



MARKET PRICE INDICES OF DWELLINGS FOR THE FOURTH QUARTER OF 2013

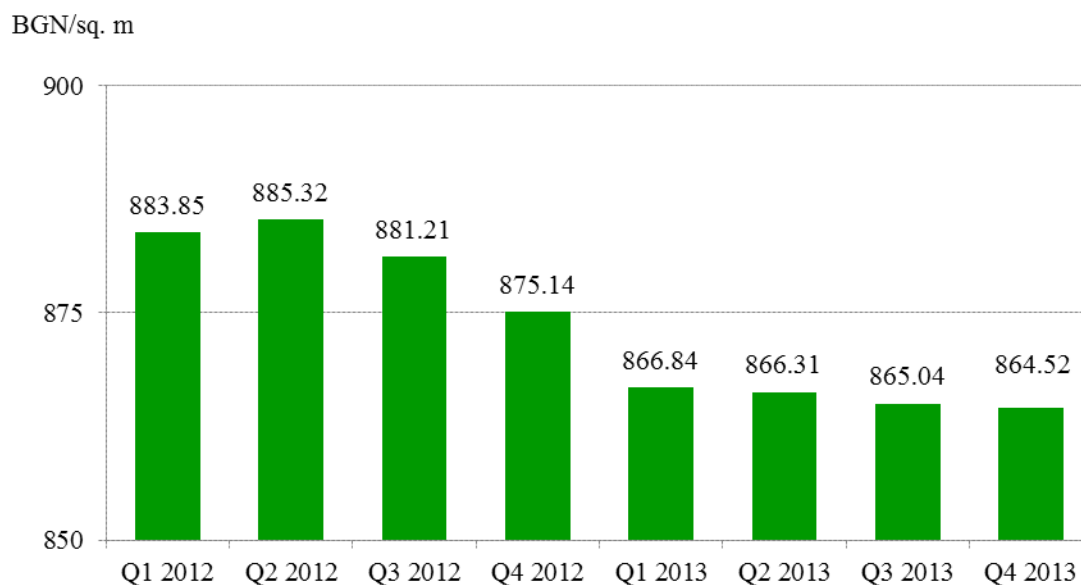
The market price index of the dwellings for the fourth quarter of 2013 compared to the third quarter of 2013 was 99.9%, i.e. the average decrease of the market prices of the dwellings was 0.1% (Annex, Table 1).

The market price index of the dwellings for the fourth quarter of 2013 in comparison with the corresponding quarter of the previous year was 98.8%, i.e. the average decrease of the market prices of the dwellings was 1.2%.

In the fourth quarter of 2013 compared to the previous one, a price decrease has been recorded in 20 district centres and in Sofia district. The decrease was more considerable in Vidin - by 3.4%, Kyustendil by - 2.4%, and Blagoevgrad - by 1.8%. In 7 district centres a price increase has been recorded.

In the fourth quarter of 2013 the average market price of the dwellings for the whole country was 864.52 BGN/sq. m (Figure 1). The highest ones were the average prices in Sofia (stolitsa) - 1 456.83 BGN/sq. m, followed by Varna - 1 374.50 BGN/sq. m and Burgas - 1 112.17 BGN/sq. m.

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



The market price index of the dwellings for the 2013 compared to 2012 was 98.2 %, i.e. the average decrease of the market price of the dwellings was 1.8% (Annex, Table 2).

In 2013 compared to 2012, a price decrease has been recorded in 24 district centres and in Sofia district. It was more considerably in Sliven - by 7.0%, Vratsa - by 6.8 % and in Pazardzhik - by 6.1%. In Veliko Tarnovo the prices remained at the level of the previous year. The price increase has been recorded in Targovishte - by 0.2% and Ruse - by 1.0%.

In 2013 the average market price of the dwellings for the whole country was 865.638 BGN/sq. m. The highest ones were the average prices in Sofia (stolitsa) - 1 439.79 BGN/sq. m, followed by Varna - 1 390.33 BGN/sq. m.



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 are the prices of flats really sold, by households, in the district centres.

Annex

Table 1

Average market prices of dwellings and indices for
the fourth quarter of 2013¹

District centres	Average prices - BGN/sq. m		Indices - %
	Third quarter of 2013	Fourth quarter of 2013	Fourth quarter of 2013 compared to third quarter of 2013
Total	865.04	864.52	99.9
Blagoevgrad	763.10	749.00	98.2
Burgas	1113.33	1112.17	99.9
Varna	1381.33	1374.50	99.5
Veliko Tarnovo	714.67	710.93	99.5
Vidin	539.39	521.17	96.6
Vratsa	531.50	527.50	99.2
Gabrovo	531.94	526.03	98.9
Kardzhali	647.05	645.79	99.8
Kyustendil	516.55	504.03	97.6
Lovech	559.30	562.16	100.5
Montana	571.10	562.16	98.4
Pazardzhik	620.78	616.00	99.2
Pernik	617.83	610.11	98.7
Pleven	788.30	788.84	100.1
Plovdiv	931.17	935.00	100.4
Razgrad	652.13	654.77	100.4
Ruse	884.36	880.17	99.5
Silistra	622.77	615.52	98.8
Sliven	615.26	607.47	98.7
Smolyan	655.23	647.51	98.8
Sofia (stolitsa)	1444.83	1456.83	100.8
Sofia	692.74	687.59	99.3
Stara Zagora	868.70	867.05	99.8
Dobrich	645.54	647.22	100.3
Targovishte	654.14	656.83	100.4
Haskovo	777.45	772.97	99.4
Shumen	686.41	685.69	99.9
Yambol	610.23	608.57	99.7

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



Table 2

Average annual market prices of dwellings¹

District centres	Average prices - BGN/sq. m		Indices - %
	2012	2013	2013 compared to 2012
Total	881.38	865.68	98.2
Blagoevgrad	787.57	764.18	97.0
Burgas	1146.57	1118.38	97.5
Varna	1429.69	1390.33	97.2
Veliko Tarnovo	713.47	713.67	100.0
Vidin	553.55	545.09	98.5
Vratsa	582.45	542.72	93.2
Gabrovo	533.35	532.36	99.8
Kardzhali	676.15	655.04	96.9
Kyustendil	544.40	514.53	94.5
Lovech	587.18	568.04	96.7
Montana	597.12	572.58	95.9
Pazardzhik	660.16	619.96	93.9
Pernik	653.02	619.27	94.8
Pleven	793.53	788.83	99.4
Plovdiv	935.50	927.13	99.1
Razgrad	656.98	650.14	99.0
Ruse	873.05	882.17	101.0
Silistra	641.51	625.67	97.5
Sliven	659.76	613.53	93.0
Smolyan	669.45	653.88	97.7
Sofia (stolitsa)	1452.64	1439.79	99.1
Sofia	699.44	692.45	99.0
Stara Zagora	884.61	870.46	98.4
Dobrich	671.14	654.54	97.5
Targovishte	652.17	653.48	100.2
Haskovo	810.57	780.53	96.3
Shumen	687.52	685.78	99.7
Yambol	623.09	609.9	97.9

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