

SLOVENIAN REAL ESTATE MARKET ANUAL REPORT 2007





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SLOVENIAN REAL ESTATE MARKET - ANUAL REPORT 2007

As part of the implementation of the Mass Real Estate Valuation Act (Official Gazette of RS, No. 56/2006) the Surveying and Mapping Authority of the Republic of Slovenia among other assignments monitors and analyzes the developments in the real estate market by individual real estate types and prepares annual reports on the Slovenian real estate market.

The data used in this report are based on the Tax Administration's data on the real estate transactions which were subject to the real estate transaction tax in the period between 2003 and 2006, and on the 2007 data from the Real Estate Market Record. It should be noted that the 2007 statistical indicators are based on the Real Estate Market Record data, whereas in the 2005-2006 report they were based exclusively on the Tax Administration data. As a consequence of the change, i.e. the expansion and the improvement of the source of the input data, the statistical indicators between the two reports are not fully comparable.

Real Estate Market Record

The Slovenian Real Estate Market Record was established in 2007. The Real Estate Market Record is a multipurpose public database on the concluded purchase and rent real estate transactions. The Real Estate Market Record is updated and administered by the Surveying and Mapping Authority of the Republic of Slovenia. The goal is to systematically record the realized purchase and rent prices in the Slovenian real estate market.

Since the accessibility of data on the realized real estate purchase and rent prices has an important effect on how well all the active and potential real estate market participants (buyers, sellers, investors, agents) are informed, the Real Estate Market Record is without a doubt a major step towards ensuring real estate market transparency. At the same time, the data on the completed transactions, which are submitted into the Real Estate Market Record by entities legally required to do so (the Tax Administration, notaries, real estate agents, administrative units and municipalities), are also the first and only systemic source of data for the analysis and long-term monitoring of the real estate market.

The completeness and quality of data in the Real Estate Market Record depends on the data submitters and the appropriate legislative basis for a systematic acquisition of data on different real estate transactions. Being responsible for updating the Real Estate Market Record, the Surveying and Mapping Authority is striving to ensure legislative conditions for the systematic recording of the purchase prices of real estate properties subject to value added tax (VAT) and market rent values for residential and business premises, which still has not been satisfactorily resolved.

Given the groups legally bound to submit data into the Real Estate Market Record and given the prescribed set of transactions they are required to report on, only a smaller portion of the completed real estate transactions subject to VAT (first sales of new constructions, utility-equipped land, and real estate transactions between VAT taxable entities) are transferred into the Real Estate Market Record.

Additionally, only a small portion of the rental contracts is recorded because apartment leasing is predominantly in the domain of non-observed economy due to weak supervision over lessors. The usefulness of the data on rents which are recorded at administrative units/municipalities is questionable, as, for tax reasons, the contracts often state lower than actual rents. The situation in the field of systemic recording of rental transactions will only worsen with the new Housing Act amendment, which is currently in the parliamentary procedure and which makes provisions for the cessation of the administration of registers of rental contracts by competent administrative units/municipalities. Though formally required, the official registers of rental contracts for business premises are also virtually not administered. Therefore, the ambition for the Real Estate Market Record to collect data on realized market rents, which would enable systematic monitoring and analysis of the rental real estate market, is questionable.

Nevertheless, we can state that the Real Estate Market Record is constantly developing. The completeness and quality of the data on the purchase transactions i.e. the transaction prices is improving, which increases the usefulness of the Real Estate Market Record for analytical purposes and for the public.

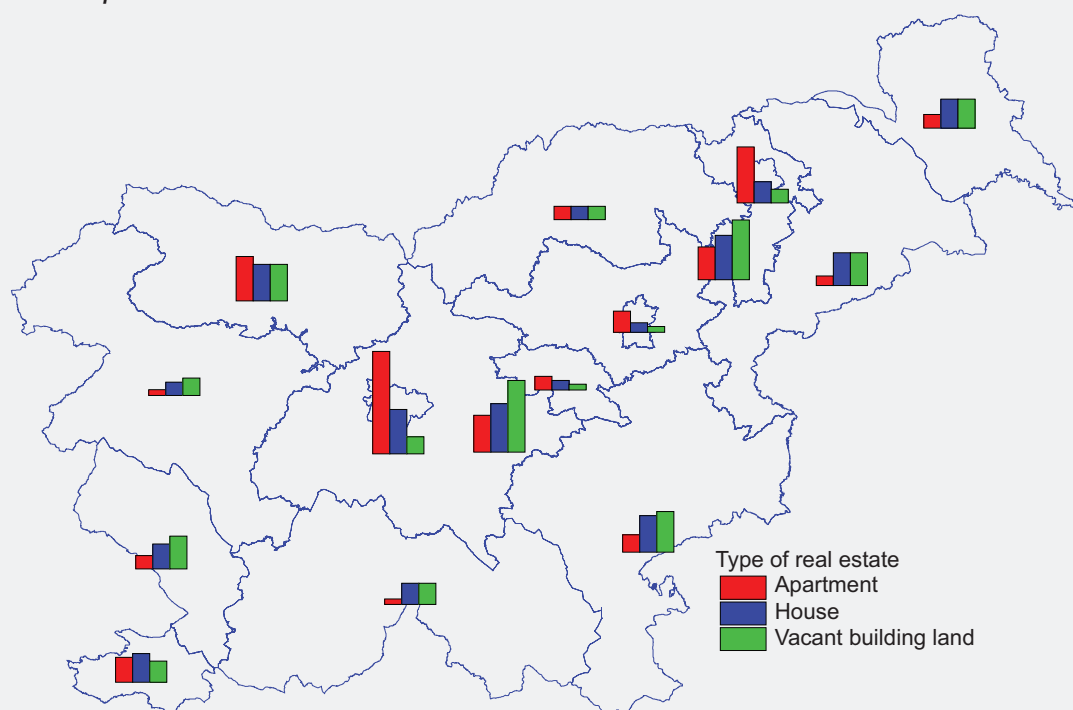
Slovenian real estate market

Size and development of the market

After the declaration of independence the Slovenian real estate market in the 1990s developed relatively slowly in comparison to the comparable countries which have also joined the European Union (Lithuania, Latvia, Czech Republic and Poland). In the late 1990s, one could observe the first steps towards increased activity in the real estate market. In terms of legislation, the real estate market began developing after 1998, when the demand for real estate, especially apartment real estate, began to grow in step with the growing purchasing power and population migrations driven by adaptation to job availability. On the other hand, the supply lagged behind the growing demand. The reasons lie in the unimplemented systemic solutions which affect the availability of real estate in the market (unclear ownership situation, legal procedures, absence of the market-based real estate tax, the state as an overlarge owner of primarily agricultural and forest land, etc.).

Slovenia is also characterized by an uneven socio-economic development of different parts of the country, which is reflected in the real estate market as well. Consequently, there are big differences in the development and price levels between regional markets and even between local markets within them. While in urban area the real estate market is already developed, the market activity is still low in certain areas.

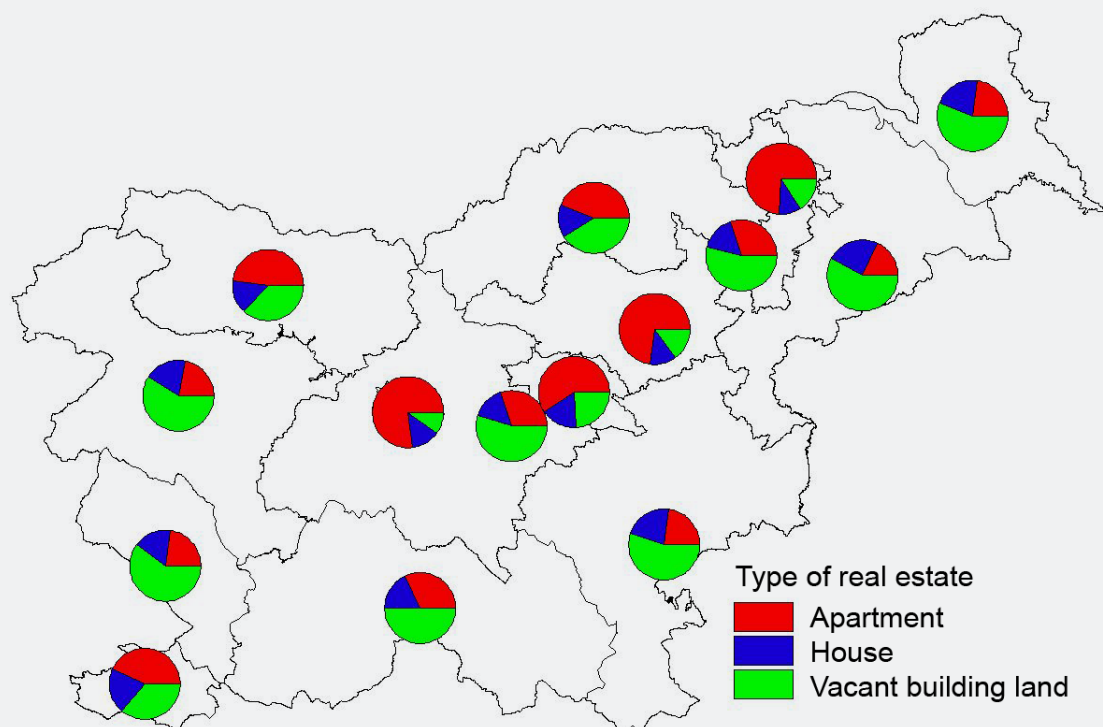
Figure: Development of the residential real estate market in Slovenia



Note: The figure above is based on the use of the average realized apartment, house and vacant building land transactions in the 2005-2007 period. The histograms show the relations between the activities of the apartment, house and vacant building land markets in the entire territory of Slovenia. The figure depicts the housing market activities separately for apartments, houses and vacant building land in different areas in the country.

The development of the market is different between groups of real estate. In Ljubljana and other larger regional centers we can say that the residential and business premises market is already well-developed and that the prices are exclusively market driven. Similar is also true of vacant building land, where the state and the self-governing local communities through their more or less systemically uncoordinated spatial policy nevertheless decisively influence the availability of the land for construction and thus indirectly influence the prices.

Figure: Ratios of the volumes of transactions of housing real estate by price areas.



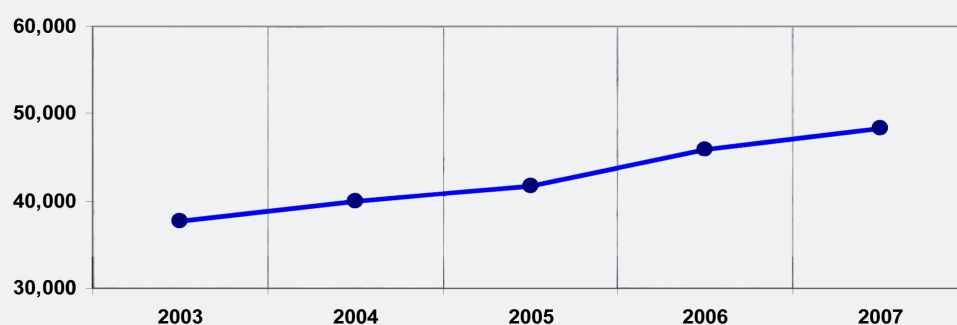
Note: The figure above is based on the use of the average realized apartment, house and vacant building land transactions in the 2005-2007 period. The proportions of apartments, houses and vacant building land illustrate the activities in the markets of individual types of real estate within a price area.

In spite of the relatively large number of transactions, the agricultural and forest land market is not fully driven by market principles. Namely, purchasing prices do not reflect the production capacities of agricultural and forest land. Regardless of the quality and production capacity, the prices are driven up by speculative purchases at the perimeters of settlements, which is followed by pressure on municipalities to change the spatial planning acts. The exceptions to this are transactions with land with permanent plantations, whose prices do reflect a realistic market value. With respect to the agricultural land purchases, it must be noted that the free market selection of the best buyer is limited by the Agricultural Land Act, which prescribes the preferential buyer order.

The industrial real estate group is very heterogeneous. There are very few market transactions with this type of real estate. It is typical of it that their prices are lower than the cost of constructing new industrial production real estate. Only occasionally does a warehouse, a workshop or a smaller production hall appear on the market. Otherwise, industrial objects are predominantly sold as part of the transfer of ownership of the entire enterprises involved in a particular industrial activity. This is especially true of heavy and other specialized industries.

In general, the Slovenian real estate market was characterized by steady growth and the increase in the number of real estate transactions. Judging by the number of transactions on which the Tax Administration levied the real estate transaction tax there is a clear growth trend in the volume of real estate transactions in the 2003-2007 period.

Graph: Number of realized real estate transaction in the 2003-2007 period in Slovenia.



Source: Tax Administration of the Republic of Slovenia; Record of real estate transaction tax declarations

Note: Taking further into account the real estate transactions subject to value added tax, we estimate that in 2007 53,000 real estate properties (land, residential, business, industrial and other real estate properties) were transacted, whereas in 2003 the number of transactions was 42,000.

According to the preliminary real estate inventory data, the Slovenian real estate fund represents approximately 460,000 family houses and 285,000 apartments. Given the average number of realized market and other transactions, we estimate that annually 2 per cent of the houses and almost 5 per cent of apartments are involved in transactions, i.e. in 2007 approximately 1.5 per cent of the entire house fund and 4 per cent of the entire apartment fund appeared in the market. The apartment transactions are especially lively even in comparison to other developed European real estate markets. The reason lies primarily in the ownership structure of apartments. One of the idiosyncrasies of the Slovenian market, which is a legacy from the past and the method of the apartment ownership transformation, is the extremely high proportion of owned apartments (over 80 per cent) in comparison to rented apartments.

Market characteristics and general trends

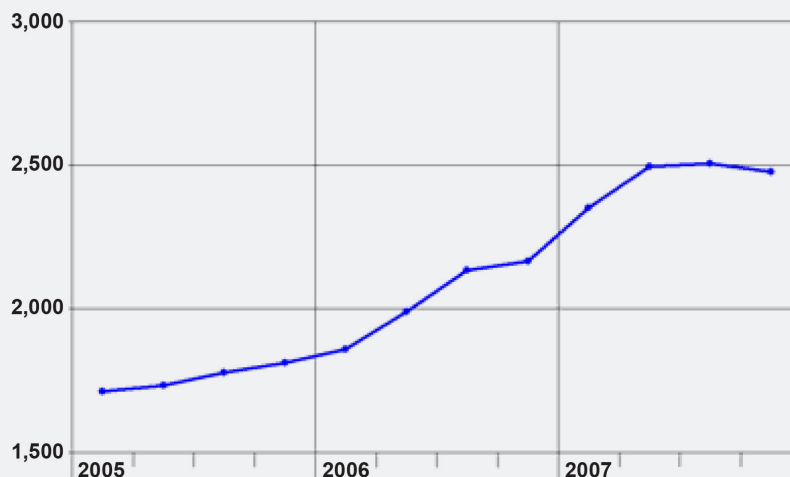
In general, it is a fair assessment that the Slovenian real estate market is still in its development phase. The 2003-2006 period was marked by our accession to the European Union. The real estate market developed in the conditions created by the relatively stable economic growth, production growth, falling unemployment and relatively low inflation and interest rates. The market of this period was characterized primarily by the lagging supply, which was outpaced by the demand and consequently dictated ever higher apartment prices.

In 2007 the euro was adopted as the national currency and the Schengen border was removed from the border with our northern neighbors. The successful adoption of the euro had a positive effect on the economic climate, while the migration of the Schengen border to our southern border had no influence on the demand by Italian, Austrian, Hungarian or even Croatian citizens, who still show very little interest in purchasing Slovenian real estate properties in the border territories. The only exceptions are the Divača, Hrpelje-Kozina and Sežana municipalities, which once again became the Trieste hinterland with the disappearance of the border with Italy and where in the recent years Italian citizens have been realizing a growing number of transactions, especially the ones involving older houses.

2007 began with great optimism regarding the further growth of the real estate prices in the Slovenian market. This further drove demand as growing numbers of those who saw real estate properties as a financial investment entered the market.

In the second half of the year the real estate bubble burst and the financial crisis began in the United States, the ripples of which were felt in Europe as well. It is difficult to assess if and to what extent this had an effect on the Slovenian real estate market. Nevertheless, in the final quarter a slight drop in the real estate prices was observed in Ljubljana, the most developed real estate market in Slovenia.

Graph: Movement of the average per-square-meter apartment price (40-70 m²) in Ljubljana between 2005 and 2007.



The prices of other types of real estate properties at the national level began leveling off in the second half of the year. This can probably be ascribed to the rise in inflation and interest rates for long-term loans, which caused a drop in the purchasing power of the population, and to the growing construction expansion and new spatial plans which are making provisions for releasing further land for new construction, which would increase the supply in the market.

In Ljubljana and other larger urban centers, there is an increasing trend of price differentiation with respect to the quality of life the apartments provide. Any increase in the supply and the leveling off of prices will only accelerate this process. Just a few years ago, construction quality, degree of maintenance or the availability of public infrastructure had a negligible effect on the prices per square meter in the Ljubljana proper. Today the prices of new, modern apartments and older apartments are not even comparable because in the modern apartments the ratios of floor areas to usable areas have increased significantly and almost without exception the apartments include a garage or own parking space.

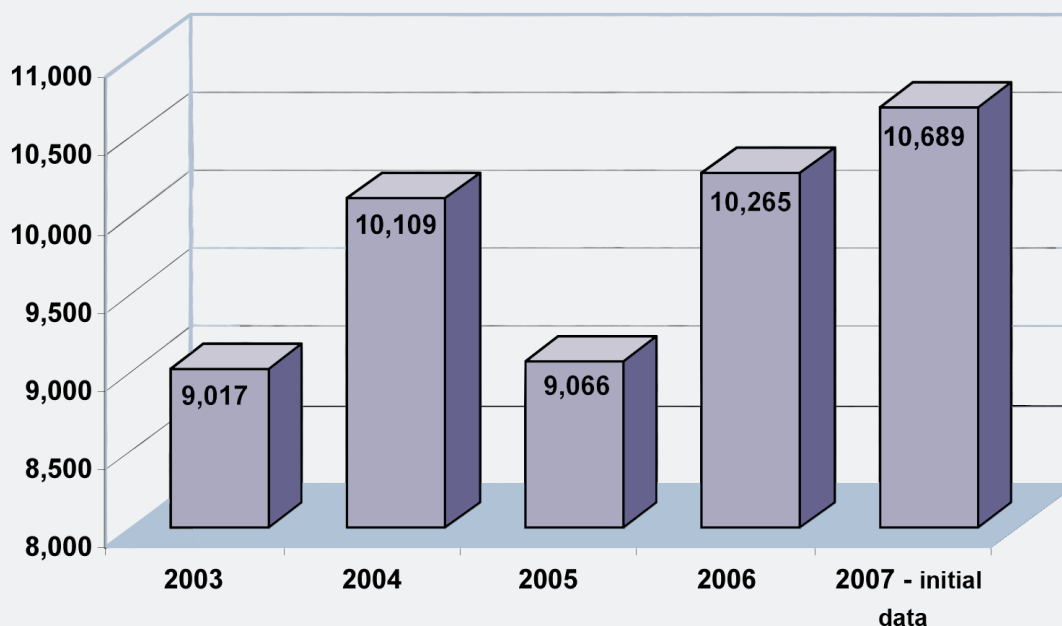
Slovenian apartment real estate is characterized by great lack of transparency in the rental market. In our estimate, the rental market is well-developed primarily in the largest cities and university centers (Ljubljana, Maribor). The actual levels of market rents are relatively high and proportionate to the purchasing prices of the apartments in the corresponding area. A somewhat better insight into the size of the Slovenian rental market might be provided by the real estate inventory analysis, which will show how many apartments in urban areas are formally empty. In Ljubljana, it is expected that the number of such apartments, which are in reality leased out at least some of the time, to be relatively high.

The rental market of business premises is also well-developed in larger cities and towns and the supply of rental premises matches well the supply of premises for sale. The business premises market, especially offices, is characterized by great price difference in the market prices of the premises of the same type. The construction of new business premises increases the supply of new office spaces, which companies find more attractive to purchase or rent even at relatively high prices than to do so outside the currently interesting business centers. With the waning demand for older business objects or their offices, they will only continue to be abandoned and their prices will continue to drop. Similar applies to new business premises which have been emerging with the expansion of large shopping centers at the expense of the facilities in older and smaller shopping and business objects, which are being abandoned and remain unsold and unleased. Some such premises in Ljubljana have been unsold for a number of years because the owners are clearly unwilling to lower the prices, which is a consequence of the inappropriate real estate tax policy.

New constructions

It is typical of the residential and business premises in Slovenia that the market is developed only in large urban centers. As mentioned before, new spatial plans of certain urban municipalities are expected to further intensify the growth in the number of newly constructed multi-apartment and business objects.

Graph: Number of newly constructed apartment units in the period between 2003 and 2007 in Slovenia.



Source: Statistical Office of the Republic of Slovenia; Newly constructed apartments and one- and two-apartment houses.

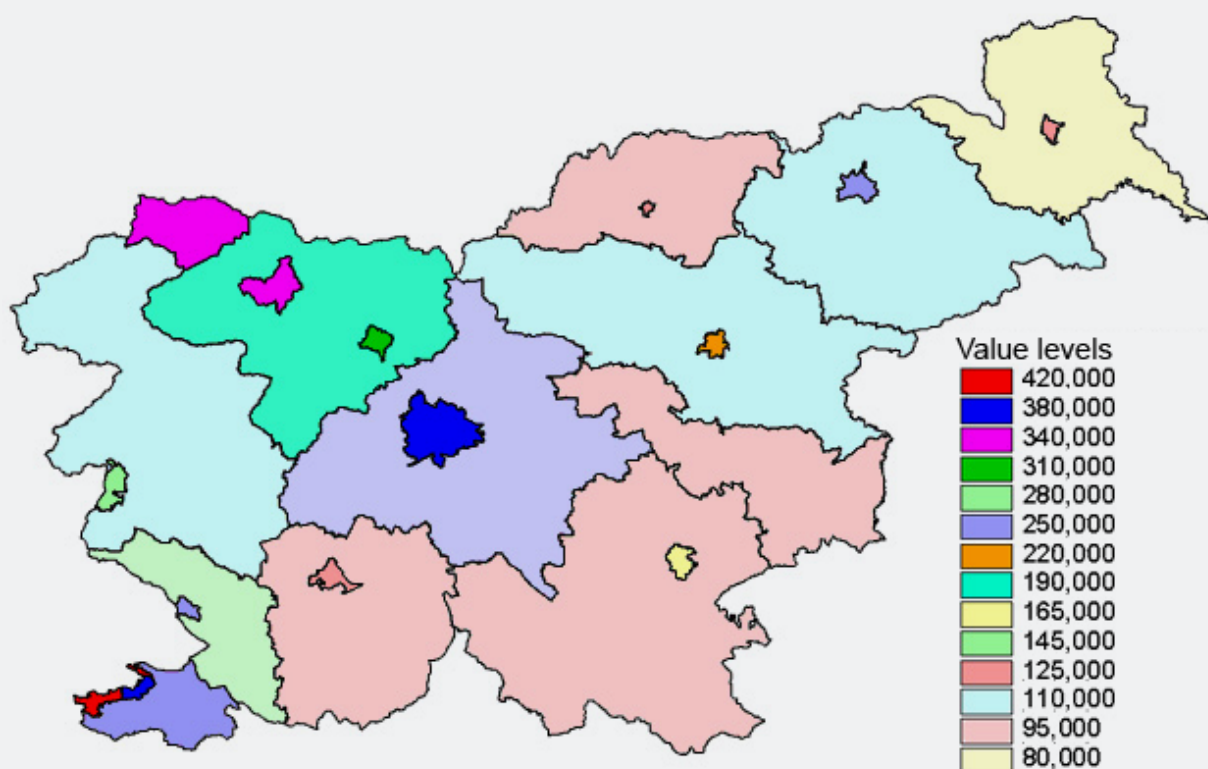
Taking into account the data on the completed newly constructed apartments and one- and two-apartment houses in the period between 2003 and 2007, the analysis shows that after a brief lull in 2005 the number of new apartments began growing anew and according to the Statistical Office this number grew moderately in 2007 as well.

Last year, the impression in larger Slovenian urban settlements was that new construction sites for multi-apartment buildings were cropping up everywhere. According to all indications, the new constructions of apartments in the largest urban settlements will increase appreciably and the construction of new business real estate will follow suit. Primarily due to the adoption of the new spatial plans in urban municipalities (Ljubljana, Koper, Maribor, Novo mesto), which favor market-bound construction and make provisions for releasing more land for construction. As far as the new construction expansion is concerned, it must be stated that there will never be a sufficient number of new objects where the market demand exceeds supply and the prices keep rising. The market itself will adjust the intensiveness of new construction through market prices. If the real estate prices begin to level off or even fall, the investors will cease or limit the amount of new construction. It is possible, however, that due to the lack of appropriate tax legislation the investors will continue to build "for later" and will continue to maintain (excessively) high prices for a while.

Price levels and movement

As a consequence of considerable social and economic heterogeneity, different degrees of development, geographic diversity and a relatively small real estate market in Slovenia each type of real estate has different price ranges, which represent their own markets with specific supply and demand. These regional markets of individual types of real estate are usually quite different in price levels as well.

Figure: Average price levels for family houses (in euros - €) in 2006 by analytical areas

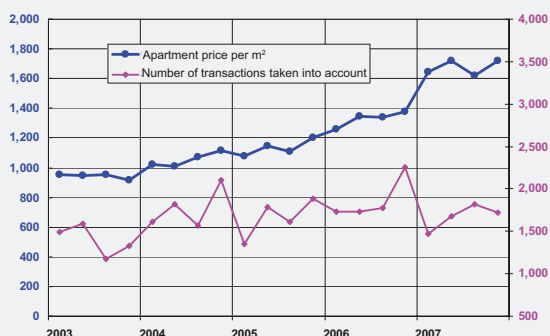


Note: To illustrate the difference in real estate price levels between different parts of Slovenia, we selected to show the realized price levels for a typical family house with appurtenant land at the end of 2006. A typical house is a house with 125 m² of living area with 600 m² of land, built between 1975 and 1984. That is the average house which was most often sold in 2005 and 2006 in Slovenia. We feel that family houses (due to the relatively high spatial dispersion of this type of real estate and the proportionality of the price levels of all residential and business premises in individual areas) best illustrate the differences between areas.

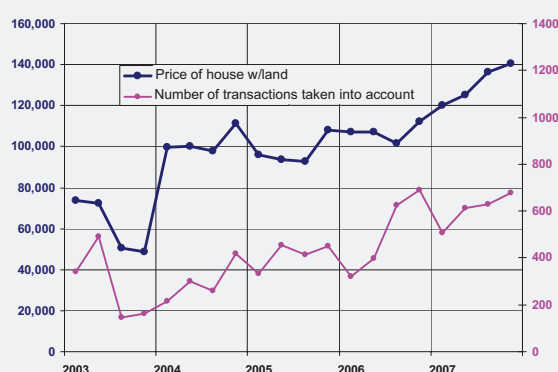
Continuous market growth in the previous years was accompanied by a high rate of real estate market prices. All groups of real estate show a smaller or bigger price dip in 2003, the beginning of intensive growth in 2004 and the above-average growth of the recorded prices in the beginning of 2007. The growth of real estate prices at the national level at the end of 2006 and the beginning of 2007 is to a certain degree a consequence of the actual high real estate price growth in this period, which was driven by favorable economic developments and the expectations of future high rates of price growth. To a certain extent, this was also due to the rounding up of the prices in euros as a consequence of the adoption of the euro. In part, the above-average price growth is certainly a consequence of the statistical increase in the average prices of real estate because of the transition to a new input data source (the Real Estate Market Record), which served as a basis for calculating the average transaction prices for 2007.

In Slovenia, the average sale prices of apartments have grown by nearly 80 per cent since 2003. After a slight drop in 2003 the prices grew until the middle of the previous year, when a significant quarterly drop in the apartment prices was observed. In the final quarter, the trend turned upwards again, thus in 2007 the average apartment prices leveled off at the national level.

Graph: Quarterly movement of the average per-square-meter apartment price between 2003 and 2007.

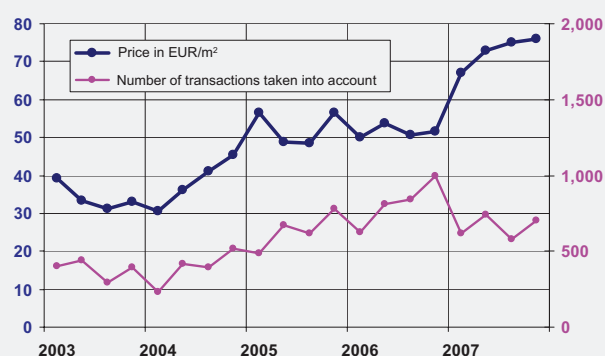


Graph: Quarterly movement of the average per-square-meter house price between 2003 and 2007



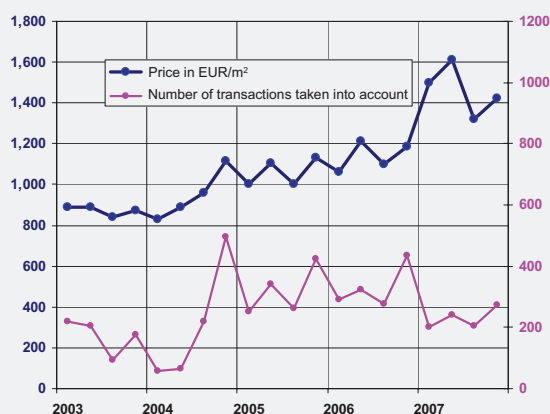
In the same period the average family house prices with appurtenant land nearly doubled. It is interesting that the trend of high price growth that started in the middle of 2006 continued into 2007 and did not follow the cooling of the apartment prices.

Graph: Quarterly movement of the average per-square-meter building land price between 2003 and 2007



In the period between 2003 and the end of 2007 the sale prices of vacant building land grew on average by more than 80 per cent. After the drop in 2003 there was a considerable growth in 2004. This was followed by a moderate growth in 2005, followed by a slight drop up to the final quarter of 2006 when a new price surge occurred. In 2007 the prices of vacant building land stagnated at the national level.

Graph: Quarterly movement of the average per-square-meter business premises price between 2003 and 2007



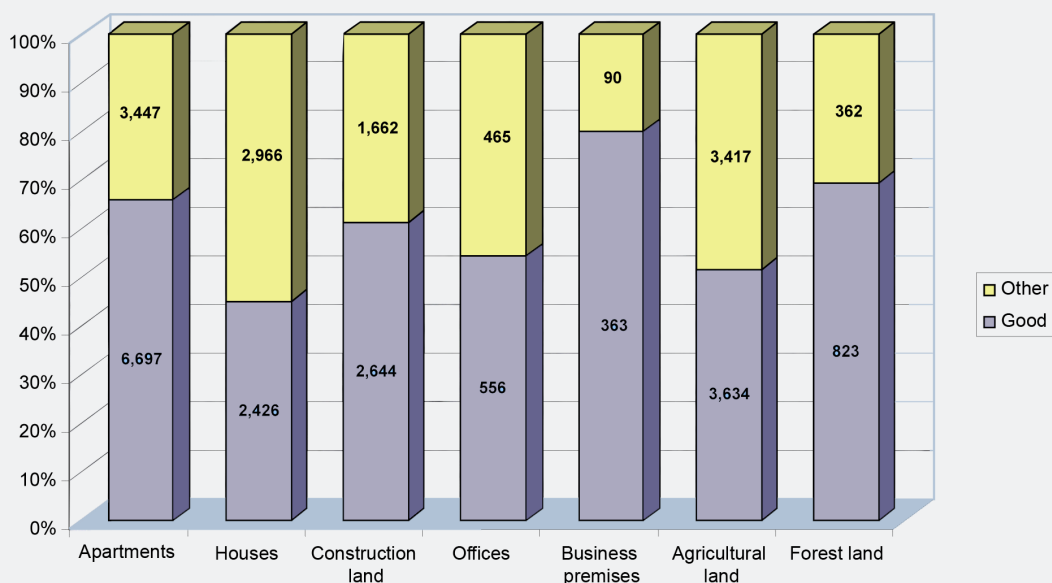
Note: Vacant building land includes all the land regardless of the intended use of the land. It includes the land for the construction of residential real estate (apartments, houses), business real estate (offices and business premises) and industrial real estate.

Quarterly movement of the prices of business premises (offices and business premises) in the period between 2003 and the end of 2007 closely matched the movement of apartment prices, only the average price level per square meter is lower. In this period the prices of business premises increased by approximately 65 per cent.

Market analysis by real estate types

In 2007, a total of 35,000 market transactions with different types of real estate were recorded in the Real Estate Market Record. We estimate that covers approximately three quarters of all the concluded real estate transactions in Slovenia. For the purpose of analysis, we only took into account the consolidated data from the recorded transactions which were unambiguously recognized as transactions in the free competitive market. The proportion of "good" transactions which are taken into account in the further data processing is approximately 60 per cent of all the transactions. The proportion also differs between types of real estate depending on the specifics of transactions for individual types of real estate.

Graph: The number and proportion of the transactions taken into account by types of real estate in 2007



Apartments

In 2007 the average apartment price in Slovenia was approximately 1,700 €/m². The average apartment sold in 2007 had a surface area of 53 m², was built around 1970 and the contract purchase price was approximately 88,000 €. In 2007 the average price per square meter grew by 6 per cent at the national level.

In comparison to 2006 when the annual growth was around 15 per cent, there is a significant leveling off in the apartment price growth at the national level. The stagnation is predominantly a consequence of the leveling off of prices in the largest Slovenian cities and towns (Ljubljana, Maribor, Kranj with the exception of Celje), where most of the apartment transactions are implemented.

The price level is the highest in the prestigious tourist locations and in Ljubljana. Surprisingly, the average price in Gorenjska resort centers Kranjska gora and Bled (3,000 €/m²) was even higher than in the seaside resorts (2,900 €/m²) and in Ljubljana (2,700 €/m²).

It should be taken into account that relatively few

Table: Average annual apartment prices in larger Slovenian urban settlements in 2007

Analytical area	No. of transactions	Price (€/m ²)	Price (€)	Δ 2007 prices
LJUBLJANA	1525	2,660	138,504	5%
MARIBOR	962	1,270	67,011	7%
CELJE	331	1,280	67,168	26%
KRANJ	257	1,740	87,011	-1%
KOPER	140	2,310	117,029	17%
NOVO MESTO	98	1,480	70,654	18%
NOVA GORICA and surroundings	97	1,770	98,710	21%
MURSKA SOBOTA	90	960	48,250	13%

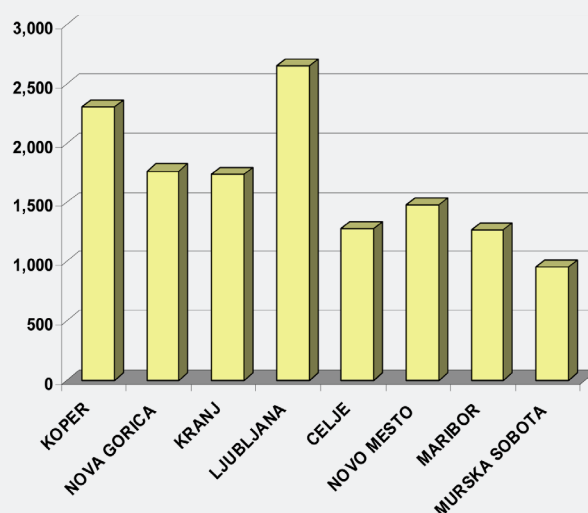
transactions (a total of 52) were recorded in Bled and Kranjska gora and that these involved a small number of new apartments, which were sold at very high prices (in some case more than 5,000 €/m²).

It is interesting to note that in Kranjska gora alone and its immediate surroundings nearly 150 apartments/vacation units remained unsold at the end of the year. Most of these have been waiting to be sold for a year or more, but the investors and owners are unwilling to lower the prices.

In 2007, they even began building additional apartment objects. In the tourist locations this is unsurprising. With the absence of the suitable real estate taxation and with the possibility of leasing out apartments for vacation purposes the owners can comfortably wait for the right buyer.

The minimal drop in the prices in Kranj is the end result of great intra-annual price fluctuations. Probably as a consequence of the changed structure of the apartments sold (in terms of size and age), the growth in the first half of the year was followed by a relatively strong drop in the third quarter and a moderate growth in the fourth quarter. In general, it is in Kranj that the average price stagnated the most because a significant portion of the demand for housing real estate shifted to the villages along the Gorenjska motorway section which is nearing completion. It is interesting that last year the average price of an apartment in Radovljica (approximately 1,900 €/m²) was already higher than in Kranj (1,750 €/m²). Also in Jesenice, a formerly brownfield site due to the environmental impact of the ironworks, the prices are rising relatively quickly. In the last year the average price grew from 1,300 to 1,450 €/m².

Graph: Average annual apartment prices (per square meter) in larger Slovenian urban settlements in 2007



In the seaside territories from Ankaran, through Izola and from Piran to Portorož the average apartment price increased by 12 per cent, whereas in Koper it grew by no less than 17 per cent even though the price levels there at the end of 2006 were the second highest in the country right after Ljubljana.

The supply of apartments grew somewhat but at the elite locations it reached prices as high as above 6,000 €/m², which was within the reach of only a select few. In the territories of the seaside municipalities a large number of new constructions is being planned because of the great demand and the consequent investors' high profits. Therefore, with the adoption of the new spatial plans the intensiveness of the construction will only grow. It is unknown whether this can bring about a noticeable cooling of the prices in this area in the short term. Given the large demand for vacation homes it is expected that the pressure on the prices at the Slovenian coast will diminish only when Croatia has liberalized its real estate market or when it accedes to the European Union. In the current circumstances the apartments in Koper and the surroundings are practically out of reach for the local population seeking to resolve their housing situation for the first time. That is why many opt to buy real estate in Sežana or Kozina, which offer more reasonable prices while also not being too far away due to the good traffic connections.

In comparison to some other towns and cities, Ljubljana was characterized by a moderate price growth until the final quarter when the trend turned downwards. This could be a consequence of a serious shift in the supply and demand relationship and it might forecast further cooling of the price growth or even stagnation of the average prices in the capital. Last year the expansion of the construction activity was already evident. In line with the new city authorities' policies which aim to make more land available and to create conditions for accelerated housing and business construction, the supply of apartments in the market is going to increase significantly in the medium term. The supply of new apartments is increasing

alongside the fact that with the current purchasing power of the population the top price levels are already approaching the boundary of economic sustainability. The prices per square meter of new apartments in elite locations have already on occasion surpassed 6,000 € and will probably continue to grow at a moderate pace. The average price for smaller apartments (up to 40 m²), which are the most expensive per square meter and exceeded the average prices of larger apartments (40 m² to 70 m²) by 20 per cent, fell by 6 per cent last year.

It is expected that the trend of pronounced price differentiation between apartments which differ in terms of the favorability of the microlocation as well as in terms of construction quality, age and maintenance is going to continue.

The largest growth in the average apartment prices was observable in Celje (26 per cent). This continued the trend of high real estate price growth, which started with the construction expansion in 2006 and is the result of the surging economic development of Celje as the regional center of Savinja region. In spite of the sufficient supply of new apartments the high growth of prices can be ascribed primarily to the market adjustment (increase) of the prices of older apartments, which were significantly undervalued in the past in comparison to new apartments.

In Maribor, the average price levels were the same as in Celje (1,300 €/m²), however, the price growth in Maribor significantly cooled in comparison to 2006. The reason lies primarily in the fact that the surrounding municipalities changed their spatial planning acts so that new dormitory settlements are emerging in the broader surroundings of the city. The prices of new constructions are considerably lower than in the Maribor municipality, therefore many buyers choose to buy a new apartment in the vicinity of Maribor than an older one in the city itself.

In Nova Gorica, which forms a unified urban area with Gorizia and the surrounding settlements, the supply still lags considerably behind the demand, so the apartment prices continued to grow. The removal of the Schengen border between Slovenia and Italy, which occurred at the end of the year did not have a significant impact on the housing market. Surprisingly, the impact is the reverse of what was to be expected. There was no rush by Italian citizens to buy Slovenian real estate, but rather the opposite occurred. Slovenian citizens are primarily buying new apartments in Gorizia. Among the apartment investors are also Slovenian companies. The reasons for that are significantly lower prices than in Nova Gorica (up to 20 per cent), more favorable tax (4 per cent VAT for new construction purchases), credit and housing policies of the Friuli Venezia Giulia region.

Novo mesto ranks among the towns with the highest growth of the apartment price per square meter in the last year (18 per cent). Relatively high job availability, quality of life and the proximity of Ljubljana, which will become even more favorable with the completion of the motorway, and the relatively low level of the prices in 2006 all had a significant impact on the increased demand for apartment real estate. The supply lags behind demand, which should change with the adoption of the long-term municipality spatial plans in 2008. The broader surroundings of the town have for a number of years been characterized by the lively transactions with vineyard cottages, which are transformed into residential or sleeping premises and often serve as a temporary solution to a housing problem for younger population, while for those from broader surroundings and from Ljubljana they represent a country house for leisure.

In Murska Sobota one could obtain an older two-room apartment for, on average, as little 48,000 €, which is still significantly less than in other larger Slovenian towns and cities. Apartment prices in the Pomurje region grew faster than the prices of family houses because the supply of older houses with some land for cultivation grew significantly after the first wave of foreign purchases a few years ago.

Family houses and vacant building land

An average house with appurtenant land sold last year had a net floor area of 146 m², 779 m² of the appurtenant land and it was built between 1970 and 1980. The average price of a family house with the appurtenant land in Slovenia was 130,000 €. In comparison with the year before, the houses sold were the bigger ones with less land. On the basis of the average change of purchase prices between 1 January and 31 December 2007 we estimated that the average house price grew by slightly over 10 per cent, similar to 2006. The number of recorded transactions grew by a fifth.

Table: Average prices of houses with appurtenant land in 2007

Analytical area	No. of transactions	Building area (m ²)	Land area (m ²)	Price (€)
SLOVENIA	2,426	146	779	129,695
LJUBLJANA	214	179	438	316,174
CENTRAL SLOVENIA w/o Ljubljana	270	167	653	189,288
KRANJ	21	165	453	175,008
GORENJSKA REGION w/o Kranj	141	169	606	183,745
NOVA GORICA and surrounding settlements	20	187	588	194,791
GORICA REGION w/o NOVA GORICA and surrounding areas	124	151	661	84,706
KOPER	26	107	164	163,752
PRIMORSKA REGION w/o Koper and the Coast	52	156	669	205,814
THE COAST (Ankaran, Izola, Piran, Portorož, Lucija)	39	138	344	278,419
NOVO MESTO	26	196	682	157,918
DOLENJSKA REGION w/o Novo mesto	152	129	963	67,829
MARIBOR	119	162	410	142,412
ŠTAJERSKA REGION w/o MARIBOR	402	130	917	88,680
CELJE	40	150	533	127,712
SAVINJA REGION w/o Celje	215	147	968	94,710
MURSKA SOBOTA	24	150	456	87,215
POMURJE REGION w/o Murska Sobota	272	109	1,155	44,065

The average vacant building land sold in Slovenia in 2007 covered a surface area of 1,470 m². Vacant building land is considered all land intended for construction regardless of whether it is intended for the construction of apartments, business or industrial premises. In the spatial plans the land was designated as construction land, was equipped with utilities and had no building permit. The average realized price was around 100,000 €, i.e. 74 €/m². The average price movement was similar to house price movement (12 per cent). The number of recorded transactions in comparison to the previous year was virtually unchanged. It is typical of building land that agricultural land is also speculatively purchased at much higher prices than normally in expectation of the changes of spatial plans in larger urban and tourist areas.

The differences in the levels and movement of the house and building land prices between different regional and local markets in the country are quite considerable. The price levels are the highest in Ljubljana and the seaside resorts. The average house of a single-apartment house in Ljubljana reaches well over 300,000 € and is completely comparable to the price of a vacation house in the Piran municipality while having on average 130 m² less land. Nevertheless, the growth of the house prices in Ljubljana stagnated somewhat more than the growth of the apartment prices. The cooling of the prices was caused by the same factors which affected the apartments. There was a relative cooling of the demand because of the start of new constructions and further plans for new constructions of residential real estate in the next few years. The situation in the field of building land also changed. The average price per square meter grew by nearly a half. In comparison to 2006, few pieces of land were sold but in terms of size and microlocation they were more appropriate land properties with a regulated administrative and legal status. The prices for individual land properties reached as high as 1,000 €/m²

and will almost certainly continue to grow in the future. In spite of the urban authorities' plans to make more land available for construction the supply will not be able to meet the demand in the long-term.

Naturally, land in the urban areas has long not been bought for the construction of individual houses. Owing to high prices, the investors who build market-bound real estate strive to achieve best use of space and maximize profits by building high. Such an approach is also supported by the spatial development strategy of Ljubljana. Various investors will soon be making fundamental changes in the appearance of the capital with the planned constructions of, for Slovenian circumstances, extremely tall skyscrapers, which will also include considerable numbers of apartments.

Table: Average prices of vacant building land in 2007

Analytical area	No. of transactions	Land area (m ²)	Price (€/m ²)
SLOVENIA	2,644	1,470	74
LJUBLJANA	95	1,757	310
CENTRAL SLOVENIA w/o Ljubljana	527	1,424	110
KRANJ	< 12		
GORENJSKA REGION w/o Kranj	231	1,202	130
NOVA GORICA and the surrounding settlements	32	1,813	72
GORIŠKO OBMOČJE w/o NOVA GORICA and the surrounding settlements	173	1,257	27
KOPER	< 12		
PRIMORSKA REGION w/o Koper and the Coast	70	1,210	140
THE COAST (Ankaran, Izola, Piran, Portorož, Lucija)	14	727	260
NOVO MESTO	20	2,618	57
DOLENJSKA REGION w/o Novo mesto	155	1,492	27
MARIBOR	53	1,833	110
ŠTAJERSKA REGION w/o MARIBOR	547	1,553	37
CELJE	15	732	90
SAVINJA REGION w/o Celje	249	1,410	41
MURSKA SOBOTA	13	767	29
POMURJE REGION w/o Murska Sobota	173	1,350	13

Price movement trends for houses and construction land in the seaside resorts are similar to the trends in the capital, only the motivations which maintain the continual surplus demand are linked more closely to the quality use of free time and relaxation and the limited amount of seaside land in absolute terms. In addition to the chronic lack of construction land supply, at the seaside one could observe an expansion of semi-detached and terraced houses being constructed for the market. It is typical of these houses to be built on extremely small land parcels and only up to the 3rd or 4th construction phase.

The sale price is therefore lower and incomparable to the price of finished houses. In terms of both apartments and the average prices of houses and vacant building land Bled and Kranjska gora are comparable to Portorož and Piran. In Prekmurje (outside Murska Sobota) on the other hand, it is possible to buy a small older house with in excess of 1,000 m² of land for as little as 40,000 €. The average price of vacant building land there is still by far the lowest in Slovenia. The highest growth of the average price of building land last year was observed in the Celje territory. The main reason lies in the sale of a larger complex of vacant building land in the northern section of the town, which the municipality itself bought at a public auction at an extremely high price for the area (300 €/m²).

Business premises

Although only a small number of transactions was recorded, it is clear that the growth trend of the prices of business real estate has reversed. A stable and moderate price growth, typical of the previous years, turned into a decrease of average prices around the mid-point of the year. This was true of office

spaces as well as trade and food service facilities. It was also true of all the price areas with the exception of Maribor. It is clear that in the current circumstances the economic subjects prefer investing in own business premises or in renting premises instead of buying older ones. The supply of older business premises in less attractive locations already considerably exceeds the demand.

In our estimate, the average prices of these facilities (-7 per cent) fell slightly less at the national level than the prices of offices (-9 per cent). In Ljubljana and the broader surroundings, which is the biggest business real estate market, the office price growth was barely negative, while the price decline of the trade and food facilities matched the Slovenian average. It must be noted, however, that the estimates do not include the price growth of the new constructions.

It would appear that the trend of trade facilities migrating from the city centers into large shopping centers at the urban perimeter is not as pronounced as a few years ago. In Nova Gorica one can observe the migration of these facilities from the currently only shopping center back into the town center. Lately Maribor has been characterized by a revitalization of the brownfield industrial zones which are being changed into business centers with offices and shopping centers or into new crafts industry centers.

Agricultural and forest land

In terms of agricultural and forest land, there were no special price movements in 2007 neither at the national level nor the individual price areas. Just like in the previous years, in terms of the realized average land price the Littoral region stands out with its coastal area, where nearly every land property is sold at a relatively high price. The average prices of agricultural and forest land there can be twice the prices of those in the central Slovenian territory, where the prices are already relatively high. The purchasing motivations are similar, at least in the vicinity of Ljubljana and other urban centers. Investors buy agricultural land at the perimeters of urban areas primarily in the expectation of the changes of spatial plans and changes of land status to construction land in the future. The market price of agricultural land is the lowest and it is the most realistic in the traditional rural areas, with the Prekmurje region at the forefront.

Final commentary

Slovenian real estate market in 2007 was characterized by the stagnation of apartment prices at the national level, which was primarily the consequence of the cooling of the prices in the largest Slovenian cities and towns. On the other hand, the average price growth of family houses and construction land remained relatively high, while the average prices of business real estate fell noticeably. As far as business premises, it must be noted that on average it is only the prices of older premises that are going down, while the prices of new ones are stagnating at best.

In 2007 in the apartment real estate market, which is the biggest and best developed real estate market in Slovenia and which was in the last few years heavily dominated by supply side, which means that the sellers kept dictating ever higher prices, the first indicators of changes in the supply and demand became evident. General trends in the apartment market are usually followed with some delay by first family house trends and then the trends in other types of real estate.

The supply side of the real estate market did not change much in the last year. The supply of apartments in the urban centers did not increase significantly in spite of the slight rise in the number of newly constructed apartments. The cause lies in the fact that in the conditions of continually rising prices real estate represents a good financial investment. Because of the real estate owners' optimistic expectations about the further price growth and, to a large extent, due to the inappropriacy of the current real estate taxation, a certain portion of the real estate does not feature in the market or remains unsold as the potential sellers offer them for sale at prices they are unwilling to lower regardless of the volume of the realistic demand capable of such purchases. It bears mentioning that a certain increase in the supply of residential and business premises may be expected in the next few years because of the beginning of the construction expansion in the last year and the adoption of new spatial plans in certain urban municipalities which make provisions for further releases of construction land for market-bound real estate.

In 2007, greater changes were observable on the side of demand than on the side of real estate market supply. Due to the growing inflation and the rising interest rates for long-term loans the population purchasing power began dropping in the second half of the year. In the territories where the highest levels of prices had already been reached this ultimately reflected in the decrease in the purchase-capable demand and the cooling of apartment prices.

In spite of the changes it is still too early to assert that there was a serious shift in the supply and demand in the Slovenian real estate market or even that there is an imminent real estate bubble burst in Slovenia. On the other hand, such a development cannot be completely ruled out in the future. In case there are no greater or additional economic or financial tremors in the near future, it is to be expected that the prices of residential real estate will continue their moderate growth in the future. The cooling of the apartment prices will most likely be followed by the stagnation of the growth in the family house prices. Due to the continuous surplus demand, the prices of building land will probably continue to grow at a much higher rate even if the supply increases. The decrease in the prices of business real estate will probably stagnate, but it will at least in the short-term still continue as the current and future new constructions will only increase the supply of older premises and the premises outside the currently interesting trade centers, which can only compete with the newer ones by offering significantly lower prices.

It is almost certain that the apartment real estate prices will continue to diverge in relation to the attractiveness of the microlocation, quality of the infrastructure and environment and the quality of real estate itself. If the quality of the construction, the age and the state of repair of apartment only negligibly affected the real estate prices in individual local markets, today the real estate quality and the quality of life they provide are becoming increasingly important price factors.

Naturally, the most important price factor is the location. The prices of real estate in the best location will continue to grow in the long-term regardless of the general market trends.

Methodological explanations about the report on the Slovenian real estate market in 2007

The reliability and explanatory value of statistical indicators are mostly dependent on the size and representativeness of the sample. Only a sufficiently large sample ensures the comparability of the structure of the real estate sold in the period in question in terms of size, age and quality with the actual structure of the fund of a type of real estate in the area or period in question.

In spite of the increased volume of the available data on the realized real estate transactions, which is the consequence of the establishment of the Real Estate Market Record, the number of transactions in absolute terms is statistically still too small (with the possible exception of apartments) due to the relatively small size of the market. Consequently, simple statistical indicators are not sufficiently reliable and do not provide sufficient explanatory value. More detailed analyses of the market activities by real estate characteristics or by smaller analytical aspects are entirely meaningless because there will never be enough data in Slovenia to support such analyses.

A significant qualitative leap in monitoring activities in the Slovenian real estate markets will only be possible when the Mass Real Estate Office has estimated the generalized market values of all Slovenian real estate. Only then will it be possible to monitor price movements of different types of real estate in individual markets relative to their estimated values, which reflect both the influence of the microlocation as well as the size and age. On this basis it will be possible to compare the prices of real estate of the same type in different periods and markets.

Input data

The input data for the analysis of the 2007 real estate market were the revised and consolidated data of the Real Estate Market Record, which is administered and updated by the Surveying and Mapping Authority of the Republic of Slovenia.

All the data transmitted into the Real Estate Market Record about the concluded real estate transactions were systematically revised and prepared for further processing by the Surveying and Mapping Authority. Combined legal transactions, i.e. the transactions involving several real estate properties, were broken down into individual real estate properties. Only the transactions which were found to have a market-shaped competitive price and all the necessary data on the legal transaction and the real estate property which was the subject of the transaction were taken into account when calculating the statistical indicators for market analysis.

We estimate that three quarters of all the purchase transactions concluded in 2007 in the Slovenian real estate market were entered into the Real Estate Market Record.

Currently, only a small portion of the realized real estate transactions which are subject to VAT are entered into the Real Estate Market Record, which needs to be taken into account when interpreting the calculated indicators. We estimate that only 10 per cent of the first sales of new apartments are recorded. In case of business real estate, the transactions occur directly between VAT subjects, therefore only a token number of transactions with new constructions and approximately a half of the market transactions of other business premises are recorded into the Real Estate Market Record.

The following number of transactions were recorded and taken into account in the 2007 report (by types of real estate):

Type of real estate	No. of recorded transactions	No. of transactions taken into account	Percentage take into account
Apartments	10,144	6,697	66%
One- and two-apartment buildings	5,392	2,426	45%
Vacant building land	4,306	2,644	61%
Offices	1,021	556	54%
Business premises	453	363	80%
Agricultural land	7,051	3,634	52%
Forest land	1,185	823	69%
TOTAL	29,552	17,143	58%

Methodological premises

The **types of real estate** processed in the report and the subgroups of cognate real estate properties are: apartments, one- and two-apartment houses, vacant building land, offices, trade and food service facilities as well as agricultural and forest land.

Individual **types of real estate** are analyzed at the national level and primarily by **price areas**¹ and in some cases by **analytical areas**². Due to different criteria in drawing boundaries the eponymous price and analytical areas (e.g. Ljubljana and other urban settlements) differ in the area they encompass.

Each type of real estate has different price areas, which represent regional markets with specific supply and demand.

The price area boundaries were drawn on the basis of data on the realized transaction prices and encompass areas where the purchase prices of real estate are shaped by identical or very similar market principles.

Analytical areas were shaped with the intention of analyzing and comparing specific local real estate markets. The boundaries were drawn along the official settlement and municipality boundaries.

Some the following basic indicators were listed for each type of real estate by price areas.

- **Number of recorded transactions** taken into account in calculations. The datum represents the size of the sample.
- **Average price** per surface area unit of the real estate (in €/m²) is calculated as the mean value of transaction prices per m² in the calendar year in question. In case of houses, the total price of the building and land per surface unit is not given because such data are not suitably comparable.
- **The area** or the average transaction area of the premises or land (in m²) was calculated as the mean value of transaction areas in the calendar year in question. In case of apartments and business real estate the useful area is given. In case of houses net floor area of the building and the area of the appurtenant land were given. (**Useful area** of the apartment is the total area of all the residential premises in the apartment – without balconies, terraces, halls, basements, etc. **Net floor area** of the building is the total area of all the premises in the building.)
- **Average transaction price** (in €) is calculated as the mean value of transaction prices in the calendar year in question.

¹ See Appendix 3, Map 2 to Map 5: Price areas

² See Appendix 3, Map 1: Analytical areas

The report and the appendices give only the data and the basic indicators which we estimated showed the realistic situation credibly enough. For that reason the relative price change indicator (Δ 2007 prices) was provided only for apartments. It is provided as a percentage change of the average transaction price **within the period in question (i.e. 1 January 2007 to 31 December 2007)** and it was calculated on the basis of the linear regression of the realized transaction prices which were recorded in the Real Estate Market Record for 2007. In case there were fewer than 50 recorded transactions the relative price change was not calculated. If there were fewer than 12 transactions, no indicators were calculated.

Comparability with the data and indicators for previous years

It must be stated that this report is not directly comparable to the previous report for 2005-2006.

Firstly, it must be re-emphasized that the 2007 report is the first one to be based on the Real Estate Market Record, while the 2005-2006 report was based exclusively on the Tax Administration's data on the real estate transactions which were subject to the real estate transaction tax. This also applies to the indicators and data used from the years 2003 and 2004.

In the 2007 report the average calculated price levels are relatively higher than in the previous report and the comparison of the average realized prices in 2007 to those from 2006 statistically demonstrates a relatively high real estate price growth in all the analytical and price areas, which, however, most likely is not exclusively a consequence of the actual price movements.

The reason lies in the fact that it is impossible to assess with certainty to what extent the relatively higher level of the average real estate prices observed in 2007 in comparison to 2006 was caused by the expansion and improvement of the input source (migration to the Real Estate Market Record), to what extent it was caused by any changes in the structure of the transacted real estate (e.g. differences in surface area or age) and to what extent it is attributable to the actual rise in prices between the fourth quarter of 2006 and the fourth quarter of 2007 (which was somewhat higher due to the adoption of the euro, i.e. the rounding up of the prices in euros).

The abovementioned circumstances provided an additional reason for not listing the relative real estate price changes in 2007 by price areas on the basis of the comparison of the average prices between the two years as such indicators could prove misleading.


For example, in case of apartments the migration to the Real Estate Market Record increased the accuracy of the data on the usable areas of the transacted real estate. Consequently, the surface areas taken into account were smaller and the average prices per square meter were higher. At the national level, the average transacted apartment area in 2007 was smaller by 3 m² or by 5 per cent than in 2006. It is very unlikely that the structure of transactions in 2007 changed so much i.e. that the apartments sold were really smaller on average. The Real Estate Market Record also administers a certain amount of data on the purchase prices of new apartments, which are subject to VAT and whose prices are on average considerably higher than the prices of the real estate subject to the real estate transaction tax. Since the average prices in the 2005 and 2006 reports did not include the prices of the new constructions, they were lower than they would have been had the prices of the new constructions been taken into account.


A comparison of the prices between the reports is also impossible because the prices in the 2005-2006 report was adjusted to the last day of the year whereas in the 2007 report they represent the average for the entire year.

Additionally, since the regional market boundaries change, the price areas are not identical as in the previous years. Furthermore, the boundaries of certain settlements which were used to designate analytical areas also changed. Moreover, additional new analytical areas were designated for analytical purposes. Admittedly, though, minimal changes of the area boundaries were not so large as to have a significant impact on the calculated indicators.

Statistical indicators of the 2007 real estate market - tables

- No. of transactions** – number of recorded transaction for a particular area; size of the sample
Price (€/m²) – average transaction price per unit of real estate area
Price (€) – average transaction price
Area (m²) – average area of a transacted building, land or premises (for houses the area of the building and the area of the appurtenant land were provided)
Δ 2007 prices – percentage change in the average transaction price in the year in question

 – maximum value

 – minimum value

Apartments by price areas in 2007

Price area	No. of transactions	Area (m ²)	Price (€/ m ²)	Δ 2007 prices
SLOVENIA	6,697	53	1,690	6%
Ljubljana	1,501	54	2,660	5%
Ljubljana surroundings	688	56	2,040	4%
Gorenjska region	691	52	1,690	14%
The Alps and the Idria region	80	51	1,020	15%
Nova Gorica	97	57	1,770	21%
Vipava valley and Kras	101	53	1,440	27%
Coast	349	54	2,520	16%
Postojna, Ilirska Bistrica and Kočevje	191	53	1,100	-4%
Dolenjska and Posavje region	266	51	1,160	24%
Zasavje region	157	49	1,020	8%
Celje	336	53	1,280	28%
Maribor and Celje surroundings	693	54	940	3%
Maribor	962	54	1,270	7%
Koroška and Pohorje region	209	51	760	29%
Slovenske Gorice, Haloze and Kozjansko region	173	55	910	9%
Prekmurje region	203	49	830	24%

Apartments – up to 40 m² by price areas in 2007

Price area	No. of transactions	Area (m ²)	Price (€/ m ²)	Δ 2007 prices
SLOVENIA	1,778	30	1,970	0%
Ljubljana	448	31	3,070	-6%
Ljubljana surroundings	163	30	2,440	18%
Gorenjska region	203	30	2,040	40%
The Alps and the Idria region	27	31	1,200	/
Nova Gorica	23	29	1,910	/
Vipava valley and Kras	23	31	1,530	/
Coast	99	30	3,040	-2%
Postojna, Ilirska Bistrica and Kočevje	40	30	1,120	/
Dolenjska and Posavje region	70	33	1,390	41%
Zasavje region	36	31	920	/
Celje	84	30	1,290	26%
Maribor and Celje surroundings	155	31	1,050	4%
Maribor	252	32	1,380	8%
Koroška and Pohorje region	56	30	810	39%
Slovenske Gorice, Haloze and Kozjansko region	39	30	990	/
Prekmurje region	60	30	820	51%

Appendix 2: Statistical indicators

Apartments – between 40 m² and 70 m² by price areas in 2007

Price area	No. of transactions	Area (m ²)	Price (€/ m ²)	Δ 2007 prices
SLOVENIA	3,801	55	1,590	7%
Ljubljana	767	55	2,520	11%
Ljubljana surroundings	386	55	1,990	-4%
Gorenjska region	371	54	1,620	7%
The Alps and the Idria region	39	54	940	/
Nova Gorica	60	58	1,750	31%
Vipava valley and Kras	63	57	1,430	43%
Coast	190	56	2,430	28%
Postojna, Ilirska Bistrica and Kočevje	124	54	1,120	0%
Dolenjska and Posavje region	170	55	1,100	20%
Zasavje region	113	53	1,060	1%
Celje	206	54	1,270	29%
Maribor and Celje surroundings	401	55	930	1%
Maribor	558	55	1,250	6%
Koroška and Pohorje region	132	54	750	26%
Slovenske Gorice, Haloze and Kozjansko region	102	55	910	3%
Prekmurje region	119	53	820	17%

Apartments – above 70 m² by price areas in 2007

Price area	No. of transactions	Area (m ²)	Price (€/ m ²)	Δ 2007 prices
SLOVENIA	1,118	86	1,560	-1%
Ljubljana	291	88	2,420	12%
Ljubljana surroundings	139	89	1,710	6%
Gorenjska region	116	84	1,300	-1%
The Alps and the Idria region	14	81	920	/
Nova Gorica	15	90	1,610	/
Vipava valley and Kras	14	76	1,350	/
Coast	62	84	2,030	19%
Postojna, Ilirska Bistrica and Kočevje	27	85	970	/
Dolenjska and Posavje region	25	79	930	/
Zasavje region	< 12	/	/	/
Celje	46	87	1,290	/
Maribor and Celje surroundings	131	82	860	0%
Maribor	152	89	1,180	6%
Koroška and Pohorje region	21	88	690	/
Slovenske Gorice, Haloze and Kozjansko region	33	83	790	/
Prekmurje region	24	78	910	/

Family houses and vacant building land by price areas in 2007

Price area	House with appurtenant land				Vacant building land		
	No. of transactions	Building area (m ²)	Land area (m ²)	Price (€)	No. of transactions	Land area (m ²)	Price (€/m ²)
SLOVENIA	2,426	146	779	130,000	2,644	1,470	74
Ljubljana	207	177	439	317,000	92	1,800	310
Ljubljana surroundings	277	168	646	192,000	530	1,418	110
Gorenjska region	150	169	585	189,000	218	1,245	140
Alpe and Idrijsko region	85	146	612	66,000	99	846	25
Goriška and Kras region	103	160	704	129,000	185	1,869	45
Obala region	117	139	448	221,000	87	1,115	160
Postojna, Ilirska Bistrica and Kočevje region	62	158	707	81,000	114	1,126	31
Dolenjska and Posavje region	269	131	988	74,000	196	1,817	31
Zasavje region	41	149	740	65,000	26	934	24
Celje	49	154	583	124,000	26	1,432	74
Slovenske Gorice, Haloze and Kozjansko region	262	120	1,140	66,000	207	1,389	26
Maribor and Celje - surroundings	338	144	828	104,000	542	1,549	41
Maribor	133	158	424	144,000	73	1,643	97
Koroška and Pohorje region	69	143	885	70,000	74	1,964	18
Prekmurje region	264	114	1,096	48,000	175	1,327	15

Offices by price areas in 2007

Price area	No. of transactions	Area (m ²)	Price (€/m ²)
Ljubljana	150	254	1,860
Primorska, the Alps, Gorica and Kras region	28	250	1,280
Ljubljana surroundings and Gorenjska region	76	99	1,400
Celje and Maribor surroundings	60	163	1,000
Maribor	52	124	1,170
Koper and surroundings	61	45	2,420
Prekmurje, Sl. Gorice, Haloze and Kozjansko region	51	129	1,030
Posavje, Koroška, Notranjska and Dolenjska region	88	149	770

Business premises by price areas in 2007

Price area	No. of transactions	Area (m ²)	Price (€/m ²)
Ljubljana, the Coast and Kranjska gora	100	84	2,370
Maribor	33	319	1,500
Murska Sobota, Nova Gorica, Novo mesto, Sežana, Celje	53	143	1,400
Bled, Bohinj, Ljubljana surroundings, Sl. Bistrica, Ptuj	55	78	1,370
Other smaller centers in west Slovenia	32	125	1,210
Surroundings of the centers in west Slovenia	20	149	1,030
North east Slovenia	39	213	740
Other smaller centers in North east Slovenia	31	187	740

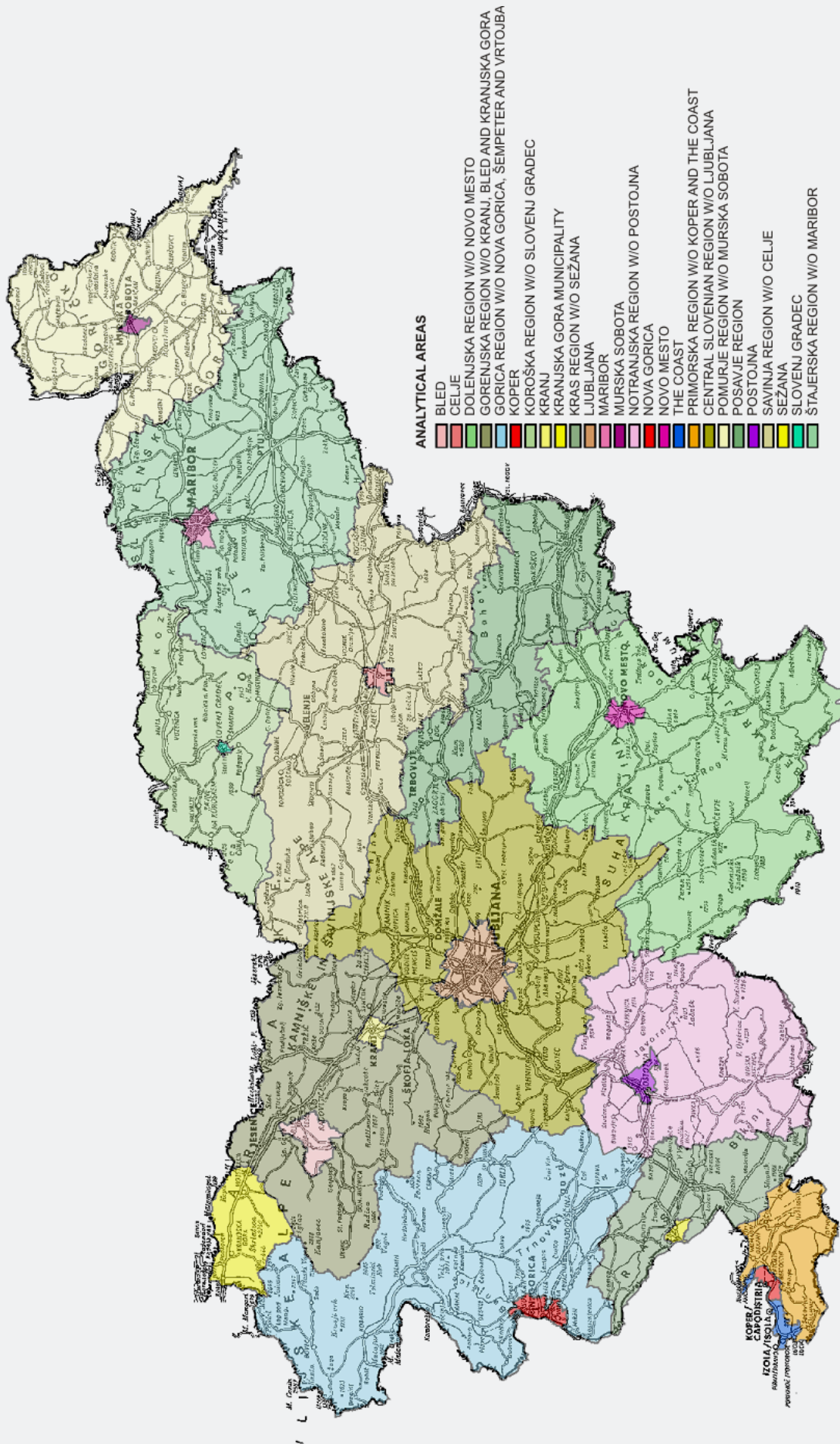
Agricultural land by price areas in 2007

Price area	No. of transactions	Area (m ²)	Price (€/m ²)
DOLENJSKA REGION	1,013	6,959	2.03
GORENJSKA REGION	90	7,033	2.21
KOROŠKA REGION	38	13,063	1.81
NOTRANJSKA REGION	215	9,503	1.29
CENTRAL SLOVENIA REGION	299	9,754	2.90
PREKMURJE REGION	613	5,995	0.87
PRIMORSKA REGION	288	4,109	4.23
SAVINJA REGION	393	7,476	1.29
ŠTAJERSKA REGION	685	11,143	1.43

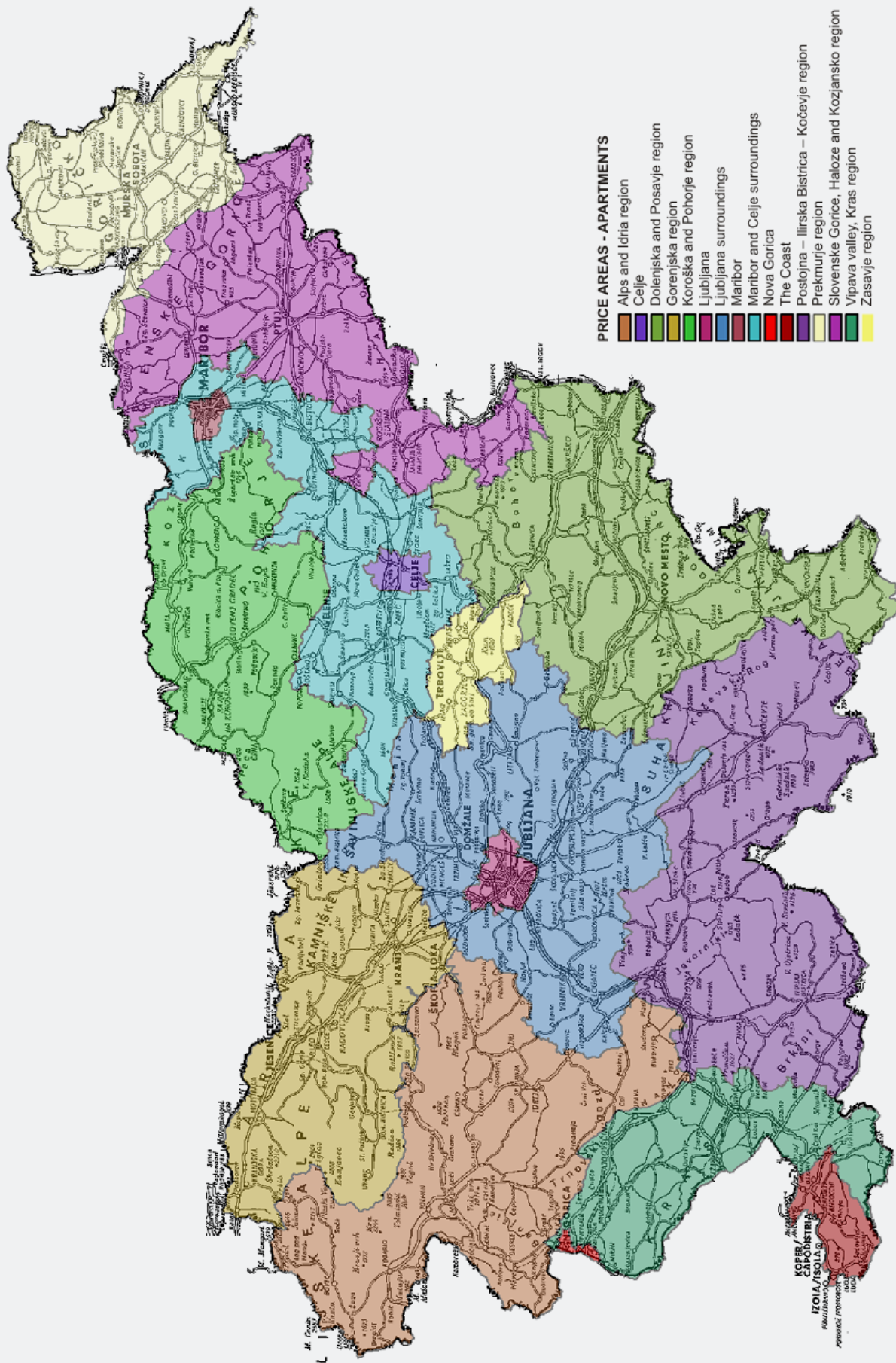
Forest land by price areas in 2007

Price area	No. of transactions	Area (m ²)	Price (€/m ²)
DOLENJSKA REGION	224	22,818	0.65
GORENJSKA REGION	87	27,367	0.59
CENTRAL SLOVENIA REGION	89	11,897	0.91
POSTOJNA REGION	60	17,487	0.39
PREKMURJE REGION	84	11,080	0.47
PRIMORSKA REGION	49	8,184	1.70
ŠTAJERSKA AND KOROŠKA REGION	230	43,100	0.72

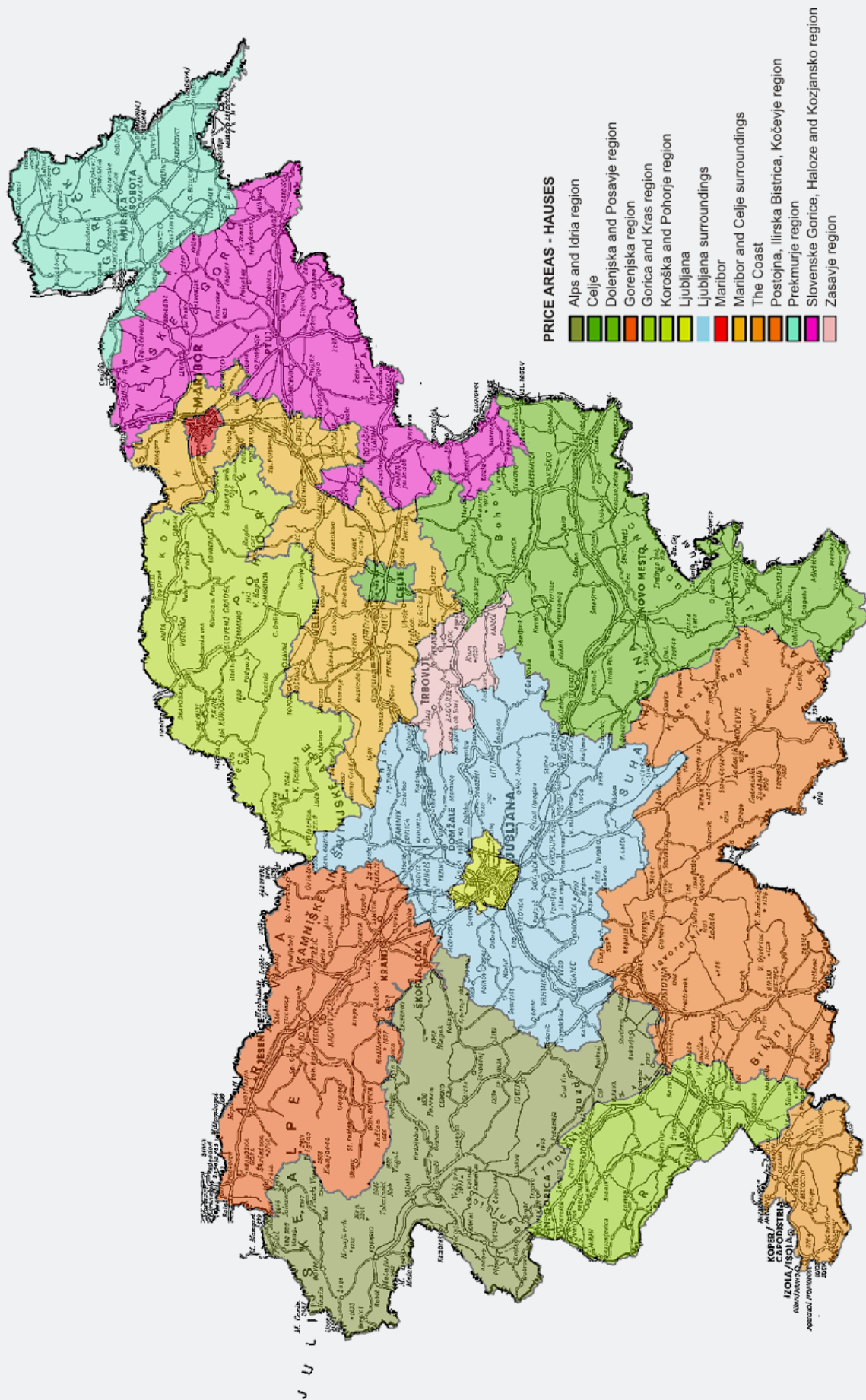
Appendix 3: Analytical and price areas



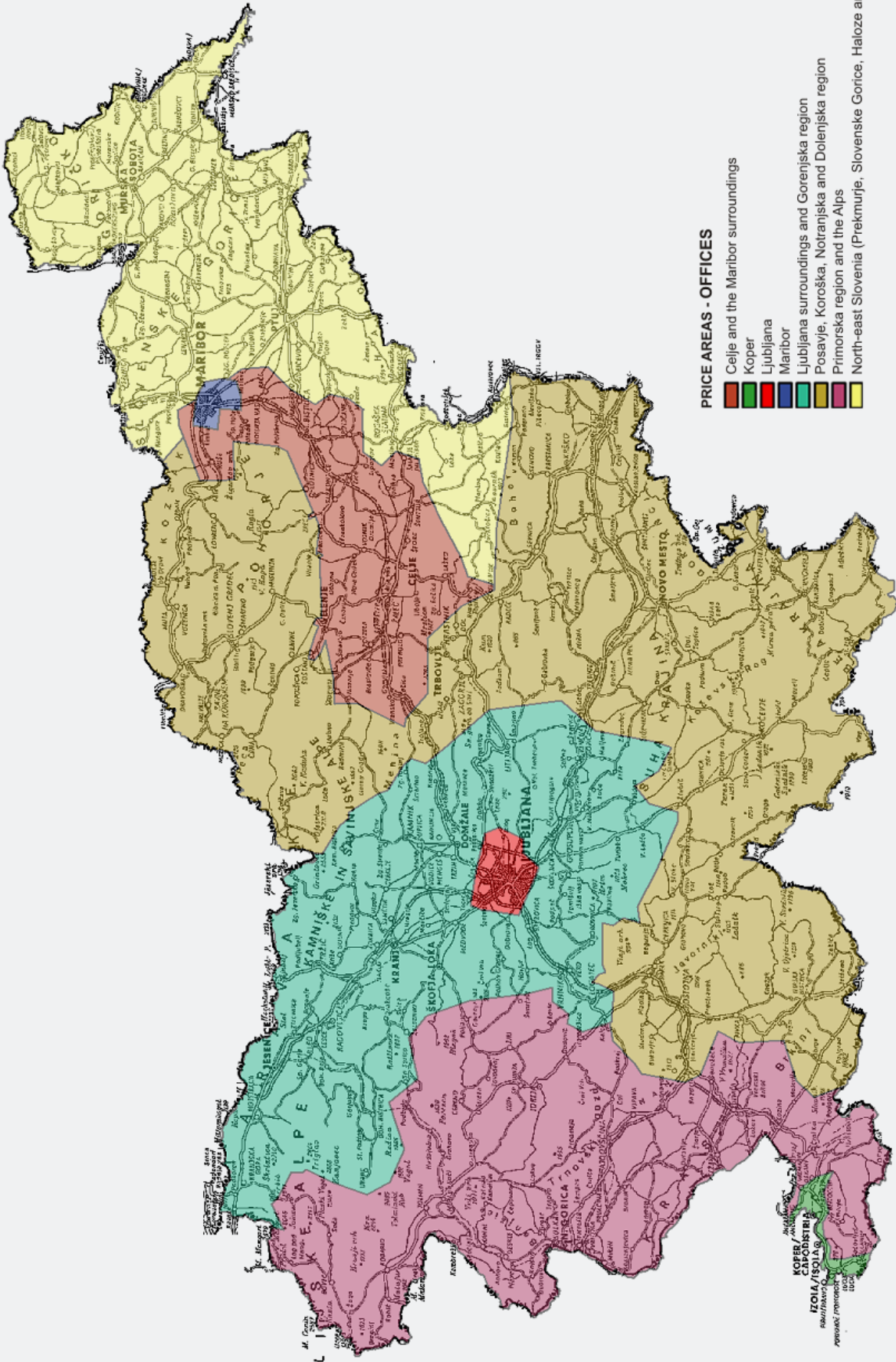
Appendix 3: Analytical and price areas



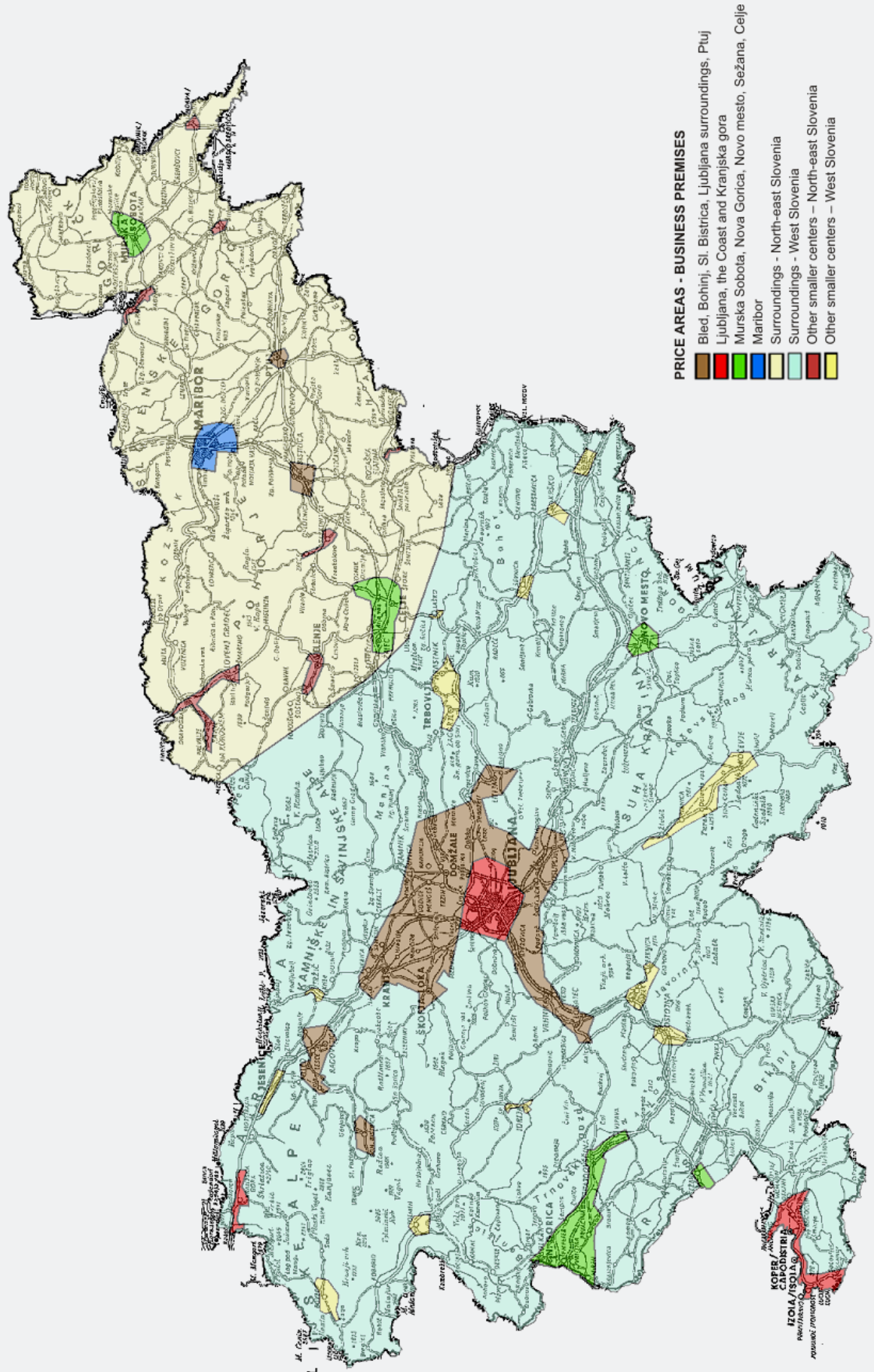
Appendix 3: Analytical and price areas



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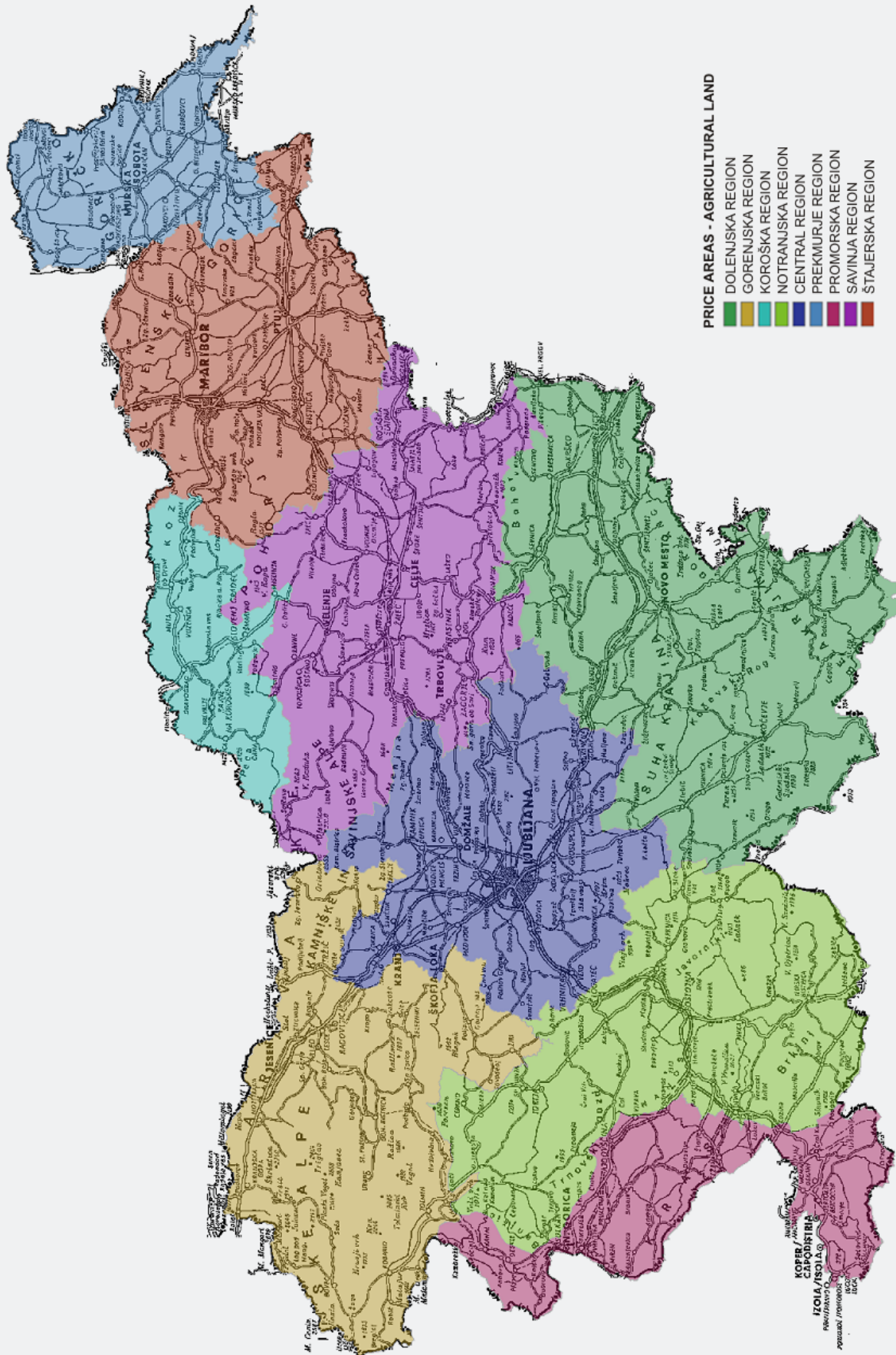


Appendix 3: Analytical and price areas



- PRICE AREAS - BUSINESS PREMISES**
- Bled, Bohinj, St. Bistrica, Ljubljana surroundings, Pluj
 - Ljubljana, the Coast and Kranjska gora
 - Murska Sobota, Nova Gorica, Novo mesto, Sežana, Celje
 - Maribor
 - Surroundings - North-east Slovenia
 - Surroundings - West Slovenia
 - Other smaller centers - North-east Slovenia
 - Other smaller centers - West Slovenia

Appendix 3: Analytical and price areas



Appendix 3: Analytical and price areas

