



MARKET PRICE INDICES OF DWELLINGS FOR THE FOURTH QUARTER OF 2011

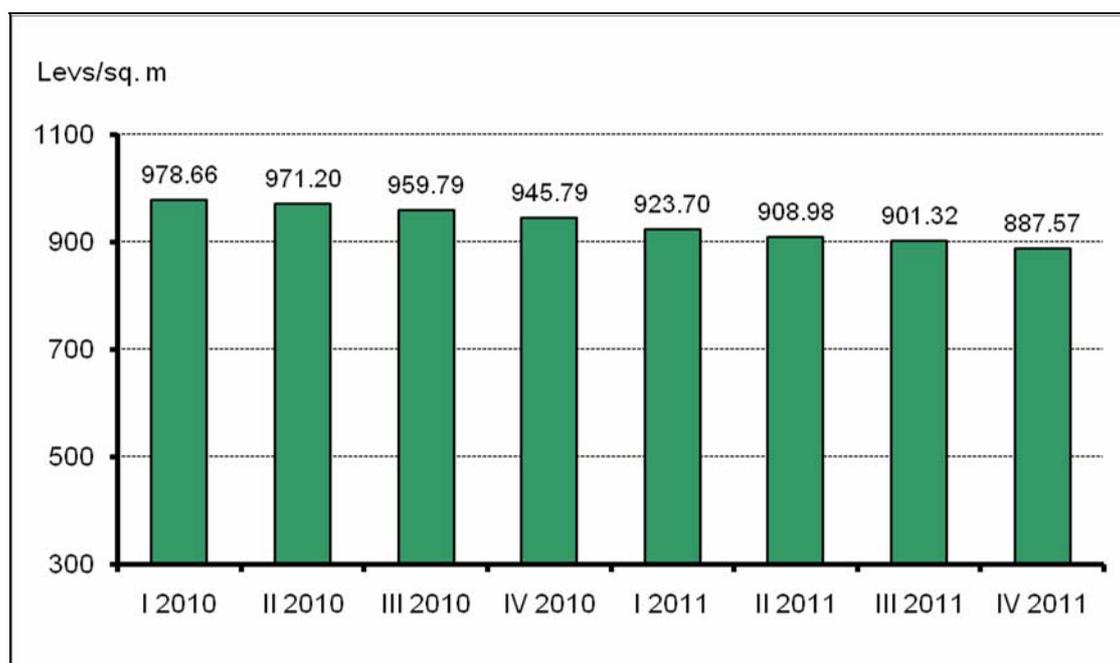
The market price index of the dwellings for the fourth quarter of 2011 compared to the third quarter of 2011 was **98.5%**, i.e. the average decrease of the market prices of the dwellings was **1.5%**. (Table 1).

The market price index of the dwellings for the fourth quarter of 2011 in comparison with the corresponding quarter of the previous year was **93.8%**, i.e. the average decrease of the market prices of the dwellings was **6.2%**.

In the fourth quarter of 2011 compared to the previous one, a price decrease has been recorded in 20 district centres. It was more considerably in Montana - by 8.3%, Pernik - by 6.9% and Yambol - by 4.9%. In 8 district centres a price increase has been recorded.

In the fourth quarter of 2011 the average market price of the dwellings for the whole country was 887.57 Levs/sq. m. The highest ones were the average prices in Varna – 1 454.67 Levs/sq. m, followed by Sofia (capital) - 1 453.30 Levs/sq. m and Burgas - 1 166.29 Levs/sq. m.

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



The market price index of the dwellings for the 2011 compared to 2010 was **93.9%**, i.e. the average decrease of the market price of the dwellings was **6.1%** (Table 2).

In the 2011 compared to 2010, a price decrease has been recorded in 25 district centres. It was more considerably in Gabrovo - by 17.3%, Shumen - by 15.0% and Pernik - by 12.6%. In 3 district centres a price increase has been recorded.

In the 2011 the average market price of the dwellings for the whole country was 905.39 Levs/sq. m. The highest ones were the average prices in Varna – 1 487.79 Levs/sq. m, followed by Sofia-capital – 1 468.10 Levs/sq. m and Burgas - 1 169.93 Levs/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 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 2011¹

District centres	Average prices - Levs/sq. m		Indices - %
	Third quarter of 2011	Fourth quarter of 2011	Fourth quarter of 2011 compared to third quarter of 2011
Total	901.32	887.57	98.5
Blagoevgrad	784.04	763.91	97.4
Burgas	1184.41	1166.29	98.5
Varna	1493.33	1454.67	97.4
Veliko Tarnovo	706.60	713.26	100.9
Vidin	576.59	570.23	98.9
Vratsa	618.50	629.99	101.9
Gabrovo	524.17	524.67	100.1
Kardzhali	684.26	683.50	99.9
Kyustendil	553.77	563.45	101.7
Lovech	622.85	613.71	98.5
Montana	675.69	619.83	91.7
Pazardzhik	653.85	670.25	102.5
Pernik	704.54	655.83	93.1
Pleven	797.12	765.98	96.1
Plovdiv	976.17	948.00	97.1
Razgrad	662.67	656.67	99.1
Ruse	865.50	840.33	97.1
Silistra	653.81	672.51	102.9
Sliven	713.03	697.26	97.8
Smolyan	697.02	684.78	98.2
Sofia cap.	1456.48	1453.30	99.8
Sofia	728.30	701.14	96.3
Stara Zagora	860.68	889.93	103.4
Dobrich	706.69	691.87	97.9
Targovishte	628.19	631.78	100.6
Haskovo	855.68	840.24	98.2
Shumen	684.94	662.49	96.7
Yambol	656.99	624.48	95.1

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



Table 2

Average annual market prices of dwellings and indices¹

District centres	Average prices - Levs/sq. m		Indices - %
	2010	2011	2011 compared to 2010
Total	963.86	905.39	93.9
Blagoevgrad	849.30	780.16	91.9
Burgas	1196.34	1169.93	97.8
Varna	1579.03	1487.79	94.2
Veliko Tarnovo	817.82	729.57	89.2
Vidin	657.09	579.56	88.2
Vratsa	666.81	628.13	94.2
Gabrovo	643.70	532.53	82.7
Kardzhali	683.33	687.50	100.6
Kyustendil	566.79	564.91	99.7
Lovech	671.78	621.38	92.5
Montana	741.57	679.15	91.6
Pazardzhik	648.58	656.16	101.2
Pernik	804.33	703.18	87.4
Pleven	838.34	808.64	96.5
Plovdiv	1036.39	971.85	93.8
Razgrad	734.20	664.36	90.5
Ruse	892.79	865.35	96.9
Silistra	683.21	662.47	97.0
Sliven	759.70	719.03	94.6
Smolyan	764.05	713.92	93.4
Sofia cap.	1568.81	1468.10	93.6
Sofia	715.72	721.76	100.8
Stara Zagora	898.81	888.14	98.8
Dobrich	786.68	705.83	89.7
Targovishte	673.01	635.84	94.5
Haskovo	888.35	848.34	95.5
Shumen	803.85	683.01	85.0
Yambol	712.17	669.10	94.0

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