Pleven | 803.98 | 789.12 | 98.2 |
| Plovdiv | 935.20 | 929.45 | 99.4 |
| Razgrad | 665.67 | 646.18 | 97.1 |
| Ruse | 877.27 | 883.40 | 100.7 |
| Silistra | 634.62 | 632.66 | 99.7 |
| Sliven | 652.73 | 635.84 | 97.4 |
| Smolyan | 668.40 | 662.23 | 99.1 |
| Sofia cap. | 1447.33 | 1440.50 | 99.5 |
| Sofia | 695.86 | 699.02 | 100.5 |
| Stara Zagora | 899.46 | 876.67 | 97.5 |
| Dobrich | 672.40 | 669.24 | 99.5 |
| Targovishte | 656.69 | 654.35 | 99.6 |
| Haskovo | 807.35 | 787.57 | 97.6 |
| Shumen | 699.98 | 698.85 | 99.8 |
| Yambol | 622.30 | 619.05 | 99.5 |

¹ Data referred to flats in the district centres only (excl. newly built flats).

Table 2

Annual average market prices of dwellings¹

| District centres | Average prices - Levs/sq. m | | Indices - % |
|------------------|-----------------------------|---------------|-----------------------|
| | 2011 | 2012 | 2012 compared to 2011 |
| Total | 905.39 | 881.38 | 97.3 |
| Blagoevgrad | 780.16 | 787.57 | 100.9 |
| Burgas | 1169.93 | 1146.57 | 98.0 |
| Varna | 1487.79 | 1429.69 | 96.1 |
| Veliko Tarnovo | 729.57 | 713.47 | 97.8 |
| Vidin | 579.56 | 553.55 | 95.5 |
| Vratsa | 628.13 | 582.45 | 92.7 |
| Gabrovo | 532.53 | 533.35 | 100.2 |
| Kardzhali | 687.50 | 676.15 | 98.3 |
| Kyustendil | 564.91 | 544.40 | 96.4 |
| Lovech | 621.38 | 587.18 | 94.5 |
| Montana | 679.15 | 597.12 | 87.9 |
| Pazardzhik | 656.16 | 660.16 | 100.6 |
| Pernik | 703.18 | 653.02 | 92.9 |
| Pleven | 808.64 | 793.53 | 98.1 |
| Plovdiv | 971.85 | 935.50 | 96.3 |
| Razgrad | 664.36 | 656.98 | 98.9 |
| Ruse | 865.35 | 873.05 | 100.9 |
| Silistra | 662.47 | 641.51 | 96.8 |
| Sliven | 719.03 | 659.76 | 91.8 |
| Smolyan | 713.92 | 669.45 | 93.8 |
| Sofia cap. | 1468.10 | 1452.64 | 98.9 |
| Sofia | 721.76 | 699.44 | 96.9 |
| Stara Zagora | 888.14 | 884.61 | 99.6 |
| Dobrich | 705.83 | 671.14 | 95.1 |
| Targovishte | 635.84 | 652.17 | 102.6 |
| Haskovo | 848.34 | 810.57 | 95.5 |
| Shumen | 683.01 | 687.52 | 100.7 |
| Yambol | 669.10 | 623.09 | 93.1 |

¹ Data referred to flats in the district centres only (excl. newly built flats).