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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.

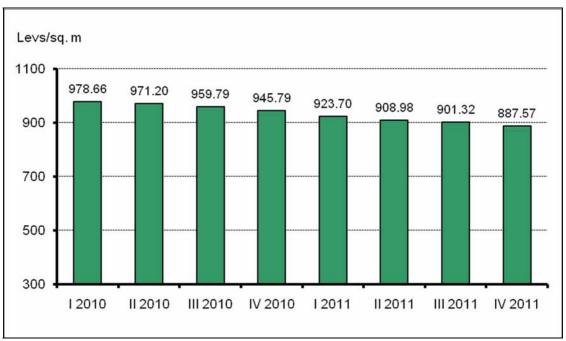


Figure 1. Average market prices for the whole country by quarters

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.



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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.



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ANNEX

Table 1

Average market prices of dwellings and indices for the fourth $quarter of 2011^1$

20112011compared to thir quarter of 201Total901.32887.5798.Blagoevgrad784.04763.9197.Burgas1184.411166.2998.Varna1493.331454.6797.Veliko Tarnovo706.60713.26100.Vidin576.59570.2398.Vratsa618.50629.99101.Gabrovo524.17524.67100.Kardzhali684.26683.5099.Kyustendil553.77563.45101.Lovech622.85613.7198.Montana675.69619.8391.Pazardzhik653.85670.25102.Pernik704.54655.8393.Pleven797.12765.9899.Razgrad662.67656.6799.Ruse865.50840.3397.Silistra653.81672.51102.Siliven713.03697.2697.Smolyan697.02684.7898.Sofia cap.1456.481453.3099.Sofia728.30701.1496.Stara Zagora860.68889.93103.Dobrich706.69691.8797.	quarter of 2011							
201120112011compared to thir quarter of 201Total901.32887.5798.Blagoevgrad784.04763.9197.Burgas1184.411166.2998.Varna1493.331454.6797.Veliko Tarnovo706.60713.26100.Vidin576.59570.2398.Vratsa618.50629.99101.Gabrovo524.17524.67100.Kardzhali684.26683.5099.Kyustendil553.77563.45101.Lovech622.85613.7198.Montana675.69619.8391.Pazardzhik653.85670.25102.Pernik704.54655.8393.Pleven797.12765.9896.Plovdiv976.17948.0097.Razgrad662.67656.6799.Ruse865.50840.3397.Silistra653.81672.51102.Sliven713.03697.2697.Smolyan697.02684.7898.Sofia cap.1456.481453.3099.Sofia728.30701.1496.Stara Zagora860.68889.93103.Dobrich706.69691.8797.		Average prices - Levs/sq. m		Indices - %				
Total 901.32 887.57 98. Blagoevgrad 784.04 763.91 97. Burgas 1184.41 1166.29 98. Varna 1493.33 1454.67 97. Veliko Tarnovo 706.60 713.26 100. Vidin 576.59 570.23 98. Vratsa 618.50 629.99 101. Gabrovo 524.17 524.67 100. Kardzhali 684.26 683.50 99. Kyustendil 553.77 563.45 101. Lovech 622.85 613.71 98. Montana 675.69 670.25 102. Pernik 704.54 655.83 93. Pleven 797.12 765.98 96. Plovdiv 976.17 948.00 97. Razgrad 662.67 656.67 99. Silistra 653.81 672.51 102. Sliven 713.03 697.26 97. <	District centres	Third quarter of Fourth quarter of		Fourth quarter of 2011				
Total 901.32 887.57 98. Blagoevgrad 784.04 763.91 97. Burgas 1184.41 1166.29 98. Varna 1493.33 1454.67 97. Veliko Tarnovo 706.60 713.26 100. Vidin 576.59 570.23 98. Vratsa 618.50 629.99 101. Gabrovo 524.17 524.67 100. Kardzhali 684.26 683.50 99. Kyustendil 553.77 563.45 101. Lovech 622.85 613.71 98. Montana 675.69 619.83 91. Pazardzhik 653.85 670.25 102. Pernik 704.54 655.83 93. Pleven 797.12 765.98 96. Plovdiv 976.17 948.00 97. Razgrad 662.67 656.67 99. Ruse 865.50 840.33 97. </td <td></td> <td>2011</td> <td>2011</td> <td>compared to third</td>		2011	2011	compared to third				
Blagoevgrad 784.04 763.91 97. Burgas 1184.41 1166.29 98. Varna 1493.33 1454.67 97. Veliko Tarnovo 706.60 713.26 100. Vidin 576.59 570.23 98. Vratsa 618.50 629.99 101. Gabrovo 524.17 524.67 100. Kardzhali 684.26 683.50 99. Kyustendil 553.77 563.45 101. Lovech 622.85 613.71 98. Montana 675.69 619.83 91. Pazardzhik 653.85 670.25 102. Pernik 704.54 655.83 93. Pleven 797.12 765.98 96. Plovdiv 976.17 948.00 97. Razgrad 662.67 656.67 99. Ruse 865.50 840.33 97. Silistra 653.81 672.51 102.				quarter of 2011				
Burgas1184.411166.2998.Varna1493.331454.6797.Veliko Tarnovo706.60713.26100.Vidin576.59570.2398.Vratsa618.50629.99101.Gabrovo524.17524.67100.Kardzhali684.26683.5099.Kyustendil553.77563.45101.Lovech622.85613.7198.Montana675.69619.8391.Pazardzhik653.85670.25102.Pernik704.54655.8393.Pleven797.12765.9896.Plovdiv976.17948.0097.Razgrad662.67656.6799.Ruse865.50840.3397.Silistra653.81672.51102.Sliven713.03697.2697.Smolyan697.02684.7898.Sofia cap.1456.481453.3099.Sofia cap.1456.481453.3099.Sofia cap.1456.481453.3099.Sofia cap.1456.48889.93103.Dobrich706.69691.8797.	Total	901.32	887.57	98.5				
Burgas1184.411166.2998.Varna1493.331454.6797.Veliko Tarnovo706.60713.26100.Vidin576.59570.2398.Vratsa618.50629.99101.Gabrovo524.17524.67100.Kardzhali684.26683.5099.Kyustendil553.77563.45101.Lovech622.85613.7198.Montana675.69619.8391.Pazardzhik653.85670.25102.Pernik704.54655.8393.Pleven797.12765.9896.Plovdiv976.17948.0097.Razgrad662.67656.6799.Ruse865.50840.3397.Silistra653.81672.51102.Sliven713.03697.2697.Smolyan697.02684.7898.Sofia cap.1456.481453.3099.Sofia cap.1456.481453.3099.Sofia cap.1456.48889.93103.Dobrich706.69691.8797.	Blagoevgrad	784.04	763.91	97.4				
Veliko Tarnovo706.60713.26100.Vidin576.59570.2398.Vratsa618.50629.99101.Gabrovo524.17524.67100.Kardzhali684.26683.5099.Kyustendil553.77563.45101.Lovech622.85613.7198.Montana675.69619.8391.Pazardzhik653.85670.25102.Pernik704.54655.8393.Pleven797.12765.9896.Plovdiv976.17948.0097.Razgrad662.67656.6799.Ruse865.50840.3397.Silistra653.81672.51102.Stiliven713.03697.2697.Smolyan697.02684.7898.Sofia cap.1456.481453.3099.Sofia728.30701.1496.Stara Zagora860.68889.93103.Dobrich706.69691.8797.		1184.41	1166.29	98.5				
Vidin576.59570.2398.Vratsa618.50629.99101.Gabrovo524.17524.67100.Kardzhali684.26683.5099.Kyustendil553.77563.45101.Lovech622.85613.7198.Montana675.69619.8391.Pazardzhik653.85670.25102.Pernik704.54655.8393.Pleven797.12765.9896.Plovdiv976.17948.0097.Razgrad662.67656.6799.Ruse865.50840.3397.Silistra653.81672.51102.Sliven713.03697.2697.Smolyan697.02684.7898.Sofia cap.1456.481453.3099.Sofia728.30701.1496.Stara Zagora860.68889.93103.Dobrich706.69691.8797.	Varna	1493.33	1454.67	97.4				
Vratsa618.50629.99101.Gabrovo524.17524.67100.Kardzhali684.26683.5099.Kyustendil553.77563.45101.Lovech622.85613.7198.Montana675.69619.8391.Pazardzhik653.85670.25102.Pernik704.54655.8393.Pleven797.12765.9896.Plovdiv976.17948.0097.Razgrad662.67656.6799.Ruse865.50840.3397.Silistra653.81672.51102.Sliven713.03697.2697.Smolyan697.02684.7898.Sofia cap.1456.481453.3099.Sofia728.30701.1496.Stara Zagora860.68889.93103.Dobrich706.69691.8797.	Veliko Tarnovo	706.60	713.26	100.9				
Gabrovo524.17524.67100.Kardzhali684.26683.5099.Kyustendil553.77563.45101.Lovech622.85613.7198.Montana675.69619.8391.Pazardzhik653.85670.25102.Pernik704.54655.8393.Pleven797.12765.9896.Plovdiv976.17948.0097.Razgrad662.67656.6799.Ruse865.50840.3397.Silistra653.81672.51102.Sliven713.03697.2697.Smolyan697.02684.7898.Sofia cap.1456.481453.3099.Sofia728.30701.1496.Stara Zagora860.68889.93103.Dobrich706.69691.8797.	Vidin	576.59	570.23	98.9				
Kardzhali684.26683.5099.Kyustendil553.77563.45101.Lovech622.85613.7198.Montana675.69619.8391.Pazardzhik653.85670.25102.Pernik704.54655.8393.Pleven797.12765.9896.Plovdiv976.17948.0097.Razgrad662.67656.6799.Ruse865.50840.3397.Silistra653.81672.51102.Sliven713.03697.2697.Smolyan697.02684.7898.Sofia cap.1456.481453.3099.Sofia728.30701.1496.Stara Zagora860.68889.93103.Dobrich706.69691.8797.	Vratsa	618.50	629.99	101.9				
Kyustendil553.77563.45101.Lovech622.85613.7198.Montana675.69619.8391.Pazardzhik653.85670.25102.Pernik704.54655.8393.Pleven797.12765.9896.Plovdiv976.17948.0097.Razgrad662.67656.6799.Ruse865.50840.3397.Silistra653.81672.51102.Sliven713.03697.2697.Smolyan697.02684.7898.Sofia cap.1456.481453.3099.Sofia728.30701.1496.Stara Zagora860.68889.93103.Dobrich706.69691.8797.	Gabrovo	524.17	524.67	100.1				
Lovech622.85613.7198.Montana675.69619.8391.Pazardzhik653.85670.25102.Pernik704.54655.8393.Pleven797.12765.9896.Plovdiv976.17948.0097.Razgrad662.67656.6799.Ruse865.50840.3397.Silistra653.81672.51102.Sliven713.03697.2697.Smolyan697.02684.7898.Sofia cap.1456.481453.3099.Sofia728.30701.1496.Stara Zagora860.68889.93103.Dobrich706.69691.8797.	Kardzhali	684.26	683.50	99.9				
Montana675.69619.8391.Pazardzhik653.85670.25102.Pernik704.54655.8393.Pleven797.12765.9896.Plovdiv976.17948.0097.Razgrad662.67656.6799.Ruse865.50840.3397.Silistra653.81672.51102.Sliven713.03697.2697.Smolyan697.02684.7898.Sofia cap.1456.481453.3099.Sofia728.30701.1496.Stara Zagora860.68889.93103.Dobrich706.69691.8797.	Kyustendil	553.77	563.45	101.7				
Pazardzhik653.85670.25102.Pernik704.54655.8393.Pleven797.12765.9896.Plovdiv976.17948.0097.Razgrad662.67656.6799.Ruse865.50840.3397.Silistra653.81672.51102.Sliven713.03697.2697.Smolyan697.02684.7898.Sofia cap.1456.481453.3099.Sofia728.30701.1496.Stara Zagora860.68889.93103.Dobrich706.69691.8797.	Lovech	622.85	613.71	98.5				
Pernik704.54655.8393.Pleven797.12765.9896.Plovdiv976.17948.0097.Razgrad662.67656.6799.Ruse865.50840.3397.Silistra653.81672.51102.Sliven713.03697.2697.Smolyan697.02684.7898.Sofia cap.1456.481453.3099.Sofia728.30701.1496.Stara Zagora860.68889.93103.Dobrich706.69691.8797.	Montana	675.69	619.83	91.7				
Pleven 797.12 765.98 96. Plovdiv 976.17 948.00 97. Razgrad 662.67 656.67 99. Ruse 865.50 840.33 97. Silistra 653.81 672.51 102. Sliven 713.03 697.26 97. Smolyan 697.02 684.78 98. Sofia cap. 1456.48 1453.30 99. Sofia 728.30 701.14 96. Stara Zagora 860.68 889.93 103. Dobrich 706.69 691.87 97.	Pazardzhik	653.85	670.25	102.5				
Plovdiv976.17948.0097.Razgrad662.67656.6799.Ruse865.50840.3397.Silistra653.81672.51102.Sliven713.03697.2697.Smolyan697.02684.7898.Sofia cap.1456.481453.3099.Sofia728.30701.1496.Stara Zagora860.68889.93103.Dobrich706.69691.8797.	Pernik	704.54	655.83	93.1				
Razgrad662.67656.6799.Ruse865.50840.3397.Silistra653.81672.51102.Sliven713.03697.2697.Smolyan697.02684.7898.Sofia cap.1456.481453.3099.Sofia728.30701.1496.Stara Zagora860.68889.93103.Dobrich706.69691.8797.	Pleven	797.12	765.98	96.1				
Ruse865.50840.3397.Silistra653.81672.51102.Sliven713.03697.2697.Smolyan697.02684.7898.Sofia cap.1456.481453.3099.Sofia728.30701.1496.Stara Zagora860.68889.93103.Dobrich706.69691.8797.	Plovdiv	976.17	948.00	97.1				
Silistra653.81672.51102.Sliven713.03697.2697.Smolyan697.02684.7898.Sofia cap.1456.481453.3099.Sofia728.30701.1496.Stara Zagora860.68889.93103.Dobrich706.69691.8797.	Razgrad	662.67	656.67	99.1				
Sliven 713.03 697.26 97. Smolyan 697.02 684.78 98. Sofia cap. 1456.48 1453.30 99. Sofia 728.30 701.14 96. Stara Zagora 860.68 889.93 103. Dobrich 706.69 691.87 97.	Ruse	865.50	840.33	97.1				
Smolyan697.02684.7898.Sofia cap.1456.481453.3099.Sofia728.30701.1496.Stara Zagora860.68889.93103.Dobrich706.69691.8797.	Silistra	653.81	672.51	102.9				
Sofia cap.1456.481453.3099.Sofia728.30701.1496.Stara Zagora860.68889.93103.Dobrich706.69691.8797.	Sliven	713.03	697.26	97.8				
Sofia728.30701.1496.Stara Zagora860.68889.93103.Dobrich706.69691.8797.	Smolyan	697.02	684.78	98.2				
Stara Zagora860.68889.93103.Dobrich706.69691.8797.	Sofia cap.	1456.48	1453.30	99.8				
Dobrich 706.69 691.87 97.	Sofia	728.30	701.14	96.3				
	Stara Zagora	860.68	889.93	103.4				
Targovishte 628.19 631.78 100.	Dobrich	706.69	691.87	97.9				
	Targovishte	628.19	631.78	100.6				
Haskovo 855.68 840.24 98.	Haskovo	855.68	840.24	98.2				
Shumen 684.94 662.49 96.	Shumen	684.94	662.49	96.7				
Yambol 656.99 624.48 95.	Yambol	656.99	624.48	95.1				

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



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Table 2

	Average prices -	Indices - %	
District centres	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

Average annual market prices of dwellings and indices¹

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