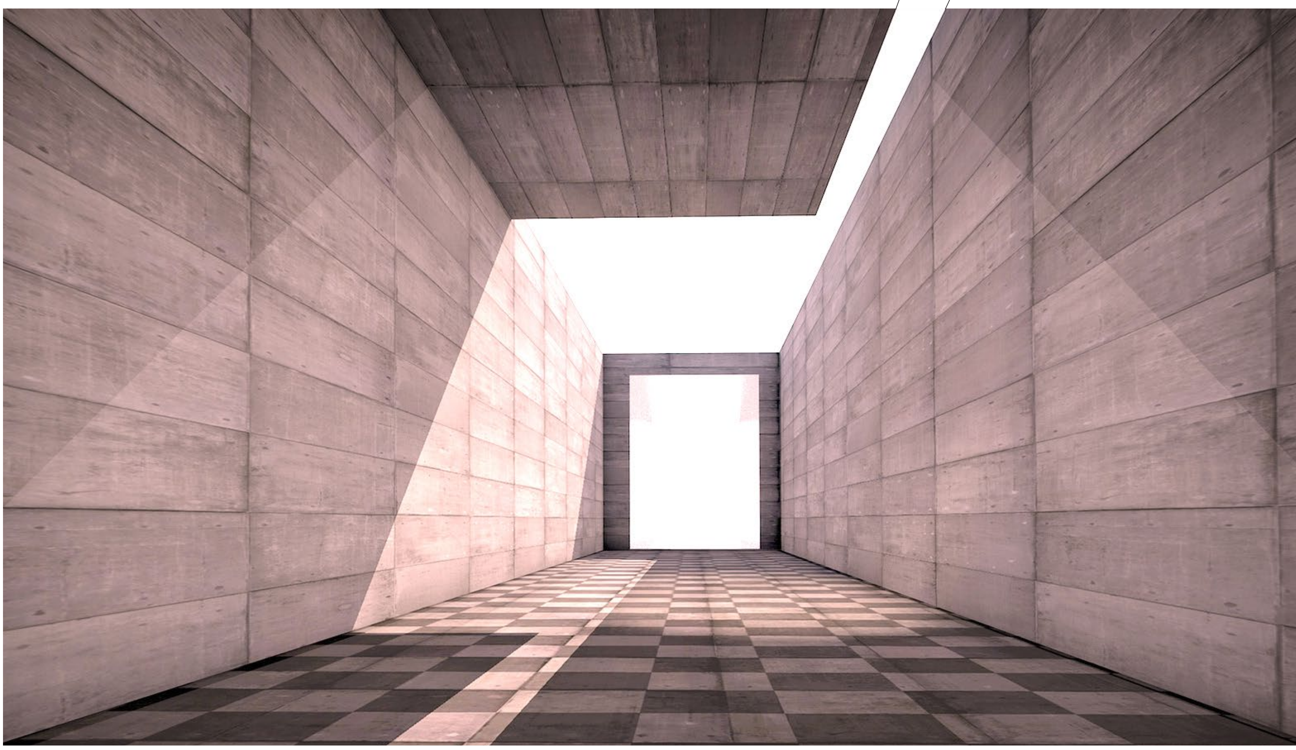
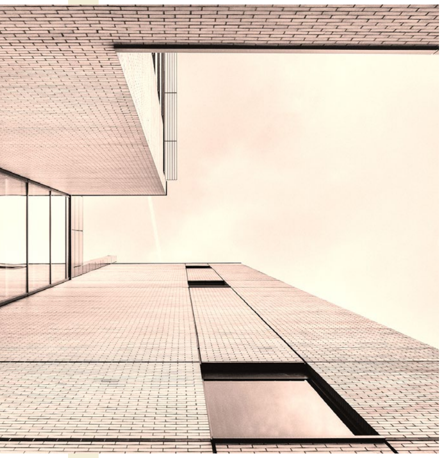
REPORT

ON THE SLOVENIAN REAL PROPERTY MARKET 2017



Surveying and Mapping Authority of the Republic of Slovenia
AUGUST 2018



The Slovenian property market has been analysed in respect of the various types of property according to various analysis areas. Data were taken from the public property register established in accordance with the Mass Valuation of Real Property Act (ZMVN-1, Official Gazette of the Republic of Slovenia [Uradni list RS], No. 77/17). The volume of property transactions is determined on the basis of data from the property register, while data is analysed on a pattern based on verified and quality processed data.

An amendment to the Mass Valuation of Real Property Act entailed a change in data models and their structure in the property register at the beginning of 2015. As a result, the volume of transactions, statistical samples and calculations of indicators were not fully comparable to property register data for the period 2007-2015. This report analyses property market data for the period since 2015 in a uniform way.

METHODOLOGY NOTE

Analytical areas

In this report, analysis areas are defined by property types in differing ways:

(i) by determining market analysis areas, i.e. areas professionally designated on the basis of data and experience with a similar supply and demand pattern for a particular type of property in the property market by the Surveying and Mapping Authority of the Republic of Slovenia and

(ii) by selecting administrative analysis areas that meet the minimum requirements for the functioning of the property market and that are determined by administrative boundaries such as boundaries of regions, municipalities, settlements or town districts.

Source of data for the report - the property market register (PMR)

Data for the PMR, which has been maintained by the Surveying and Mapping Authority of the Republic of Slovenia since 2007, are submitted by persons required to do so under the law. Data on property sale and purchase transactions that are subject to property transfer tax (PTT) must be provided for the purpose of PMR by the Financial Administration of the Republic of Slovenia. Data on property sale and purchase transactions that are subject to value added tax (VAT) must be provided by sellers. VAT is applied to all new buildings and parts of buildings in divided co-ownership, building land sold by persons registered for VAT, and to property transactions between persons registered for VAT when they submit to the Financial Administration of the Republic of Slovenia a statement that a particular transaction is subject to VAT.

The financial Administration has the obligation to send data on contracted transactions by the 15th day of the month following the month in which a property tax return is filed, and other persons required to do so by the 15th day of the month following the month in which the transaction contract is entered into.

Due to inconsistent reporting on the transactions subject to VAT by sellers, or due to inconsistent data in PTT returns, data capture for PMR is incomplete or the recorded number of transactions is below the actual number of contracted transactions. It is estimated that 95% of the total property transactions contracted in the open market or at public auctions are captured by the register.

Treatment of sale and purchase property transactions

Recording of transactions

The PMR records the sale and purchase transactions relating to one or more pieces of property, i.e. parts of buildings and plots. It is accordingly important that the reports show separately the volume of transactions relating to (a) the number of purchase contracts; (b) the number of parts of buildings; (c) the number of plots; and (d) the number of same-type land plots and the area of same-type land plots according to the planned land use, which were the subject of purchase contracts. The analyses are focused on the volume of transactions under (a, (b) and (c). Transactions are recorded on the basis of data submitted by sellers of property for the assessment of the property transactions tax or of the value added tax and entered in the property market register.

Definition of market transaction

PMR contains a record of various types of sale and purchase transactions with regard to their marketability. Market analyses and statistical indicator calculations take into account only sale and purchase property transactions entered into in the open market and at voluntary public auctions. These are the transactions that reflect the market price of property. Sale and purchase transactions, such as the object of contract purchase of compulsory purchase in economic public infrastructure projects, related party sales (kindred relationship), disposal of ownership interests, sale among companies of the same owner, inheritance, etc. are not the subject of the report. Experts of the Real Estate Mass Valuation Office (UMVN) review the data on the concluded sale and purchase transactions recorded and, when necessary, complement the data with site survey information on sold property and prepare data for further analysis. Market analyses and statistical indicator calculation cover only the sale and purchase transactions for which it can be unequivocally determined which and what type of property was the object of a transaction and for which the market price can be deduced from the total contract price.

Property market and types of property

The subject of a sales contract may be various types of property. In this report only data on the sale and purchase of flats, garages, family houses, offices, commercial and catering premises, residential building land and agricultural and forest land were used in market analysis and in the calculation of statistical indicators. Statistical indicators are not calculated for other types of property due to the small number of sale and purchase transactions.

The size of sample

When calculating property market indicators, the entire volume of property transactions is not used to define the market transactions, but rather only high-quality, processed data on the subject of sale and purchase of property are used. As a result, a certain percentage of sale and purchase transactions or data on property are not used for various types of property subject to such transactions. The counting, i.e. the size of the sample to be analysed, is thus taken from the unprocessed data from the property market register.

Indicators of property market developments

In this report the calculation of changes in property prices, except the prices of houses and land, is based on the comparison between average prices of property per square metre of the useful surface area. There is a great variety of property in terms of characteristics (location, size, age, etc.), wherefore the interpretation of changes in property prices in terms of percentage should take into account the fact that the comparison between average prices in a specific time series may not be the most accurate indicator due to price heterogeneity. There is a possibility that, compared to another time period, a single type of property is sold in a specific time period. Caution in the interpretation is all the more important in small statistical samples available since the accuracy of the indicator is proportional to the size of the sample. If the size of the sample is 100 sales transactions per year, changes reflect the trend and the intensity of the price trend with relative accuracy. In this report, in addition to the changes in prices, the assessment of price trends also takes into account the changes in average characteristics of sold property. If the samples for a specific area are not sufficiently representative, the price trends cannot be assessed.

THE PROPERTY MARKET IN 2017

A record number of transactions were registered in the Slovenian property market in 2017: about 36,000 transactions in various types of property. The turnover of property transactions reached the 2007 level of EUR 2.3 billion, primarily due to the increase in the number of transactions and prices of residential property. In 2017 the largest number of property transactions subject to sales contracts was recorded since the start of the monitoring of property transactions in 2007 for all the considered property types with the exception residential building land.

In the period 2015-2017, the strongest increase of approximately 36% was recorded in transactions in building land, followed by an increase of approximately 33% in transactions in family houses, which points to a considerable increase in customer interest in the purchase of family houses and building land located predominantly outside urban agglomerations. This may probably be attributed to the high housing prices in some of the most active housing markets nationwide.

The supply of new housing remained weak since new investment projects take time to complete. The price increase has already encouraged construction activity in areas with the highest demand for housing, particularly in Ljubljana. It mainly relates to new construction and extension or reconstruction of single-dwelling and small apartment buildings. Some large housing projects scheduled to be completed in the next one to two years have already been initiated.

In the period 2015-2017, the volume of housing sales has been recording an increase of 6% to 40% in all of the considered areas analysis areas, particularly in Novo mesto, Krško and Brežice with a relatively small sample of data used in the analysis, and increased the least in the Coastal Region excluding Koper, in Koper proper and in Murska Sobota. In the period 2015-2017, the housing price trends showed an upward trend, the highest increase of 18%, 17%, and 12% having been recorded in Ljubljana, Koper and the surroundings of Ljubljana, respectively. In 2017 the highest average prices were recorded in Ljubljana (approximately EUR 2,400.00/sq. m, the Coastal Region excluding Koper (approximately EUR 2,300.00/sq. m, Koper (EUR 2,100.00/sq. m), while the lowest prices were recorded in the area of Murska Sobota, Krško and Brežice (approximately EUR 950.00/sq. m). The increasingly improving socio-economic circumstances, the increase in lending and low interest rates continued to maintain the high demand for housing property.

In all of the considered analysis areas, there was a considerable increase in sales of houses, mostly in the surroundings of Ljubljana (35%) and Maribor (18%) in the period 2015-2017. The housing price trends showed an upward trend, the highest increase of approximately 19%, 15% and 9% having been recorded in Ljubljana, the Coastal Region excluding Koper and in the surroundings of Ljubljana, respectively. In 2017 the highest average prices were recorded in the Coastal Region excluding Koper (approximately EUR 300,000.00), Ljubljana (approximately EUR 250,000.00) and the lowest in the areas of Krško, Brežice and Murska Sobota (approximately between EUR 70,000.00 and 90,000.00).

During the past three years trends in the volume of transactions in garages remained unchanged in all of the considered analysis areas. The same also applied to average prices. In comparison with all types of property discussed in this Report, the lowest, a 7% increase in the volume of property transactions during the past three years, was recorded in commercial property (offices and commercial and catering premises) as a result of the rental commercial property market growth. In Ljubljana an increase in office space prices of around 25% was recorded in the past three years, while the prices remained unchanged in other analysis areas. The market in office and commercial and catering space should be dealt with in terms of sales and rentals since offices and commercial and catering premises have manly become part of the rental market.

By far the largest volume of building land sales was recorded in the surroundings of Ljubljana, where a significant change was recorded in the period 2016-2017. It may be considered that the volume of transactions in residential building land in the surroundings of Ljubljana increased by more than 70% in the past three years. Another analysis area in which the average volume of transactions in building land closely followed that of the surroundings of Ljubljana, was the city of Ljubljana proper.

As expected, the prices of building land in Ljubljana in the past three years averaged approximately EUR 230.00/sq. m., followed by the Coastal Region excluding Koper, and by Kranj and Maribor, where the prices averaged approximately EUR 110.00/sq. m and EUR 80.00/sq. m., respectively. In other analysis areas the average building land prices were close to the Slovenian average, i.e. between EUR 50.00/sq. m and EUR 60.00/sq. m, except in the areas of Slovenj Gradec, Postojna, Krško and Brežice, where the prices averaged less than EUR 30.00/sq. m.

In the period 2015-2017, transactions in agricultural land in terms of the number of plots sold increased by 25% and in terms of the area of plots sold by 10%. In 2017 sales of agricultural land included 25,000 plots of land or approximately 6,300 hectares. No significant changes in the average prices of agricultural land were recorded in the past three years.

In the period 2015-2017, transactions in forest land in terms of the number of plots sold increased by 18% and in terms of the area of plots sold by 78%, which points to the existence of a considerable interest in forest land in Slovenia with a view to exploiting the wood mass. In 2017 sales of forest land included 5,700 hectares and approximately 3,200 hectares in 2015. Like in agricultural land, no significant changes in the average prices of forest land were recorded in the past three years.

THE VOLUME OF PROPERTY TRANSACTIONS

A purchase transaction means the conclusion of a sale and purchase contract, the subject of which may be the sale of one or more of same-type property with an aggregate contract price. The first sale of property or parts of buildings, is carried out on the primary property market and any subsequent sale on the secondary property market. In general, it may be summarised that any sale of parts of buildings that is subject to VAT is carried out on the primary market, i.e. on the new construction market, and that any sale of parts of buildings that is subject to property transaction tax (PRT) is carried out on the secondary property market. When analysing the property market it is important to distinguish between prices, indicators and merits of sales on the primary and on the secondary markets since the market, i.e. the supply and demand for new constructions, functions in a different manner. In principle, the primary and the secondary markets are independent, but analyses show that new construction is usually overpriced due to the great expectations on the part of the buyers, which may distort the picture of the situation on the property market.

The volume of transactions by value and type

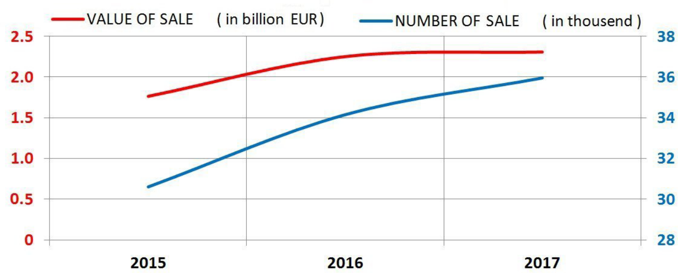
The number of registered property transactions represents the number of sale and purchase contracts that are recorded in the property market register and related to one or more pieces of property.

TABLE 1:
The number and the value of sale and purchase contracts (the primary and the secondary markets) recorded in the property market register and carried out in the open market and at public auctions, Slovenia, 2015 – 2017.

YEAR	NUMBER OF SALE (in thousend)	VALUE OF SALE (in billion EUR)
2015	31	1.763
2016	34	2.251
2017	36	2.307

The highest increase in the number of sale and purchase contracts and in the value thereof during the past three years was recorded in the period 2015-2016. The number of contracts increased by about 12% and the value of the contracts by about 28%. In the period 2016-2017, the number of contracts increased by about 5% and the value of the contracts by about 3%. It may be concluded that the total number of sale and purchase contracts increased by as much as 17% and that the total value of contracts increased by about 31% during the past three years, particularly as a result of the increase in prices of flats.

FIGURE1:
The number and the value of sale and purchase contracts recorded in the open market and at public auctions, Slovenia, 2015–2017



The total value of sale and purchase contracts in 2017 was approximately EUR 2.3 billion, reaching the highest total value of contracts recorded in 2007. Almost 36,000 property sale and purchase transactions in the open market or at public auctions were recorded in 2017 , which is the highest recorded since the property market transactions began to be recorded in the property market register in 2007.

All sale and purchase contracts are examined before proceeding to further analysis and the subject of the contracts – the property and its characteristics (type, size, age, etc.) is unequivocally identified. The subject of the contract is then subdivided as to parts of buildings and plots depending on the type of property.

TABLE 2:
The value of the parts of buildings and plots sold in the open market and at public auctions, by type of property, Slovenia, 2017

	VALUE OF SALE (in million EUR)	SHARE OF TOTAL SALE VALUE
FLATS	975	42.3%
HOUSES	563	24.4%
BUILDING LAND	234	10.1%
RETAIL, SERVICE AND HOSPITALITY PREMISES	113	4.9%
OFFICES	148	6.4%
INDUSTRIAL REAL PROPERTY	84	3.6%
BUILT-UP LAND	50	2.2%
FARM LAND	50	2.2%
GARAGES AND CAR PARKS	30	1.3%
FOREST LAND	18	0.8%
OTHER REAL PROPERTY	42	1.8%

In 2017 approximately two thirds of the total value of property transactions involved residential property (flats and houses), 15% involved commercial property (offices, commercial, service and hospitality and industrial premises), 10% involved construction land, 3% involved agricultural and forest land, and 6% of transactions involved other types of property.

In 2017 the largest number of property transactions subject to sales contracts was recorded since the start of the monitoring of property transactions in 2007 for all the considered property types with the exception of residential building land.

[1] Transactions concluded at public auctions include voluntary and forced sale of property.

The volume of sale and purchase transactions by value and type

In addition to the criterion of sale in the open market and at public auctions, the criterion of the type of the property being analysed is also applied. The following types of property are analysed: flats, garages, family houses, offices, commercial and catering premises, residential building land and farm and forest land. Other types of property that are also the object of transactions are not dealt with because they are small in number. Subjects of sale and purchase contracts for the aforementioned types of property can also be parts of buildings and plots, as they are recorded in the property market register.

TABLE 3:
The number and the value of sale and purchase contracts for parts of buildings and plot areas (the primary and the secondary markets) by the selected types of property recorded in the property market register and carried out in the open market and at public auctions, Slovenia, 2015 – 2017

	2015	2016	2017
FLATS	9,738	10,951	11,460
HOUSES	4,595	5,441	6,158
GARAGES	4,475	4,848	5,291
COMMERCIAL REAL PROPERTY	2,309	2,297	2,483
BUILDING LAND	6,591 parcel 438 hectares	8,616 parcel 613 hectares	8,978 parcel 572 hectares
FARM LAND	19,834 parcel 5,788 hectares	22,478 parcel 5,052 hectares	24,798 parcel 6,329 hectares
FOREST LAND	6,069 parcel 3,170 hectares	6,307 parcel 4,255 hectares	7,169 parcel 5,672 hectares

Note: For residential and commercial property, the sale of finished and unfinished buildings or parts of buildings in the open market are taken into account.

FIGURE 2:
The number of sales of parts of buildings, flats, houses, garages and commercial property (the primary and the secondary markets) recorded in the open market and at public auctions, Slovenia, 2015 – 2017

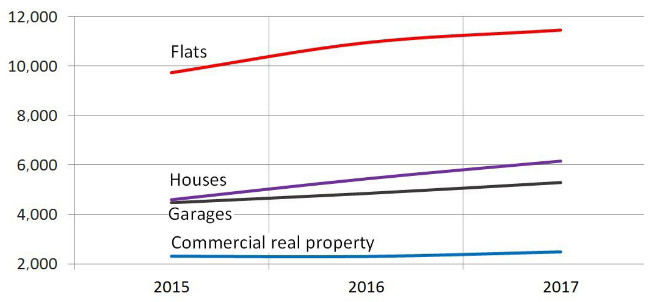
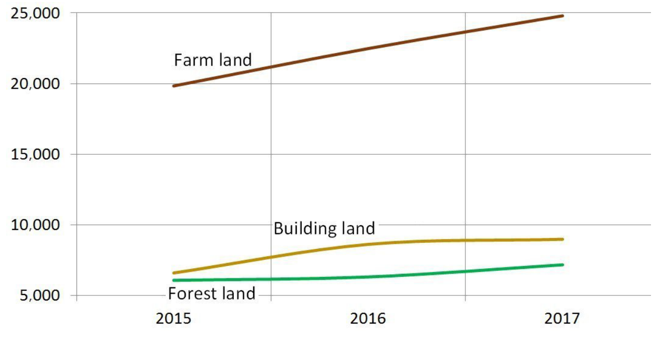


FIGURE 3:
The number of sales of plots recorded in the open market and at public auctions, Slovenia, 2015 – 2017



In the past three years i.e. in the period 2015-2017, the highest increase was recorded in transactions in residential building land by approximately 36% and in terms of the area of plots sold by 30%. Transactions in houses recorded an increase of approximately 33%. Transactions in agricultural land in terms of the number of plots sold increased by 25% and in terms of the area of plots sold by approximately 10%. Transactions in flats, garages and forest land increased by approximately 18% in terms of the number of plots sold. The lowest increase, of about 7%, was recorded in transactions in commercial property, which had been expected due to a considerable increase in the rental market for commercial property.

Transactions in residential building land recorded an increase in the past few years. Data on the increase in transactions in residential building land show an increased in construction, which is a result of an increased demand for property and thus an increase in housing prices. Sales of residential building land bottomed in 2013. The residential building land market then started to revive, particularly on account of residential building land purchases by individuals. This period also saw the onset of the purchase of building land for projects stranded during the crisis, while purchases of building land for new large housing and commercial projects are still nowhere in sight. There has been an upward trend in sales of family houses in recent years.

Economic development and the general increase in property market activities also have a favourable impact on market activity related to agricultural and forest land.

Last year's decline in transactions in commercial property indicates business entities' growing interest in purchasing, not only renting, commercial property, which is most probably due to the favourable financing of the purchase of property.

The increase in the volume of transactions in family houses and residential building land in the past three years (33% and 36%) points to considerably increased interest in and demand for family houses and residential building land outside urban centres, which is probably due to high housing prices.

The primary and the secondary market in residential property

The analysis of the volume of the property market in terms of the number and type of property should distinguish between the primary and the secondary market for each type of property. The property market in Slovenia, with the exception of residential property, could be described as rather inactive. The situation in the primary commercial and industrial property market is a result of the lack of interest in investing in buildings for rental or re/sale by potential institutional investors. This is probably due to the small size of Slovenia's economy and lack of interest of foreign investors. The primary family housing market has shown no development during the past ten years. This was mainly because the demand for housing in urban centres was so strong that the prices of family houses were relatively below the profitability level. Building plots for family houses in urban centres are scarce. It may be concluded that there were few newly built family houses in the past few years, which does not mean that, taking into account the demand and the extremely high increase in the volume of transactions in family houses in the secondary market, the situation in the primary market is not going to change in the next few years.

TABLE 4:
The volume of transactions in flats and family houses in the primary and the secondary markets (in numbers), Slovenia, 2015–2017

	2015	2016	2017
FLATS	**9,738**	**10,951**	**11,460**
PRIMARY MARKET	1,100	976	804
SECONDARY MARKET	8,638	9,975	10,656
HOUSES	**4,595**	**5,441**	**6,158**
PRIMARY MARKET	81	47	44
SECONDARY MARKET	4,514	5,394	6,114

Approximately 800 primary market sales of flats were recorded in 2017, which means that sales of new or first-time buyer flats accounted for approximately 7% of the total sales recorded. The share of primary market shares was 11% in 2015 and 9% in 2016. The decline in this proportion in the past few years could indicate the depletion of the stock of unsold new flats and to a shortage of new constructions. A similar trend is noted in the sale of houses in the primary market. Annual shares of registered house sales in the primary market have traditionally been small due to the still predominant self-managed construction. Only 44 sales of new houses including the appertaining land or 1% of the registered sales were recorded in 2017.

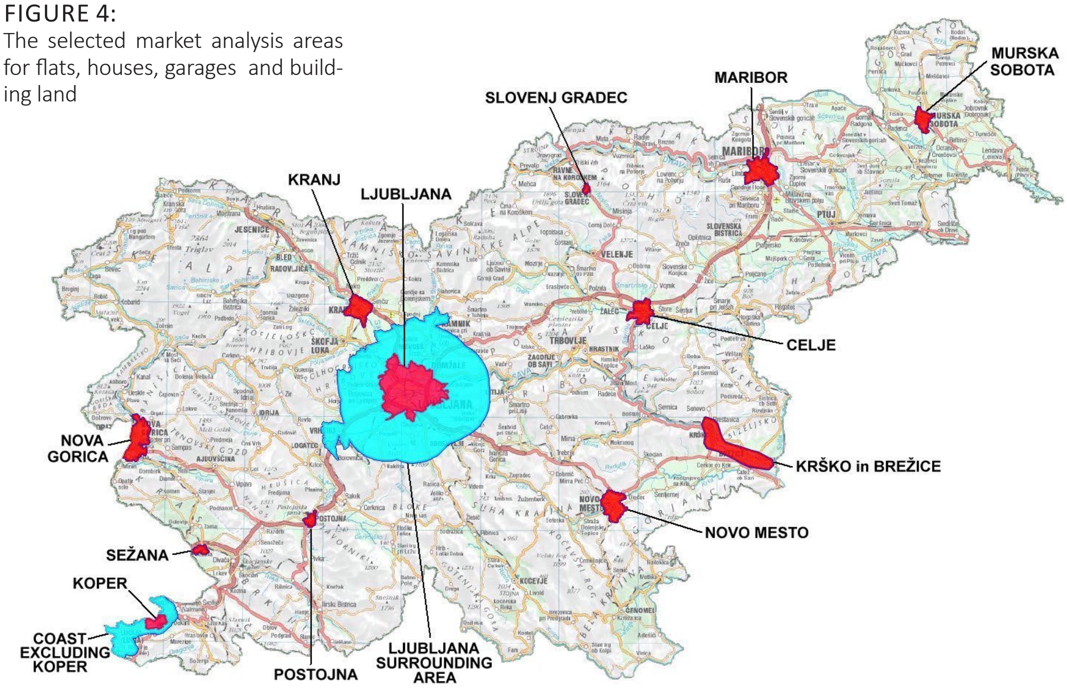
The number of flats sold in the primary market has declined from 1,100 to 800 flats, i.e. by approximately 27% over the past three years not only in terms of the number of flats sold in the secondary market, but also in absolute terms. This is an additional warning regarding the future trends in flat prices, particularly in areas with a high demand, such as Ljubljana, the Coastal Region and Koper.

The volume of sales of flats in the primary market - new construction has been on decline, which points to insufficient stock of new flats.

THE RESIDENTIAL PROPERTY MARKET

The residential property market was analysed separately for flats, houses, and garages. The market analysis areas were selected (Figure 3).

FIGURE 4:
The selected market analysis areas for flats, houses, garages and building land



Market analysis areas were determined for the purpose of market analysis and calculation of indicators for flats, houses and building land in accordance with the market operations regarding individual types of property and ran along the borders of settlements. An exception is made for Krško and Brežice, since both settlements comprise a single market analysis area with a relatively uniform market and for the surroundings of Ljubljana and the Coastal Region excluding Koper, which are two most active suburban housing markets in the country.

Flats

In the past two years, the volume of transactions in flats has been on increase, and so have average prices in circumstances of unchanged average characteristics of flats.

TABLE 5:
Average prices of flats sold in Slovenia, 2015 – 2017

	2015	2016	2017
SLOVENIA			
Sample size	5,745	6,884	7,136
Average price (EUR/sq. m.)	1,450	1,520	1,610
Year of construction (median)	1975	1975	1975
Useful floor surface (sq. m.)	52	53	52

The highest, a 20% increase in sales of flats was recorded in 2016, which was followed by a further 4% increase in 2017, or a total of 24% in the past three years.

Compared to 2015, the average price per square meter of resale flats in Slovenia increased by 5% in 2016 and by a further 6% in 2017. In comparison to 2015, the average price of resale flats increased by 11% in 2017.

In 2017 the average price per square metre of resale flats in Slovenia was still approximately 12% lower than in 2008 when the price peak was reached.

In 2017 the price trend of flats continued to show a moderate increase.

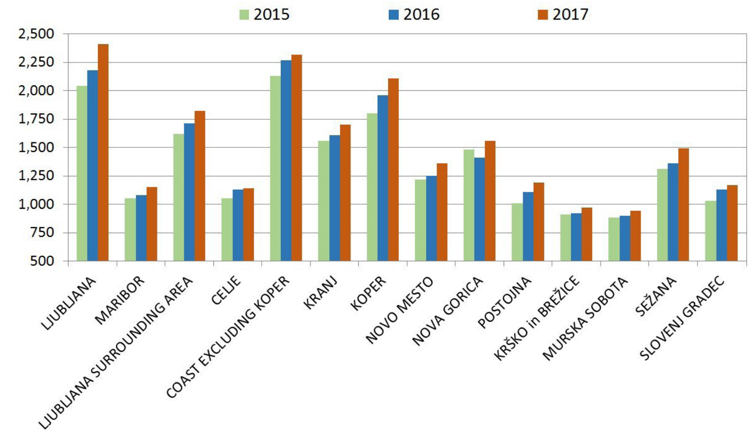
TABLE 6:
Average prices and characteristics of flats, selected market analysis areas, 2015–2017

ANALYSED AREA	2015	2016	2017
LJUBLJANA			
Sample size	1,522	1,863	1,829
Average price (EUR/sq. m.)	**2,040**	**2,180**	**2,410**
Year of construction (median)	1973	1972	1972
Useful floor surface (sq. m.)	54	54	53
MARIBOR			
Sample size	788	870	937
Average price (EUR/sq. m.)	**1,050**	**1,080**	**1,150**
Year of construction (median)	1970	1970	1969
Useful floor surface (sq. m.)	51	53	52
LJUBLJANA SURROUNDING AREA			
Sample size	411	536	564
Average price(EUR/sq. m.)	**1,620**	**1,710**	**1,820**
Year of construction (median)	1984	1996	1990
Useful floor surface (sq. m.)	53	54	55
CELJE			
Sample size	243	293	325
Average price(EUR/sq. m.)	**1,050**	**1,130**	**1,140**
Year of construction (median)	1971	1971	1969
Useful floor surface (sq. m.)	52	54	51
COAST EXCLUDING KOPER			
Sample size	264	255	264
Average price(EUR/sq. m.)	**2,130**	**2,270**	**2,320**
Year of construction (median)	1976	1973	1976
Useful floor surface (sq. m.)	48	52	49
KRANJ			
Sample size	178	225	200
Average price(EUR/sq. m.)	**1,560**	**1,610**	**1,700**
Year of construction (median)	1974	1974	1972
Useful floor surface (sq. m.)	49	50	52
KOPER			
Sample size	173	230	184
Average price(EUR/sq. m.)	**1,800**	**1,960**	**2,110**
Year of construction (median)	1975	1975	1975
Useful floor surface (sq. m.)	53	51	52

ANALYSED AREA	2015	2016	2017
NOVO MESTO			
Sample size	99	112	145
Average price(EUR/sq. m.)	**1,220**	**1,250**	**1,360**
Year of construction (median)	1976	1976	1976
Useful floor surface (sq. m.)	46	52	49
NOVA GORICA			
Sample size	97	96	125
Average price(EUR/sq. m.)	**1,480**	**1,410**	**1,560**
Year of construction (median)	1975	1974	1975
Useful floor surface (sq. m.)	52	58	53
POSTOJNA			
Sample size	73	66	86
Average price(EUR/sq. m.)	**1,010**	**1,110**	**1,190**
Year of construction (median)	1973	1974	1976
Useful floor surface (sq. m.)	55	52	53
KRŠKO and BREŽICE			
Sample size	58	85	84
Average price(EUR/sq. m.)	**910**	**920**	**970**
Year of construction (median)	1968	1974	1975
Useful floor surface (sq. m.)	49	53	52
MURSKA SOBOTA			
Sample size	66	59	72
Average price(EUR/sq. m.)	**880**	**900**	**940**
Year of construction (median)	1976	1975	1976
Useful floor surface (sq. m.)	48	53	47
SEŽANA			
Sample size	47	49	52
Average price(EUR/sq. m.)	**1,310**	**1,360**	**1,490**
Year of construction (median)	1976	1978	1972
Useful floor surface (sq. m.)	53	52	43
SLOVENJ GRADEC			
Sample size	27	32	32
Average price(EUR/sq. m.)	**1,030**	**1,130**	**1,170**
Year of construction (median)	1978	1976	1976
Useful floor surface (sq. m.)	50	61	53

Notes:
- Market analysis areas were classified in descending order according to the sample size for 2017:
- Average prices in EUR/sq. m. are calculated per square meter of usable floor area. Average prices in EUR/sq. m. are rounded to the nearest EUR 10.00.

FIGURE 5:
Average prices of flats in EUR/sq. m., by selected market analysis areas, 2015 – 2017



The highest increase in sales of flats according to the size of the sample (a high correlation between the sales volume and the sample size) in terms of percentage was recorded in the past three years in the areas of Novo mesto, Krško and Brežice, where the increase averaged approximately 40%, followed by the surroundings of Ljubljana and Celje with an approximately 35% increase, and Ljubljana and Maribor with an approximately 20% increase. The past three years saw a 10% increase in the sales of flats in Kranj, Murska Sobota and Sežana. In the period 2015-2017, the highest increase in the sales of flats was recorded in the area of Ljubljana (18%), Koper (17%), the surroundings of Ljubljana (12%) and Novo mesto (11%). An increase of approximately 9% was recorded in Kranj, Maribor and Celje.

In 2017 the highest average prices were, as expected, recorded in Ljubljana (approximately EUR 2,400.00/sq. m, the Coastal Region excluding Koper (approximately EUR 2,300.00/sq. m), Koper (EUR 2,100.00/sq. m), while the lowest prices were recorded in the area of Murska Sobota, Krško and Brežice (approximately EUR 950/sq. m.). Average prices in Maribor, Celje and Postojna were approximately EUR 1,150/sq. m.

In the period 2015-2017, an increase of 6% to 40% was recorded in the sales of flats in all of the considered areas analysis areas, particularly in Novo mesto, Krško and Brežice, and increased the least in the Coastal Region excluding Koper, in Koper proper and in Murska Sobota. In the period 2015-2017, the price trends of flats showed an upward trend, the highest increase of 18%, 17% and 12% having been recorded in Ljubljana, Koper and in the surroundings of Ljubljana, respectively. In 2017 the highest average prices were recorded in Ljubljana (approximately EUR 2,400.00/sq. m, the Coastal Region excluding Koper (approximately EUR 2,300.00/sq. m), Koper (EUR 2,100.00/sq. m), while the lowest prices were recorded in the area of Murska Sobota, Krško and Brežice (approximately EUR 950/sq. m.).

Family houses

In the past three years the volume of transactions in family houses has considerably increased, and so have average prices in circumstances of unchanged average characteristics of family houses.

Market prices of family houses are shown as the calculation of the average contract prices of family houses with appertaining land (by taking into account the sales and purchases of resale stand-alone single-family houses, two-family houses and terrace houses). Average prices per square metre are not calculated since they could be misleading due to the variety and incomparability of houses and the appertaining land).

TABLE 7:
Average prices and characteristics of family houses sold in Slovenia, 2015 – 2017

	2015	2016	2017
SLOVENIA			
Sample size	2,133	2,697	2,958
Average price (EUR)	**108,000**	**113,000**	**117,000**
Year of construction (median)	1972	1973	1973
House surface (sq. m.)	153	155	160
Area of land (sq. m.)	900	910	900

In the past three years a considerable increase in the sales of family house was recorded, i.e. by as much as 26% in 2016 compared to 2015 and by a further 13% in 2017, which together accounted for 39% of the increase in the sales of family houses. Given the relative increase in the volume of sales, average prices of family houses including the appertaining land in Slovenia increased by approximately 9%.

With the onset of the crisis of the Slovenian property market, the prices of family houses bottomed in 2014, i.e. before the prices of flats. Afterwards, family house prices increased at a slower pace than the prices of flats, so that during the past two years the increase in the prices of family houses and flats was similar, i.e. approximately 11%. The prices of family houses at a national level still show a moderate upward trend.

TABLE 8:
Average prices and characteristics of family houses sold, selected market analysis areas, 2015–2017

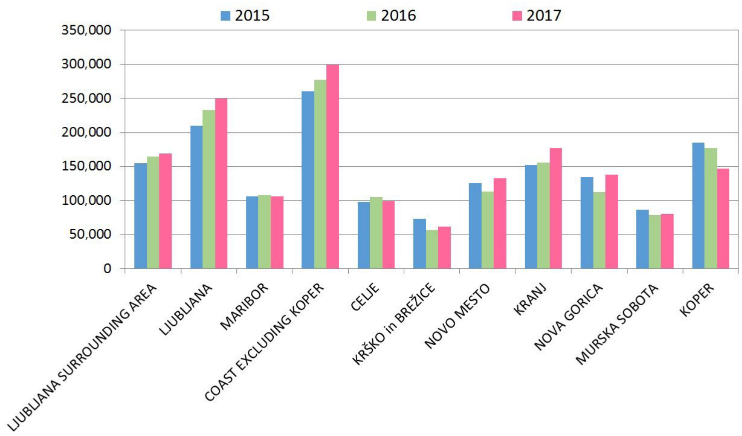
ANALYSED AREA	2015	2016	2017
LJUBLJANA SURROUNDING AREA			
Sample size	230	275	310
Average price (EUR)	**155,000**	**165,000**	**169,000**
Year of construction (median)	1982	1982	1980
House surface (sq. m.)	171	177	182
Area of land (sq. m.)	710	680	660
LJUBLJANA			
Sample size	222	260	255
Average price (EUR)	**210,000**	**233,000**	**250,000**
Year of construction (median)	1970	1966	1969
House surface (sq. m.)	176	178	186
Area of land (sq. m.)	410	450	430
MARIBOR			
Sample size	82	84	97
Average price (EUR)	**106,000**	**108,000**	**106,000**
Year of construction (median)	1960	1965	1965
House surface (sq. m.)	157	163	150
Area of land (sq. m.)	510	490	490
COAST EXCLUDING KOPER			
Sample size	42	65	54
Average price (EUR)	**260,000**	**277,000**	**299,000**
Year of construction (median)	1972	1970	1975
House surface (sq. m.)	167	157	163
Area of land (sq. m.)	740	490	460
CELJE			
Sample size	41	42	49
Average price (EUR)	**98,000**	**105,000**	**99,000**
Year of construction (median)	1963	1968	1960
House surface (sq. m.)	151	165	143
Area of land (sq. m.)	570	480	480
KRŠKO and BREŽICE			
Sample size	21	34	46
Average price (EUR)	**73,000**	**56,000**	**62,000**
Year of construction (median)	1974	1969	1976
House surface (sq. m.)	159	120	138
Area of land (sq. m.)	660	810	840

ANALYSED AREA	2015	2016	2017
NOVO MESTO			
Sample size	15	23	31
Average price (EUR)	**126,000**	**113,000**	**133,000**
Year of construction (median)	1975	1975	1966
House surface (sq. m.)	168	165	198
Area of land (sq. m.)	540	440	650
KRANJ			
Sample size	13	28	27
Average price (EUR)	**152,000**	**156,000**	**177,000**
Year of construction (median)	1971	1965	1966
House surface (sq. m.)	176	190	222
Area of land (sq. m.)	430	490	540
NOVA GORICA			
Sample size	21	21	25
Average price (EUR)	**134,000**	**112,000**	**138,000**
Year of construction (median)	1968	1956	1965
House surface (sq. m.)	136	138	141
Area of land (sq. m.)	530	380	430
MURSKA SOBOTA			
Sample size	15	14	24
Average price (EUR)	**87,000**	**79,000**	**80,000**
Year of construction (median)	1967	1966	1966
House surface (sq. m.)	153	167	189
Area of land (sq. m.)	640	560	620
KOPER			
Sample size	22	17	24
Average price (EUR)	**185,000**	**177,000**	**147,000**
Year of construction (median)	1970	1970	1970
House surface (sq. m.)	123	133	113
Area of land (sq. m.)	230	450	300

Notes:
- Market analysis areas were classified in descending order according to the sample size for 2017:
- The average contract prices in EUR rounded to EUR 1000.00.

The highest increase in sales of family houses was, in terms of percentage, recorded in Krško and Brežice. However, the sample for this area is small; it includes only 46 sales transactions. The sample for the surroundings of Ljubljana included 310 sales. In this area, the volume of sales increased by approximately 35%, followed by the Coastal Region excluding Koper with an approximately 25% increase, and Ljubljana proper with an increase of approximately 15%. It may be concluded that the demand for family houses in Ljubljana as the most active and the most developed market showed a very strong increase as a result of the relatively high prices of flats compared to family houses. Buyers increasingly saw advantages in buying a house in terms of the money invested.

FIGURE 6:
The average contract prices of family houses sold, by selected market analysis areas, 2015–2017



A sufficiently large sample for the analysis of the average prices of family houses in the selected market areas was that of Ljubljana (approximately 250 sales), the surroundings of Ljubljana (approximately 300 sales), and Maribor (100 sales). In the past three years the highest increase in the average price of family houses including the appertaining land was recorded in Ljubljana (approximately 19%), Maribor (approximately 18%), and in the surroundings of Ljubljana (approximately 9%), where the largest number of sales of family houses took place (310 sales in 2017).

The highest average prices of family houses including the appertaining land remained in the Coastal Region (approximately EUR 300,000.00 but with only 60 sale and purchase transactions a year), followed by Ljubljana (approximately EUR 250,000.00) and the surroundings of Ljubljana (EUR 170,000.00). An upward trend in prices in the past three years could be established for all aforementioned analysis areas, but it can hardly be analysed for the remaining analysis areas due to the insufficient size of the sample.

In the period 2015-2017, a significant increase in sales of family houses, mostly in the surroundings of Ljubljana (35%) and Maribor (18%), was recorded in all of the considered market analysis areas. The price trends of family house showed an upward trend, the highest increase of approximately 19%, 15% and 9% having been recorded in Ljubljana, the Coastal Region excluding Koper and in the surroundings of Ljubljana, respectively. In 2017 the highest average prices were recorded in the Coastal Region excluding Koper (approximately EUR 300,000.00), Ljubljana (approximately EUR 250,000.00) and the lowest in the areas of Krško, Brežice and Murska Sobota (approximately between EUR 70,000.00 and 90,000.00).

Garages

Various types of garages can be found on the market: (a) stand-alone above-ground garages as stand-alone buildings or terraced garages; (b) locked parking spaces in multi-storey car parks (above-ground or underground structures with parking spaces; fenced off and locked parking spaces in multi-storey car parks; (c) parking spaces in multi-storey car parks (stand-alone above-ground or underground multi-storey car parks; not fenced off parking spaces in multi-storey car parks); and (d) open air parking spaces.

TABLE 9:
Average prices and characteristics of garages by type, Slovenia, 2015–2017

	SLOVENIA	2015	2016	2017
ALL GARAGES AND CAR PARKS	Sample size	880	877	860
	Average price (EUR)	**7,449**	**7,485**	**7,447**
	Useful floor surface (sq. m.)	14	14	14
VARIOUS TYPES OF GARAGES	(A) STAND-ALONE ABOVE-GROUND GARAGES			
	Sample size	349	321	351
	Average price (EUR)	**6,339**	**6,691**	**6,193**
	Useful floor surface (sq. m.)	15	15	15
	Year of construction (average)	1973	1972	1975
	(B) LOCKED PARKING SPACES IN MULTI-STOREY CAR PARKS			
	Sample size	362	372	326
	Average price (EUR)	**8,579**	**8,503**	**9,196**
	Useful floor surface (sq. m.)	14	14	13
	Year of construction (average)	1987	1984	1984
	(C) PARKING SPACES IN MULTI-STOREY CAR PARKS			
	Sample size	140	154	156
	Average price (EUR)	**7,905**	**7,604**	**7,367**
	Useful floor surface (sq. m.)	14	13	13
	Year of construction (average)	2000	2002	2003
	(D) OPEN AIR PARKING SPACES			
	Sample size	29	30	27
	Average price (EUR)	**4,482**	**2,747**	**3,083**
	Useful floor surface (sq. m.)	15	14	14

There was no change in the volume of sale and purchase transactions, the average price and the average surface of all types of garages in the past three years. It was established that the largest volume of market transactions was in stand-alone, above-ground garages built in the 1970s and locked parking spaces in multi-storey car parks, which accounted for approximately 80% of the total transactions. Compared to older stand-alone above-ground garages, the prices of locked parking spaces in multi-storey car parks were higher by 23% as a result of more modern and more functional construction, i.e. as a result of their greater convenience. The sales volume of parking spaces in multi-storey car parks built after 2000 was smaller, about 150 a year. The prices of these parking spaces fell short of the prices of locked parking spaces in multi-storey car parks by 12%. The sales volume of open-air parking spaces was low and their prices averaged approximately EUR 3,300.00 per parking space.

Locked parking spaces in multi-storey car parks and parking spaces in multi-storey car parks were marketed in the primary market, an average of about 50 of each of the two aforementioned parking spaces per year. The average primary market prices were not much different from the average prices of the two aforementioned types of parking spaces in the secondary market.

TABLE 10:
Average prices and characteristics of garages, selected market analysis areas, 2015–2017

	2015	2016	2017
LJUBLJANA			
Sample size	348	379	330
Average price (EUR)	**9,886**	**9,957**	**10,088**
Useful floor surface (sq. m.)	14	13	13
Year of construction (average)	1983	1981	1982
MARIBOR			
Sample size	120	140	114
Average price (EUR)	**5,465**	**5,493**	**5,457**
Useful floor surface (sq. m.)	15	15	14
Year of construction (average)	1986	1991	1989
LJUBLJANA SURROUNDING AREA			
Sample size	58	44	46
Average price (EUR)	**6,333**	**6,740**	**7,603**
Useful floor surface (sq. m.)	15	14	15
Year of construction (average)	1991	1996	1995
KRANJ			
Sample size	31	26	29
Average price (EUR)	**9,340**	**9,018**	**9,732**
Useful floor surface (sq. m.)	13	13	13
Year of construction (average)	1984	1975	1974
CELJE			
Sample size	24	26	30
Average price (EUR)	**5,821**	**5,635**	**5,554**
Useful floor surface (sq. m.)	14	14	14
Year of construction (average)	1984	1982	1982
COAST EXCLUDING KOPER			
Sample size	19	13	16
Average price (EUR)	**8,878**	**9,074**	**7,443**
Useful floor surface (sq. m.)	14	14	13
Year of construction (average)	1985	1984	1988
NOVA GORICA			
Sample size	11	8	15
Average price (EUR)	**7,809**	**8,475**	**9,093**
Useful floor surface (sq. m.)	15	13	15
Year of construction (average)	1968	1982	1979
KOPER			
Sample size	13	7	5
Average price (EUR)	**8,737**	**8,415**	**8,530**
Useful floor surface (sq. m.)	15	13	15
Year of construction (average)	1993	1992	1993

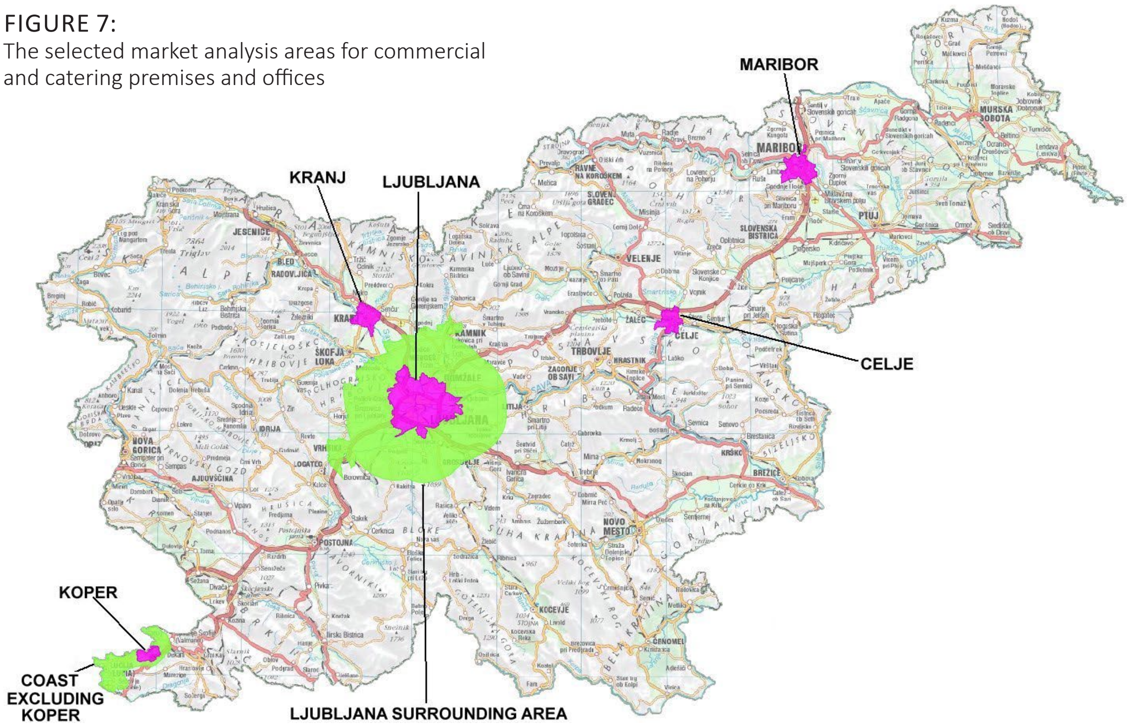
During the past three years trends in the volume of transactions in garages remained, on average, unchanged in all of the considered analysis areas. The same also applied to the prices and size of garages.

The largest volume of sale and purchase transactions of types (a), (b) and (c) was recorded in Ljubljana (nearly 40% of the total market), followed by Maribor (13%) and the surroundings of Ljubljana (6%). In other places it remained below 30%. The highest average prices were also recorded in Ljubljana (approximately EUR 10,000.00 per garage), followed by Kranj (EUR 9,400.00 per garage), the Coastal Region and Nova Gorica (approximately EUR 8,500.00 per garage). It should, however, be noted that the total annual volume of sale and purchase transactions carried out in Kranj, in the Coastal Region and in Nova Gorica was 30.

THE COMMERCIAL PROPERTY MARKET

The commercial property market was analysed separately for offices and commercial and catering premises. The market analysis areas were selected.

FIGURE 7:
The selected market analysis areas for commercial and catering premises and offices



Market analysis areas were determined for the purpose of market analysis and calculation of indicators for commercial and catering premises and offices in accordance with the market operations regarding individual types of property and ran along the borders of settlements. It is important to note that the market in commercial and catering premises in Slovenia is small, which is why analyses performed on the basis of the available data on sale and purchase transactions carried out were all the more sensitive. Over the past few years the commercial property market became a predominantly rental market, which has resulted in a decline in the number of sale and purchase transactions after 2015. The property market should, therefore, be analysed in the same way as the rental and sale and purchase market combined given that are closely interconnected.

Offices

In the past three years the office space market was, on average, 60% more active than the market in commercial and catering premises. The office space market transactions involved an average of 1,400 parts of buildings used for office activities and, on average, showed no changes in the past three years. The size of the sample for office space was relatively small (20%) in terms of the total volume of transactions in office space during the past three years, which was the result of analysing only the net sales and purchases and the use of only the high quality and processed data.

TABLE 11:
Average prices and characteristics of office space sold in Slovenia, 2015–2017

	2015	2016	2017
SLOVENIA			
Sample size	281	295	351
Average price (EUR/sq. m.)	**1,120**	**1,090**	**1,230**
Year of construction (median)	1983	1980	1980
Useful floor surface (sq. m.)	120	140	165

Like the overall volume of sales of office space, there were no significant changes in the size of the sample over the past three years (between 281 and 351 sales). It can generally be established that there were no changes in the volume of transactions in the office space market, but that there was a slight upward trend in average prices, which rose by about 10%, considering that the average age of the premises remained unchanged and that the average area of office premises sold increased by approximately 30%.

TABLE 12:
Average prices and characteristics of office space sold, selected market analysis areas, 2015–2017

ANALYSED AREA	2015	2016	2017
LJUBLJANA			
Sample size	107	93	110
Average price (EUR/sq. m.)	**1,350**	**1,450**	**1,720**
Year of construction (median)	1980	1979	1979
Useful floor surface (sq. m.)	170	200	255
MARIBOR			
Sample size	23	31	37
Average price (EUR/sq. m.)	**880**	**550**	**720**
Year of construction (median)	1989	1968	1964
Useful floor surface (sq. m.)	80	180	120
KOPER			
Sample size	21	30	27
Average price (EUR/sq. m.)	**1,510**	**1,380**	**1,520**
Year of construction (median)	1992	1990	1980
Useful floor surface (sq. m.)	75	85	85
COAST EXCLUDING KOPER			
Sample size	8	8	15
Average price (EUR/sq. m.)	**1,520**	**1,320**	**1,310**
Year of construction (median)	1986	1985	1996
Useful floor surface (sq. m.)	35	130	60
LJUBLJANA SURROUNDING AREA			
Sample size	7	10	11
Average price (EUR/sq. m.)	**1,020**	**940**	**910**
Year of construction (median)	1998	1995	1982
Useful floor surface (sq. m.)	90	120	115
CELJE			
Sample size	10	15	11
Average price (EUR/sq. m.)	**760**	**720**	**590**
Year of construction (median)	1994	1978	1995
Useful floor surface (sq. m.)	70	105	215
KRANJ			
Sample size	5	4	6
Average price (EUR/sq. m.)	**980**	**1,030**	**800**
Year of construction (median)	1977	1938	1968
Useful floor surface (sq. m.)	100	55	360

The size of the sample for Ljubljana was about 100 offices, followed by 30 offices in Maribor and Koper. The size of the sample for other analysis areas was very small, between 5 and 15. The average age of office space varied over the past three years and the same applies to the selected analysis areas as a result of the small volume of sales of office space and of the small size of the samples used in the analysis. In 2017 the highest average prices were recorded in Ljubljana (approximately EUR 1,700.00/sq. m), followed by Koper (approximately EUR 1,500.00/sq. m.) and the Coastal Region excluding Koper (approximately EUR 1,400.00/sq. m), while in other analysis areas the size of the sample was small.

In Ljubljana an increase in office space prices of around 25% was recorded in the past three years, while prices remained unchanged in other analysis areas. The market in office space should be dealt with in terms of sales and rentals, since offices are manly part of the rental market.

Commercial and catering premises

Commercial and catering premises constitute a much more diverse type of property compared to office space since the price or rent of such premises is closely related to their micro-location (location in a shopping centre, in a pedestrian zone, etc.) and to the type of activity (sale of food, beverages, goods, etc.). The market in commercial and catering premises in Slovenia is extremely small.

TABLE 13:
Average prices and characteristics of commercial and catering premises sold in Slovenia, 2015–2017

	2015	**2016**	**2017**
SLOVENIA			
Sample size	261	271	315
Average price(EUR/sq. m.)	**1,312**	**996**	**1,236**
Year of construction (median)	1982	1983	1986
Useful floor surface (sq. m.)	118	124	109

In terms of the number of transactions (900), the market in commercial and catering premises lagged behind the market in office space in the period 2015-2017. The volume of transactions slowly increased particularly in 2017 when it recorded a 10% increase. The size of the sample was similar to that for offices – 300 premises, which was principally due to the possibility of checking the quality of data on sales and purchases of commercial and catering premises by experts of the Real Estate Mass Valuation Office of the Surveying and Mapping Authority of the Republic of Slovenia (GURS).

There were no significant changes in the average prices of all types of commercial and catering premises (various micro locations,. various types of sales programmes) in the past three years and they remained at approximately EUR 1,200.00/sq. m.

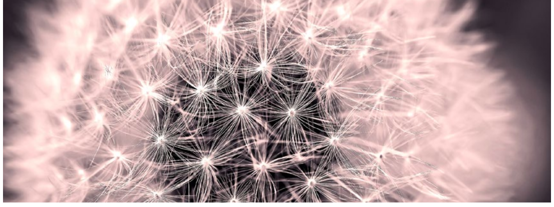
TABLE 14:
Average prices and characteristics of commercial and catering premises sold, selected market analysis areas, 2015–2017

ANALYSED AREA	2015	2016	2017
LJUBLJANA			
Sample size	80	66	113
Average price(EUR/sq. m.)	**1,943**	**1,637**	**2,072**
Year of construction (median)	1985	1988	1984
Useful floor surface (sq. m.)	83	92	81
MARIBOR			
Sample size	34	18	28
Average price(EUR/sq. m.)	**958**	**662**	**882**
Year of construction (median)	1992	1980	1984
Useful floor surface (sq. m.)	85	152	70
LJUBLJANA SURROUNDING AREA			
Sample size	11	14	22
Average price(EUR/sq. m.)	**1,237**	**1,354**	**1,153**
Year of construction (median)	1982	1991	1991
Useful floor surface (sq. m.)	102	167	122
CELJE			
Sample size	5	15	17
Average price(EUR/sq. m.)	**859**	**843**	**620**
Year of construction (median)	1994	1991	1991
Useful floor surface (sq. m.)	49	139	105
COAST EXCLUDING KOPER			
Sample size	14	18	15
Average price(EUR/sq. m.)	**1,900**	**1,774**	**1,309**
Year of construction (median)	1980	1980	1980
Useful floor surface (sq. m.)	96	62	225
KOPER			
Sample size	9	11	12
Average price(EUR/sq. m.)	**1,428**	**1,664**	**1,237**
Year of construction (median)	1979	1930	1989
Useful floor surface (sq. m.)	93	91	91
KRANJ			
Sample size	2	5	4
Average price(EUR/sq. m.)	**998**	**1,114**	**942**
Year of construction (median)	1932	1957	1925
Useful floor surface (sq. m.)	186	165	148

The samples of commercial and catering premises were small. It may be concluded that the volume of transactions in commercial and catering premises in Ljubljana slightly increased, while no significant changes were recorded in other analysis areas.

In the past few years the prices of such a diverse type of property averaged approximately EUR 2,000.00/sq. m. in Ljubljana, approximately EUR 1,700.00/sq. m. in the Coastal Region excluding Koper and approximately EUR 1,400.00/sq. m. in Koper.

Commercial and catering premises comprise a diverse type of property since the price or rent of such premises is closely related to their micro-location (location in a shopping centre, in a pedestrian zone, etc.) and to the type of activity (sale of food, beverages, goods, etc.). Moreover, the market in commercial and catering premises in Slovenia is extremely small.



THE LAND MARKET

The land market is monitored according to the type of undeveloped land: land intended for construction, agricultural land and forest land, which accounted for a turnover of approximately EUR 300 million or 13% of the total property transactions in 2017.

Building land

Sale and purchase contracts for land often include the sale of a number of various types of land at the same time, and prices relate to the entire sale and purchase contract. Moreover, the land, i.e. the plots of land that are the subject of sale, can be in completely different locations, which renders the use of such sales and purchases more difficult or useless in the land market analysis.

In order to present the land market activities on a wider national scale, the same areas for building land analysis were chosen as for the analysis of flats and family houses, i.e. the boundaries of settlements, regardless of whether only a few sales a year had been effected in some settlements.

The building land is intended for the construction of family houses, flats, economic public infrastructure projects, office premises, and agricultural and industrial facilities. Due to the current spatial planning regulations in Slovenia the purpose of the construction in a particular building site cannot be defined with precision until a building permit is issued. Therefore, the building land covered by the analysis is intended for the construction of various types of buildings, mostly for the construction of family houses.

It important to note the great significance of the location and micro-location of each plot that is intended for the construction of a building. The characteristics of residential building plots that are covered by the analysis accordingly reflect average prices, locations, micro-locations and areas.

TABLE 15:
Average prices of residential building land sold, Slovenia, 2015–2017

SLOVENIA	NUMBER OF PARCELS	AREA ALL PARCELS (sq. m.)	AVERAGE AREA OF PARCELS (sq. m.)	AVERAGE PRICE (EUR/sq. m.)
2015	2,165	1,537,792	710	45
2016	2,857	2,286,716	800	65
2017	3,224	2,553,218	792	52

The volume of transactions in residential building land and the volume of transactions in family houses showed a significant increase in the past three years, which can also be established on the basis of the size of the samples analysed in the period 2015-2017. The area of an average building plot in Slovenia was about 800 sq. m., and the average price approximately EUR 60.00/sq. m.

The increased demand for land for the construction of family houses is mainly due to the fact that, given the high prices of flats, buyers increasingly opted to build family houses.

TABLE 16:
Average prices and area of the residential building land sold, Slovenia, 2015–2017

ANALYSED AREA	NUMBER OF PARCELS	AREA ALL PARCELS (sq. m.)	AVERAGE AREA OF PARCELS (sq. m.)	AVERAGE PRICE (EUR/sq. m.)
2015				
CELJE	13	7,910	608	58
KOPER	4	1,774	444	120
KRANJ	3	1,653	551	132
LJUBLJANA	155	58,716	379	214
MARIBOR	31	30,623	988	74
MURSKA SOBOTA	8	9,574	1,197	31
NOVA GORICA	24	19,908	830	150
NOVO MESTO	21	25,860	1,231	35
COAST EXCLUDING KOPER	27	17,526	649	161
LJUBLJANA SURROUNDING AREA	250	169,849	679	66
KRŠKO and BREŽICE	38	40,090	1,055	24
POSTOJNA	5	5,428	1,086	25
SEŽANA	12	5,307	442	76
SLOVENJ GRADEC	2	818	409	33
2016				
CELJE	3	1,729	576	69
KOPER	17	13,682	805	98
KRANJ	27	18,196	674	129
LJUBLJANA	329	234,753	714	255
MARIBOR	68	27,462	404	74
MURSKA SOBOTA	2	1,452	726	40
NOVA GORICA	23	12,866	559	57
NOVO MESTO	40	31,747	794	41
COAST EXCLUDING KOPER	50	50,831	1,017	79
LJUBLJANA SURROUNDING AREA	448	284,528	635	77
KRŠKO and BREŽICE	10	6,145	615	54
POSTOJNA	9	11,262	1,251	48
SEŽANA	9	16,150	1,794	53
SLOVENJ GRADEC	5	2,556	511	33
2017				
CELJE	5	4,392	878	40
KOPER	9	4,935	548	93
KRANJ	17	7,646	450	112
LJUBLJANA	207	90,037	435	229
MARIBOR	47	21,845	465	97
MURSKA SOBOTA	15	16,144	1,076	39
NOVA GORICA	26	45,050	1,733	54
NOVO MESTO	33	51,009	1,546	43
COAST EXCLUDING KOPER	73	50,902	697	110
LJUBLJANA SURROUNDING AREA	541	356,169	658	83
KRŠKO and BREŽICE	26	29,306	1,127	26
POSTOJNA	6	4,105	684	27
SEŽANA	24	13,136	547	86
SLOVENJ GRADEC	15	17,300	1,153	51

By far the largest volume of building land sales was recorded in the surroundings of Ljubljana, where a significant change was recorded in the period 2016-2017. It may be considered that the volume of transactions in residential building land in the surroundings of Ljubljana increased by more than 70% in the past three years. Another analysis area, in which the average volume of transactions in building land closely followed that of the surroundings of Ljubljana, was the city of Ljubljana proper, where, with regard to the size of the sample, the volume of transactions in building land considerably declined from 329 sales transactions in 2016 to 207 transactions in 2017.

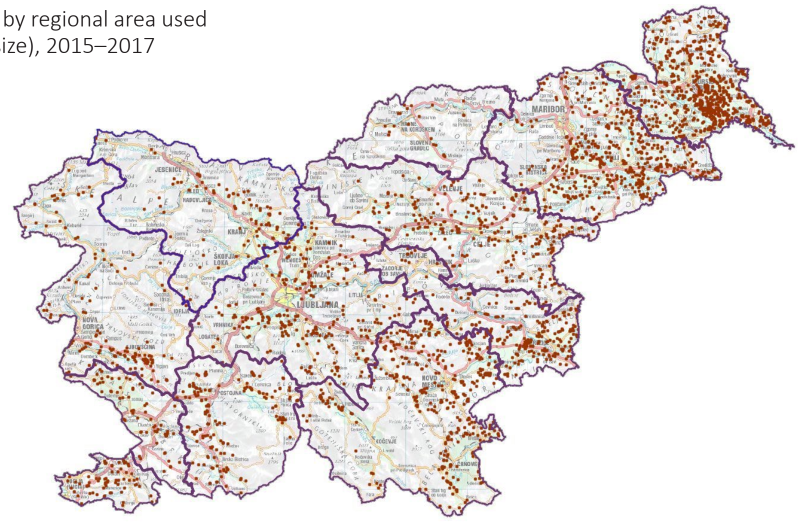
As expected, the prices of building land in Ljubljana in the past three years averaged approximately EUR 230.00/sq. m., followed by the Coastal Region excluding Koper, and by Kranj and Maribor, where the prices averaged approximately EUR 110.00/sq. m and EUR 80.00/sq. m., respectively. In other analysis areas, the average building land prices were close to the Slovenian average, i.e. between EUR 50.00/sq. m and EUR 60.00/sq. m, except in the areas of Postojna, Postojna, Krško and Brežice, where the prices averaged less than EUR 30.00/sq. m.

The majority of building land sales (15%) took place in the surroundings of Ljubljana, followed by Ljubljana (5%) and the Coastal Region excluding Koper (3%). A significant increase in sales was recorded in the surroundings of Ljubljana (approximately 85%), in the Coastal Region excluding Koper (approximately 75%) and in Ljubljana (approximately 45%). The sample size was not particularly large in Ljubljana and in the Coastal Region excluding Koper; however, such a sharp increase in sales during the past three years points to an extraordinary increase in the interest of buyers in building family houses. The surroundings of Ljubljana with the largest sample size was characterised by stability of prices, while Ljubljana with approximately 90 sales was characterised by an upward trend in residential building land prices by approximately 14% since 2015. It should be noted that the samples were relatively small and that location served as an additional, i.e. the most essential price element. Therefore, all data included in the tables should be considered with extreme care.

Agricultural land

The analysis of agricultural land is based on administrative analysis areas within regional boundaries. The analysis was focused on sales of agricultural land (sample size) for which it was possible to unambiguously determine the price; this is the reason why the sample is smaller than the volume of sales of all plot of land sold. Contracts often list agricultural land as only a part of the property that is the subject of the transactions, while there is a single contract price.

FIGURE 8:
Sites of agricultural land sold by regional area used in the data analysis (sample size), 2015–2017



The geographical distribution of sales of agricultural land reveals that the largest volume of sales was achieved in areas with the maximum available agricultural land.

TABLE 17:
Average prices of agricultural land sold (plots without permanent crops), Slovenia, 2015–2017

SLOVENIA	**NUMBER OF PARCELS**	**AREA ALL PARCELS** (hectare)	**AVERAGE AREA OF PARCELS** (sq. m.)	**AVERAGE PRICE** (EUR/sq. m.)
2015	6,192	1,701	2,747	1.51
2016	6,562	1,734	2,642	1.51
2017	6,456	1,739	2,694	1.55

The size of the sample represented the number of agricultural plots that, like the plot size and the average size of plots that were the subject of sale, underwent no significant changes. The average size of agricultural plots sold in Slovenia during the past three years was approximately 2,800 sq. m. The average price per square metre of agricultural plots in Slovenia also remained practically unchanged during the past three years, ranging between EUR 1.51/sq. m. and EUR 1.55/sq. m.

TABLE 18:
Average prices and areas of agricultural land without permanent crops sold, regional areas, 2015–2017

ANALYSED AREA	NUMBER OF PARCELS	AREA ALL PARCELS (hectare)	AVERAGE AREA OF PARCELS (sq. m.)	AVERAGE PRICE (EUR/sq. m.)
2015				
THE DOLENJSKA REGION	885	188	2,122	1.19
THE GORENJSKA REGION	224	80	3,556	3.54
THE GORICA REGION	228	55	2,402	2.1
THE KOROŠKA REGION	36	13	3,556	2.73
THE KARST REGION	81	19	2,305	1.11
THE NOTRANJSKA REGION	385	84	2,177	0.9
THE COASTAL REGION	149	22	1,504	6.98
CENTRAL SLOVENIA	518	162	3,128	1.94
THE POMURJE REGION	1,568	434	2,769	1.04
THE POSAVJE REGION	497	137	2,754	1
THE SAVINJA REGION	588	136	2,306	1.59
THE ŠTAJERSKA REGION	1,033	372	3,605	1.47
2016				
THE DOLENJSKA REGION	1,008	211	2,092	1.19
THE GORENJSKA REGION	216	68	3,153	4.07
THE GORICA REGION	254	52	2,043	1.94
THE KOROŠKA REGION	56	16	2,931	2.54
THE KARST REGION	219	33	1,490	1.25
THE NOTRANJSKA REGION	348	54	1,542	0.76
THE COASTAL REGION	111	14	1,224	7.13
CENTRAL SLOVENIA	592	195	3,290	2.08
THE POMURJE REGION	1,653	444	2,687	1.01
THE POSAVJE REGION	451	129	2,870	0.94
THE SAVINJA REGION	606	135	2,228	1.74
THE ŠTAJERSKA REGION	1,047	383	3,654	1.47
2017				
THE DOLENJSKA REGION	885	189	2,132	1.19
THE GORENJSKA REGION	254	91	3,573	3.47
THE GORICA REGION	257	65	2,513	2.13
THE KOROŠKA REGION	70	18	2,568	2.89
THE KARST REGION	178	31	1,748	1.4
THE NOTRANJSKA REGION	438	77	1,766	0.82
THE COASTAL REGION	107	15	1,358	5.95
CENTRAL SLOVENIA	616	207	3,356	1.99
THE POMURJE REGION	1,490	390	2,616	1.06
THE POSAVJE REGION	453	121	2,676	0.92
THE SAVINJA REGION	696	164	2,361	1.83
THE ŠTAJERSKA REGION	1,008	372	3,686	1.46

The most active agricultural land market was that in the area of Pomurje and Štajerska, which had the largest stock of agricultural land and where the size of the samples allowed us to determine that they accounted for approximately 16% or 20% of transactions in agricultural land. It is closely followed by the Dolenjska, Central Slovenia, Savinja and Posavje regions, which accounted for 13%, 11% and approximately 8% of the transactions in agricultural land, respectively.

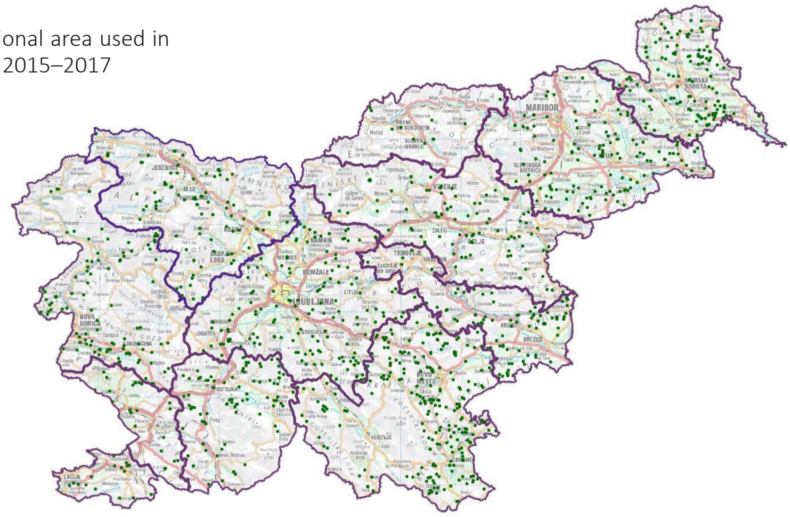
There have been no changes in the size of the sample in the analysis of data on agricultural land that was the subject of sale and purchase transactions in recent years, which, in terms of the increased number of sale and purchase contracts, means that agricultural plots are often included in sale and purchase contracts together with a variety of other property types.

There have been no changes in the average price per square metre of agricultural land in recent years and the same applies to the size of the plots that were the subject of sale and purchase transactions. In the past few years the Coastal Region had the highest average prices of approximately EUR 6.00/sq. m., followed by Gorenjska with approximately EUR 3.5/sq. m., Koroška with approximately EUR 2.8/sq. m., and the Gorica, Central Slovenia and Savinja regions with approximately EUR 2.00/sq. m., and other regions with EUR 1.00 - EUR 2.00/sq. m. The situation in the market in agricultural land remained somewhat unusual since the lowest average price per square metre was achieved in Pomurje (except Notranjska), which has the best quality agricultural land. This can be explained by the fact that Pomurje has the highest supply of agricultural land given the fact that it has the largest stock of agricultural land. Some regions, such as Koroška, where the average price is approximately EUR 2.8/sq. m., should be treated with reservations due to the small size of the sample.

Forest land

The analysis of forest land is also based on administrative analysis areas within regional boundaries. The analysis was focused on sales of forest land (sample size) for which it was possible to unambiguously determine the price; this is the reason why the sample is smaller than the volume of sales of all plots sold. The size of the sample of forest land is somewhat bigger in proportion to the volume of sales, which means that, unlike agricultural land, forest land is often sold independently from other types of land.

FIGURE 9:
Sites of forest land sold by regional area used in the data analysis (sample size), 2015–2017



The geographical distribution of sales of forest land corresponded was in proportion to the availability of forest land by region.

TABLE 19:
Average prices of forest land sold, Slovenia, 2015–2017

SLOVENIA	**NUMBER OF PARCELS**	**AREA ALL PARCELS** (hectare)	**AVERAGE AREA OF PARCELS** (sq. m.)	**AVERAGE PRICE** (EUR/sq. m.)
2015	2,839	2,100	7,396	0.49
2016	2,748	2,092	7,614	0.49
2017	2,716	2,053	7,559	0.51

The size of the sample represents the number of plots of forest land. There was no significant change in the sample according to the number of plots and the average surface of plots during the past three years. The average size of plots of forest land sold in Slovenia in the past three years was approximately 7,500 sq. m. In the past three years the average price per square metre of plots of forest land in Slovenia also remained practically unchanged at EUR 0.5/sq. m.

TABLE 20:
Average prices and areas of forest land sold, regional and analysis areas, 2015–2017

ANALYSED AREA	**NUMBER OF PARCELS**	**AREA ALL PARCELS** (hectare)	**AVERAGE AREA OF PARCELS** (sq. m.)	**AVERAGE PRICE** (EUR/sq. m.)
2015				
THE DOLENJSKA REGION	594	359	6,046	0.47
THE GORENJSKA REGION	255	247	9,678	0.65
THE GORICA REGION	279	150	5,369	0.37
THE KOROŠKA REGION	41	168	41,028	0.55
THE KARST REGION	51	20	3,836	0.64
THE NOTRANJSKA REGION	185	150	8,116	0.41
THE COASTAL REGION	88	14	1,627	1.82
CENTRAL SLOVENIA	391	493	12,613	0.41
THE POMURJE REGION	372	94	2,521	0.54
THE POSAVJE REGION	173	118	6,815	0.42
THE SAVINJA REGION	201	170	8,479	0.53
THE ŠTAJERSKA REGION	209	116	5,568	0.57
2016				
THE DOLENJSKA REGION	599	371	6,199	0.49
THE GORENJSKA REGION	207	245	11,850	0.6
THE GORICA REGION	241	181	7,517	0.32
THE KOROŠKA REGION	41	103	25,236	0.5
THE KARST REGION	56	23	4,145	0.69
THE NOTRANJSKA REGION	193	159	8,227	0.39
THE COASTAL REGION	27	3	1,260	2.19
CENTRAL SLOVENIA	408	419	10,279	0.47
THE POMURJE REGION	307	89	2,915	0.51
THE POSAVJE REGION	182	159	8,742	0.4
THE SAVINJA REGION	199	156	7,839	0.61
THE ŠTAJERSKA REGION	288	182	6,309	0.59
2017				
THE DOLENJSKA REGION	702	425	6,059	0.54
THE GORENJSKA REGION	211	228	10,797	0.57
THE GORICA REGION	270	198	7,349	0.38
THE KOROŠKA REGION	21	35	16,600	0.46
THE KARST REGION	48	21	4,424	0.44
THE NOTRANJSKA REGION	160	111	6,966	0.42
THE COASTAL REGION	22	5	2,148	1
CENTRAL SLOVENIA	346	385	11,124	0.49
THE POMURJE REGION	328	88	2,669	0.47
THE POSAVJE REGION	177	230	13,016	0.49
THE SAVINJA REGION	181	167	9,226	0.54
THE ŠTAJERSKA REGION	250	159	6,373	0.64

The most active forest land market was that in the area of the Dolenjska, Central Slovenia and Pomurje regions, followed by the Gorica and Štajerska regions, which accounted for approximately 20%, 13% and 9% of all forest land transactions. Very few forest land plots included in the sample were sold in the area of Koroška, Karst and in the Coastal Region.

There have been no changes in the average price per square metre of forest land in recent years and the same applies to the size of the plots that were the subject of sale and purchase transactions. Like in the case of agricultural land, the Coastal Region had in the past few years the highest average prices of approximately EUR 1.00 to EUR 2.2/sq. m., but this estimate is based on the average of 30 forest land plots a year, followed by Štajerska and Gorenjska with approximately EUR 0.60/sq. m., and Savinja and Dolenjska regions with approximately EUR 0.50/sq. m. In other regions the average price of forest land ranged between EUR 0.37/sq. m. and EUR 0.50/sq. m.

Like for agricultural land, it may be concluded that prices of forest land are the higher in the Coastal Region, where there is no relation to its potential for wood mass utilisation, but primarily to the demand for land independent of such potential.

RESIDENTIAL PROPERTY MARKET BY REGION

The chapter Residential Property Market by Region includes data about and indicators of transactions in flats and family houses by regional analysis areas, which are delineated by the boundaries of statistical regions and by the boundaries of a certain municipalities within the regions. The criterion for the selection of municipalities was the size of their sample and their market activity. The samples of certain municipalities by region are small so that the data are only indicative and should be used with caution.

Ljubljana and Maribor are the largest urban centres with the most active residential property market and the highest demand for residential property. These two analysis areas are discussed in greater detail in this chapter with a view of providing a better insight into the operation of the residential property market of the municipalities of Ljubljana and Maribor.

In 2017 the largest volume of residential property transactions by regional areas in Slovenia was recorded in the Central Slovenia Region (38%), followed by the Štajerska Region (16%) and Gorenjska and Savinja regions (10% each).

The strongest increase in residential property market activities in the period 2015-2017 was recorded in the Gorenjska Region (39%), followed by the Coastal, Gorica and Dolenjska regions (approximately 30%), Savinja (21%) and Central Slovenia regions (19%). In the past three years a decline in the volume of sales of flats was recorded only in the Notranjska Region (9%).

In the same way as for flats, the largest volume of sales of family houses by regional areas in Slovenia was recorded in 2017 in the Central Slovenia Region (21%), followed by the Štajerska Region (19%) and the Savinja and Gorenjska regions (13% and 9%, respectively).

The strongest increase in the market in family houses in the period 2015-2017 was recorded in the Gorica Region (approximately 70%), followed by the Posavje and Gorenjska regions (approximately 50%), Koroška (47%) and Pomurje, Štajerska and Dolenjska regions (approximately 40%).

The increase in sales of family houses by region was strong and was due to the increased demand for family houses compared with flats.

The Central Slovenia Region

In 2017 the sales of family houses and flats were the highest in the Central Slovenia Region, accounting for 38% of the total sales of flats and 21% of the total sales of family houses.

TABLE 21:
The number of sales of flats and family houses recorded in the open market and at public auctions in the primary and the secondary markets and the size of samples for analysis, The Central Slovenia Region, 2015–2017

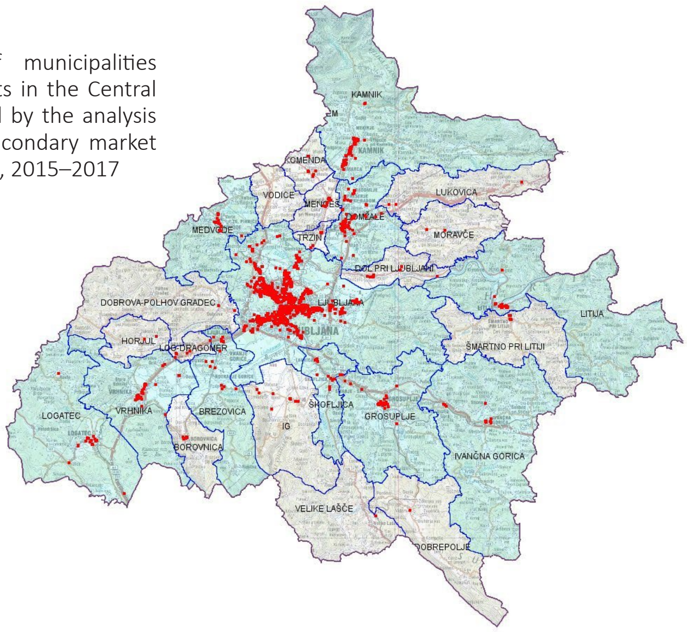
CENTRAL SLOVENIA

YEAR	2015		2016		2017	
TYPE OF PROPERTY	NUMBER OF RECORDED SALES	SAMPLE SIZE	NUMBER OF RECORDED SALES	SAMPLE SIZE	NUMBER OF RECORDED SALES	SAMPLE SIZE
Flats	3,618	2,030	4,136	2,519	4,288	2,529
Houses	993	582	1,118	697	1,228	758

Notes:
- The information about the recorded number reveals the number of sales of flats and family houses in the open market and at public auctions recorded in the property market register.
- The information about the size of the sample reveals the number of sales of flats and family houses used in market analysis and in the calculation of statistical indicators shown in the report.

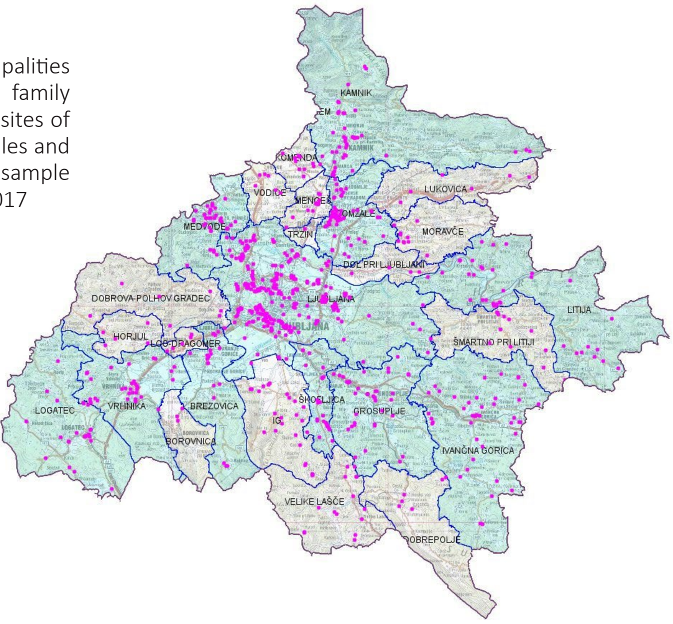
The analysis deals only with some municipalities in the Central Slovenia Region as analysis areas, where the criterion applied was the size of data samples.

FIGURE 10:
Municipalities and selected areas of municipalities (municipalities are shown in blue) for flats in the Central Slovenia Region and sites of flats covered by the analysis of sales and purchases of flats in the secondary market (sample size), The Central Slovenia Region, 2015–2017



More than 70% of the total sales of flats in the Central Slovenia Region took place in the Municipality of Ljubljana, and about 6% in the municipalities of Domžale and Kamnik, followed by 2% in the municipalities of Vrhnika, Grosuplje and Logatec.

FIGURE 11:
Municipalities and selected areas of municipalities (municipalities are shown in blue) for family houses in the Central Slovenia Region and sites of family houses covered by the analysis of sales and purchases of flats in the secondary market (sample size), The Central Slovenia Region, 2015–2017



The highest volume of transactions in family houses by municipality in the Central Slovenia Region was recorded in the Municipality of Ljubljana (approximately 35% of the total transactions in family houses), followed by Domžale (approximately 8%) and the municipalities of Kamnik, Ivančna Gorica, Medvode and Grosuplje (approximately 6% in each).

The Municipality of Ljubljana

FLATS

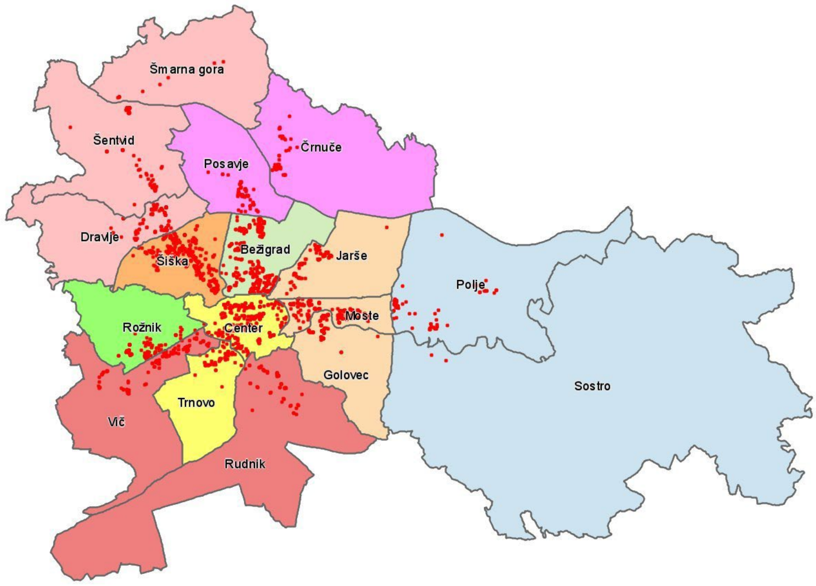
The Municipality of Ljubljana, Slovenia's capital, is the most active residential property market with the highest average property prices. The area of the Municipality of Ljubljana is analysed below by smaller analysis areas composed of municipal districts.

The supply of flats and family houses depends on the available housing fund and on the finished or planned construction projects in the following years. The demand for residential property in Slovenia is the strongest in Ljubljana and continues to rise due to the expansion of tourism in the city in the past few years. Similar to other tourist destination cities, particularly in Europe, the demand for short-term rental of flats by tourists is stimulating the purchase of flats for renting out in Ljubljana. This has contributed to the increase in demand for flats in Ljubljana in the past few years, which, in addition to favourable borrowing conditions, has reflected in the rising prices of flats.

A number of residential housing projects has been completed in Ljubljana in the past few years, to name a few: Jarše, Vila Celovški dvori, Ypsilon, Tribuna Prule, where most flats have already been sold. The majority of flats in Celovški dvori and Situla, with the exception of larger, more expensive and better quality flats, were also sold in 2017. Most flats in Brdo, whose construction was financed by the National Housing Fund, were also sold; moreover, plans have been made for the construction of Brdo2, a non-profit rental housing project with 650 flats.

Most affordably priced flats in Ljubljana were sold, but a certain percentage of large luxury flats priced at EUR 350,000.00 and more are still waiting to be sold.

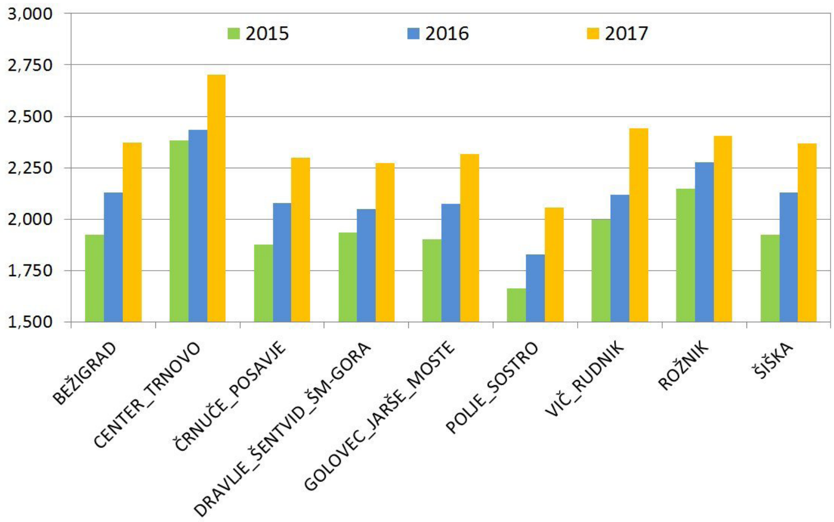
FIGURE 12:
Areas covered by the analysis of flat sales in the districts of the Municipality of Ljubljana[2]



The analysis breaks down the Municipality of Ljubljana into eight analysis areas constituted by merging town districts.

The same-coloured areas represent analysis areas and dots represent the distribution, i.e. the sites of flat sales covered by the analysis (the size of the sample).

FIGURE 13:
Average prices of flats in nine analysis areas constituted by merging town districts, 2015–2017



In the period 2015-2017, sales and purchases of flats in the Municipality of Ljubljana showed an average increase of approximately 20% and average prices per square metre an increase of approximately 19%.

[2] Urban areas were determined by merging the town districts as they are maintained in the Register of Spatial Units.

TABLE 22:
Average prices and characteristics of flats in eight analysis areas constituted by merging town districts, 2015–2017

ANALYSED AREA	INDICATOR	2015	2016	2017
CITY OF LJUBLJANA	Sample size	1,527	1,870	1,832
	Average price(EUR/sq. m.)	**2,030**	**2,170**	**2,410**
	Year of construction (median)	1973	1972	1972
	Useful floor surface (sq. m.)	54	54	53
ŠIŠKA	Sample size	266	305	348
	Average price(EUR/sq. m.)	**1,920**	**2,130**	**2,370**
	Year of construction (median)	1968	1968	1968
	Useful floor surface (sq. m.)	54	52	51
CENTER-TRNOVO	Sample size	313	355	325
	Average price(EUR/sq. m.)	**2,380**	**2,430**	**2,700**
	Year of construction (median)	1963	1962	1960
	Useful floor surface (sq. m.)	63	62	61
GOLOVEC-JARŠE-MOSTE	Sample size	240	301	305
	Average price(EUR/sq. m.)	**1,900**	**2,070**	**2,320**
	Year of construction (median)	1976	1976	1977
	Useful floor surface (sq. m.)	51	49	49
BEŽIGRAD	Sample size	251	332	277
	Average price(EUR/sq. m.)	**1,920**	**2,130**	**2,370**
	Year of construction (median)	1972	1968	1968
	Useful floor surface (sq. m.)	54	54	57
ROŽNIK-RUDNIK-VIČ	Sample size	174	227	230
	Average price(EUR/sq. m.)	**2,050**	**2,170**	**2,430**
	Year of construction (median)	1981	1975	1976
	Useful floor surface (sq. m.)	56	55	56
DRAVLJE-ŠENTVID-ŠMARNA GORA	Sample size	143	187	177
	Average price(EUR/sq. m.)	**1,930**	**2,050**	**2,270**
	Year of construction (median)	1982	1978	1981
	Useful floor surface (sq. m.)	49	50	49
ČRNUČE-POSAVJE	Sample size	92	109	102
	Average price(EUR/sq. m.)	**1,870**	**2,080**	**2,300**
	Year of construction (median)	1975	1977	1979
	Useful floor surface (sq. m.)	54	53	51
POLJE-SOSTRO	Sample size	48	54	68
	Average price(EUR/sq. m.)	**1,660**	**1,830**	**2,050**
	Year of construction (median)	1974	1975	1974
	Useful floor surface (sq. m.)	42	45	47

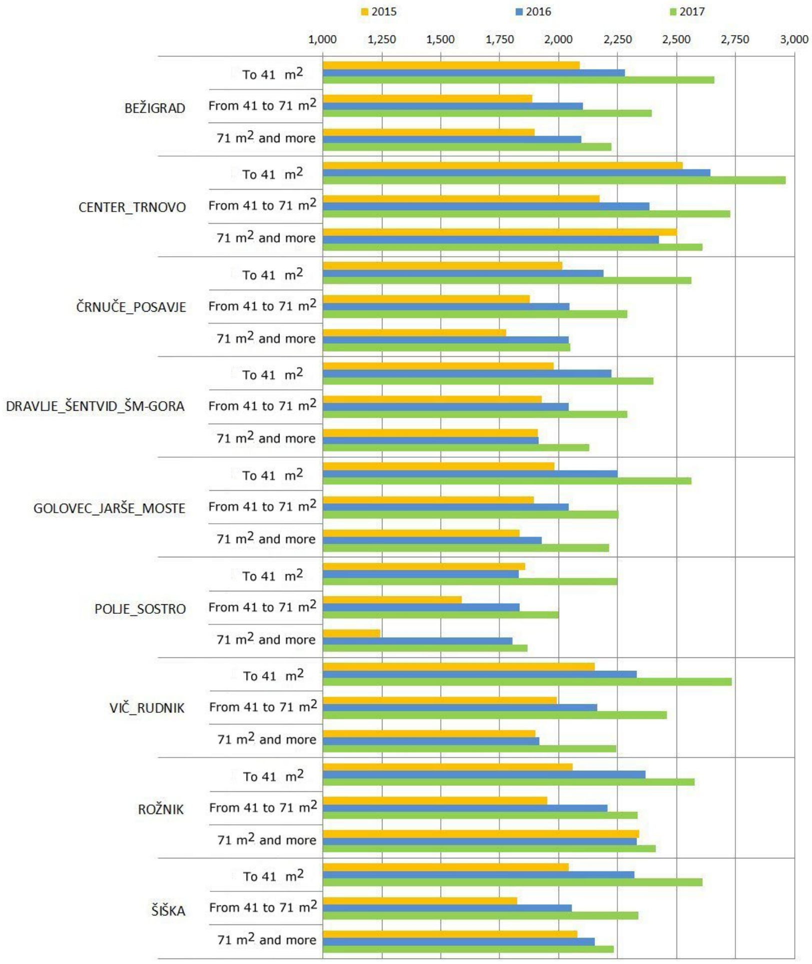
Note: The areas were classified in descending order according to the sample size for 2017.

TABLE 23:
Average prices and characteristics of flats in eight analysis areas constituted by merging town districts, separately for three surface classes, 2015–2017

ANALYSED AREA	SURFACE CLASS	INDICATOR	2015	2016	2017
CITY OF LJUBLJANA	To 41 (sq. m.)	Sample size	477	600	583
		Average price(EUR/sq. m.)	**2,120**	**2,310**	**2,630**
	From 41 to 71 (sq. m.)	Sample size	761	920	902
		Average price(EUR/sq. m.)	1,930	2,130	2,380
	71 (sq. m.) and more	Sample size	289	350	347
		Average price(EUR/sq. m.)	2,150	2,170	2,340
ŠIŠKA	To 41 (sq. m.)	Sample size	75	98	117
		Average price(EUR/sq. m.)	**2,040**	**2,320**	**2,610**
	From 41 to 71 (sq. m.)	Sample size	149	160	182
		Average price(EUR/sq. m.)	1,820	2,050	2,340
	71 (sq. m.) and more	Sample size	42	47	49
		Average price(EUR/sq. m.)	2,080	2,150	2,230
CENTER-TRNOVO	To 41 (sq. m.)	Sample size	92	85	90
		Average price(EUR/sq. m.)	**2,530**	**2,650**	**2,960**
	From 41 to 71 (sq. m.)	Sample size	130	164	132
		Average price(EUR/sq. m.)	2,170	2,380	2,730
	71 (sq. m.) and more	Sample size	91	106	103
		Average price(EUR/sq. m.)	2,500	2,420	2,610
GOLOVEC-JARŠE-MOSTE	To 41 (sq. m.)	Sample size	83	126	112
		Average price(EUR/sq. m.)	**1,980**	**2,250**	**2,560**
	From 41 to 71 (sq. m.)	Sample size	123	136	155
		Average price(EUR/sq. m.)	1,900	2,040	2,250
	71 (sq. m.) and more	Sample size	34	39	38
		Average price(EUR/sq. m.)	1,830	1,930	2,210
BEŽIGRAD	To 41 (sq. m.)	Sample size	69	87	59
		Average price(EUR/sq. m.)	**2,090**	**2,280**	**2,660**
	From 41 to 71 (sq. m.)	Sample size	137	186	156
		Average price(EUR/sq. m.)	1,890	2,100	2,400
	71 (sq. m.) and more	Sample size	45	59	62
		Average price(EUR/sq. m.)	1,900	2,100	2,220
ROŽNIK-RUDNIK-VIČ	To 41 (sq. m.)	Sample size	51	60	68
		Average price(EUR/sq. m.)	**2,130**	**2,340**	**2,690**
	From 41 to 71 (sq. m.)	Sample size	85	125	112
		Average price(EUR/sq. m.)	1,980	2,180	2,430
	71 (sq. m.) and more	Sample size	38	42	50
		Average price(EUR/sq. m.)	2,120	2,070	2,310
DRAVLJE-ŠENTVID-ŠMARNA GORA	To 41 (sq. m.)	Sample size	56	79	71
		Average price(EUR/sq. m.)	**1,980**	**2,220**	**2,400**
	From 41 to 71 (sq. m.)	Sample size	63	75	79
		Average price(EUR/sq. m.)	1,930	2,040	2,290
	71 (sq. m.) and more	Sample size	24	33	27
		Average price(EUR/sq. m.)	1,910	1,910	2,130
ČRNUČE-POSAVJE	To 41 (sq. m.)	Sample size	24	38	39
		Average price(EUR/sq. m.)	**2,020**	**2,190**	**2,560**
	From 41 to 71 (sq. m.)	Sample size	55	52	49
		Average price(EUR/sq. m.)	1,880	2,040	2,290
	71 (sq. m.) and more	Sample size	13	19	14
		Average price(EUR/sq. m.)	1,780	2,040	2,050
POLJE-SOSTRO	To 41 (sq. m.)	Sample size	27	27	27
		Average price(EUR/sq. m.)	**1,860**	**1,830**	**2,250**
	From 41 to 71 (sq. m.)	Sample size	19	22	37
		Average price(EUR/sq. m.)	1,590	1,830	2,000
	71 (sq. m.) and more	Sample size	2	5	4
		Average price(EUR/sq. m.)	1,240	1,810	1,870

Note: The areas were classified in descending order according to the sample size for 2017.

FIGURE 14:
Average prices of flats in nine analysis areas constituted by merging town districts, separately by surface class, 2015–2017



With regard to the size of the sample (a high correlation between the sales volume and the sample size), the increase in sales and purchases of flats was similar across the entire Municipality of Ljubljana (slightly over 20%), while the increase in average prices was 23% in the entire territory of the Municipality of Ljubljana and similar in the first two surface classes, and only 9% in the top surface class of flats, i.e. flats with a surface exceeding 71 sq. m.

FAMILY HOUSES

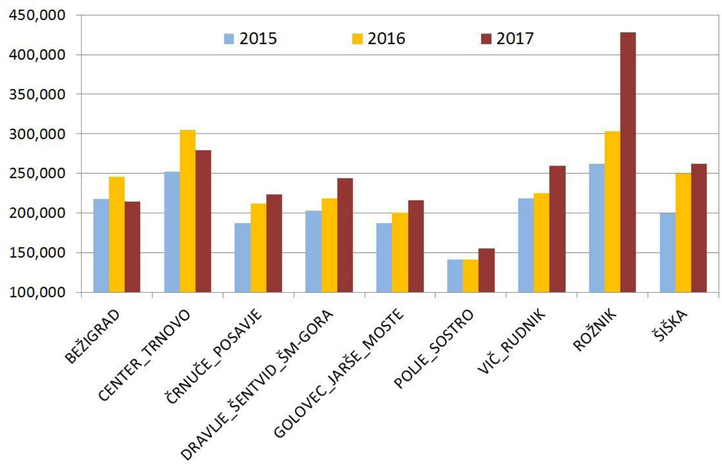
In the period 2015-2017, sales and purchases of family houses in the Municipality of Ljubljana and the average prices of family houses including the appertaining land increased by approximately 18% and 20%, respectively.

In terms of the size of the sample, the increase in transactions in family houses in the territory of the entire Municipality of Ljubljana increased by 18%; however, the increase in no analysis area deviated from the 2015-2017 average and remained uniformly distributed across all eight analysis areas.

FIGURE 15:
Areas covered by the analysis of family house sales in the districts of the Municipality of Ljubljana[3]

The same-coloured areas represent analysis areas and dots represent the distribution, i.e. the sites of family house sales covered by the analysis (the size of the sample).

FIGURE 16:
Average prices of family houses in nine analysis areas constituted by merging town districts, 2015–2017



[3] Urban areas were determined by merging the town districts as they are maintained in the Register of Spatial Units.

TABLE 24:
Average prices and characteristics of family houses in eight analysis areas constituted by merging town districts, 2015–2017

ANALYSED AREA	INDICATOR	2015	2016	2017
CITY OF LJUBLJANA	Sample size	233	280	273
	Average price (EUR)	**205,000**	**226,000**	**245,000**
	Year of construction (median)	1970	1967	1969
	House surface (sq. m.)	173	177	187
	Area of land (sq. m.)	434	475	466
ROŽNIK-RUDNIK-VIČ	Sample size	52	62	62
	Average price (EUR)	**242,000**	**260,000**	**322,000**
	Year of construction (median)	1969	1964	1971
	House surface (sq. m.)	174	176	203
	Area of land (sq. m.)	450	570	510
DRAVLJE-ŠENTVID-ŠMARNA GORA	Sample size	42	54	46
	Average price (EUR)	**202,000**	**218,000**	**244,000**
	Year of construction (median)	1971	1973	1969
	House surface (sq. m.)	199	208	220
	Area of land (sq. m.)	420	460	580
POLJE-SOSTRO	Sample size	37	39	43
	Average price (EUR)	**142,000**	**142,000**	**155,000**
	Year of construction (median)	1971	1971	1972
	House surface (sq. m.)	148	141	143
	Area of land (sq. m.)	570	500	470
GOLOVEC-JARŠE-MOSTE	Sample size	28	34	29
	Average price (EUR)	**187,000**	**200,000**	**216,000**
	Year of construction (median)	1967	1961	1964
	House surface (sq. m.)	169	161	162
	Area of land (sq. m.)	410	310	320
BEŽIGRAD	Sample size	18	24	25
	Average price (EUR)	**218,000**	**246,000**	**214,000**
	Year of construction (median)	1963	1961	1963
	House surface (sq. m.)	188	169	173
	Area of land (sq. m.)	290	480	330
ŠIŠKA	Sample size	15	23	23
	Average price (EUR)	**200,000**	**250,000**	**262,000**
	Year of construction (median)	1962	1958	1958
	House surface (sq. m.)	181	182	191
	Area of land (sq. m.)	350	450	380
ČRNUČE-POSAVJE	Sample size	17	21	23
	Average price (EUR)	**187,000**	**212,000**	**223,000**
	Year of construction (median)	1973	1961	1976
	House surface (sq. m.)	190	203	220
	Area of land (sq. m.)	430	580	560
CENTER-TRNOVO	Sample size	24	23	22
	Average price (EUR)	**252,000**	**305,000**	**279,000**
	Year of construction (median)	1969	1970	1967
	House surface (sq. m.)	142	168	164
	Area of land (sq. m.)	390	360	440

Note: The areas were classified in descending order according to the sample size for 2017.

A sample of 280 family houses sold in 2017 and of about 230 family houses sold in 2015 showed an approximate relative increase of 20% in the average price of houses including the appertaining land in the area of Ljubljana, by considering that there were no significant changes in the average house size, the average construction year or the average area of appertaining land in the past three years.

In the past three years the highest average price of family houses including the appertaining land of approximately EUR 300,000.00 per house was recorded in the areas Rožnik – Rudnik – Vič and Center-Trnovo.

In addition to the Municipality of Ljubljana another 10 municipalities in the Central Slovenia Region with the largest number of sales and purchases in terms of the size of the sample in 2017 were selected for the presentation of statistical indicators relating to the sales of family houses in the period 2015-2017.

TABLE 25:
Average prices and characteristics of flats in the selected 10 municipalities in the Central Slovenia Region, 2015–2017

ANALYSED AREA	INDICATOR	2015	2016	2017
DOMŽALE	Sample size	103	133	145
	Average price(EUR/sq. m.)	**1,610**	**1,790**	**1,840**
	Year of construction (median)	1979	1984	1982
	Useful floor surface (sq. m.)	49	52	50
KAMNIK	Sample size	108	107	140
	Average price(EUR/sq. m.)	**1,510**	**1,610**	**1,720**
	Year of construction (median)	1981	1982	1983
	Useful floor surface (sq. m.)	51	52	54
VRHNIKA	Sample size	35	58	58
	Average price(EUR/sq. m.)	**1,510**	**1,720**	**1,820**
	Year of construction (median)	1980	2000	1985
	Useful floor surface (sq. m.)	52	49	56
GROSUPLJE	Sample size	30	60	52
	Average price(EUR/sq. m.)	**1,720**	**1,810**	**1,800**
	Year of construction (median)	1995	2004	2000
	Useful floor surface (sq. m.)	56	56	55
LOGATEC	Sample size	28	36	46
	Average price(EUR/sq. m.)	**1,420**	**1,400**	**1,570**
	Year of construction (median)	1985	1982	1984
	Useful floor surface (sq. m.)	57	55	56
LITIJA	Sample size	38	38	38
	Average price(EUR/sq. m.)	**1,050**	**1,080**	**1,210**
	Year of construction (median)	1976	1974	1975
	Useful floor surface (sq. m.)	53	49	48
MEDVODE	Sample size	34	33	32
	Average price(EUR/sq. m.)	**1,610**	**1,660**	**1,990**
	Year of construction (median)	1978	1976	1998
	Useful floor surface (sq. m.)	48	56	50
ŠKOFLJICA	Sample size	28	25	21
	Average price(EUR/sq. m.)	**1,920**	**1,800**	**2,100**
	Year of construction (median)	2009	2004	2006
	Useful floor surface (sq. m.)	65	65	62
BREZOVICA	Sample size	7	12	21
	Average price(EUR/sq. m.)	**1,200**	**1,310**	**1,750**
	Year of construction (median)	2004	1994	2004
	Useful floor surface (sq. m.)	82	84	70
IVANČNA GORICA	Sample size	14	22	19
	Average price(EUR/sq. m.)	**1,520**	**1,530**	**1,570**
	Year of construction (median)	2006	1998	1990
	Useful floor surface (sq. m.)	50	47	46

Note: The municipalities were classified in descending order according to the sample size for 2017.

The volume of transactions in flats in the municipalities of Domžale, Kamnik, Vrhnika, Grosuplje and Logatec increased by more 30% in the past three years, while average prices in the municipalities of Domžale, Kamnik and Vrhnika increased by more than 10% in the same period.

TABLE 26:
Average prices and characteristics of family houses in the selected 10 municipalities in the Central Slovenia Region, 2015–2017

ANALYSED AREA	INDICATOR	2015	2016	2017
DOMŽALE	Sample size	40	51	59
	Average price (EUR)	**167,000**	**176,000**	**186,000**
	Year of construction (median)	1975	1980	1975
	House surface (sq. m.)	196	186	198
	Area of land (sq. m.)	580	530	580
KAMNIK	Sample size	28	29	45
	Average price (EUR)	**101,000**	**128,000**	**127,000**
	Year of construction (median)	1970	1977	1964
	House surface (sq. m.)	164	168	173
	Area of land (sq. m.)	710	630	680
IVANČNA GORICA	Sample size	26	38	42
	Average price (EUR)	**80,000**	**95,000**	**110,000**
	Year of construction (median)	1982	1980	1976
	House surface (sq. m.)	109	139	154
	Area of land (sq. m.)	1,130	1,310	1,060
MEDVODE	Sample size	29	36	41
	Average price (EUR)	**167,000**	**157,000**	**181,000**
	Year of construction (median)	1985	1980	1985
	House surface (sq. m.)	191	165	187
	Area of land (sq. m.)	690	790	590
GROSUPLJE	Sample size	35	31	40
	Average price (EUR)	**154,000**	**167,000**	**162,000**
	Year of construction (median)	1990	1984	1986
	House surface (sq. m.)	162	197	167
	Area of land (sq. m.)	930	770	670
LITIJA	Sample size	16	24	36
	Average price (EUR)	**79,000**	**91,000**	**96,000**
	Year of construction (median)	1978	1981	1983
	House surface (sq. m.)	161	168	175
	Area of land (sq. m.)	790	1,000	1,160
VRHNIKA	Sample size	15	21	32
	Average price (EUR)	**125,000**	**127,000**	**139,000**
	Year of construction (median)	1990	1979	1975
	House surface (sq. m.)	152	139	147
	Area of land (sq. m.)	760	800	780
ŠKOFLJICA	Sample size	15	23	24
	Average price (EUR)	**161,000**	**182,000**	**167,000**
	Year of construction (median)	1990	1997	2000
	House surface (sq. m.)	159	171	179
	Area of land (sq. m.)	760	880	700
LOGATEC	Sample size	20	15	22
	Average price (EUR)	**111,000**	**102,000**	**130,000**
	Year of construction (median)	1984	1983	1978
	House surface (sq. m.)	150	140	168
	Area of land (sq. m.)	830	780	1,090
BREZOVICA	Sample size	23	30	19
	Average price (EUR)	**162,000**	**163,000**	**183,000**
	Year of construction (median)	1998	1986	1985
	House surface (sq. m.)	145	153	167
	Area of land (sq. m.)	750	540	690

Note: The municipalities were classified in descending order according to the sample size for 2017.

Transactions in family houses in all the selected municipalities in the Central Slovenia Region with an active property market recorded an increase exceeding 40%, with the exception of the municipalities of Logatec and Brezovica. A lesser increase in average prices of family houses was recorded in all the selected municipalities.

The Štajerska Region

The Štajerska region accounted for approximately 16% of the total transactions in flats and approximately 20% of transactions in family houses in Slovenia in 2017. Sales in this region declined by 6% compared to the same period in 2016 but were by 14% higher than in 2015. Sales of family houses increased by more than 40% since 2015. .

TABLE 27:
The number of sales of flats and family houses recorded in the open market and at public auctions in the primary and the secondary markets and the size of samples for analysis, Štajerska region, 2015–2017

THE ŠTAJERSKA REGION

YEAR	2015		2016		2017	
TYPE OF PROPERTY	NUMBER OF RECORDED SALES	SAMPLE SIZE	NUMBER OF RECORDED SALES	SAMPLE SIZE	NUMBER OF RECORDED SALES	SAMPLE SIZE
Flats	1,569	1,019	1,904	1,204	1,785	1,269
Houses	817	371	1,003	487	1,159	512

Notes:
- The information about the recorded number reveals the number of sales of flats and family houses in the open market and at public auctions recorded in the property market register.
- The information about the size of the sample reveals the number of sales of flats and family houses used in market analysis and in the calculation of statistical indicators shown in the report.

The analysis of the Štajerska Region was focused in particular detail on the Municipality of Maribor.

The Municipality of Maribor

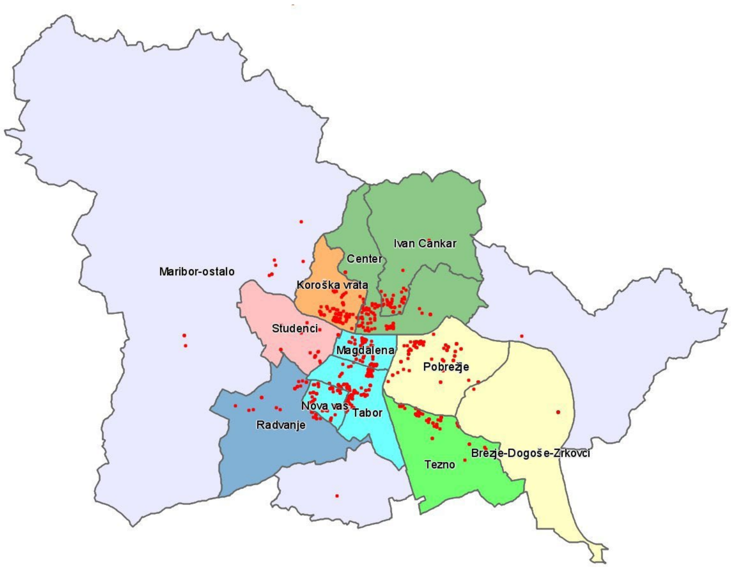
FLATS

In the past, investment in the construction of flats in the Municipality of Maribor stagnated, which was mainly due to the return on investment since the prices of flats are still relatively low compared to other major urban centres. The level of economic development of Maribor is still low and forces residents to seek employment elsewhere in the country or across the border in Austria, thus resulting in a lower demand for housing in Maribor. Unlike in the rest of Slovenia, which saw the completion of some major economic investment projects, not a single investment was made in Maribor. A large housing project with around 370 flats, funded by the government, i.e. the National Housing Fund, is planned for the area of Studenci, which points to the persistent lack of interest among private investors.

The highest price per square metre was EUR 2,500.00 for a flat in the central area of Maribor and only a few flats were sold for more than EUR 2,000.00/sq. m.

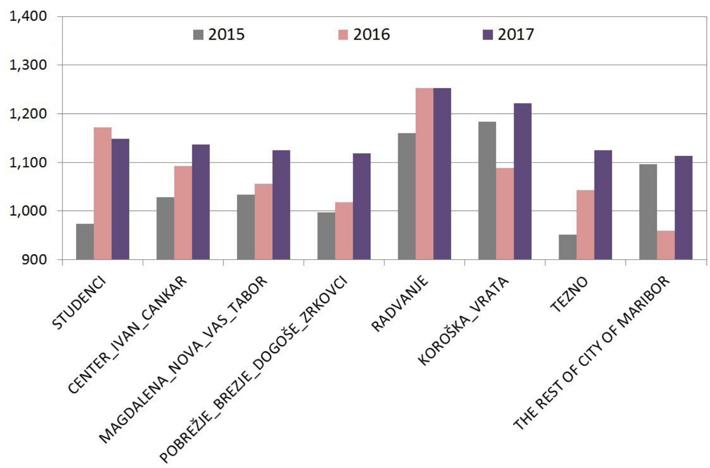
With a population of approximately one third of that of Ljubljana, the Municipality of Maribor is the second most active residential property market in Slovenia. The area of the Municipality of Maribor is also divided into eight analysis areas delimited by the boundaries of the town's districts.

FIGURE 17:
Areas covered by the analysis of flat sales in the districts of the Municipality of Maribor[4]



The same-coloured areas represent analysis areas and dots represent the distribution, i.e. the sites of flat sales covered by the analysis (the size of the sample).

FIGURE 18:
Average prices and characteristics of flats in eight analysis areas constituted by merging town districts, 2015–2017



In the period 2015-2017, sales and purchases of flats in the Municipality of Maribor showed an average increase of approximately 19% and average prices per square metre an increase of 9%. The price increase in Maribor is half the 19% increase recorded in Ljubljana.

[4] Urban areas were determined by merging the town districts as they are maintained in the Register of Spatial Units.

TABLE 28:
Average prices and characteristics of flats in eight analysis areas of Maribor constituted by merging town districts, 2015–2017

ANALYSED AREA	INDICATOR	2015	2016	2017
CITY OF MARIBOR	Sample size	801	890	961
	Average price(EUR/sq. m.)	**1,050**	**1,070**	**1,140**
	Year of construction (median)	1971	1970	1969
	Useful floor surface (sq. m.)	51	53	52
MAGDALENA-NOVA VAS-TABOR	Sample size	335	369	375
	Average price(EUR/sq. m.)	**1,030**	**1,060**	**1,130**
	Year of construction (median)	1972	1971	1971
	Useful floor surface (sq. m.)	49	51	51
CENTER-IVAN CANKAR	Sample size	150	139	164
	Average price(EUR/sq. m.)	**1,030**	**1,090**	**1,140**
	Year of construction (median)	1959	1959	1952
	Useful floor surface (sq. m.)	57	65	63
POBREŽJE-BREZJE-DOGOŠE-ZRKOVCI	Sample size	102	102	130
	Average price(EUR/sq. m.)	**1,000**	**1,020**	**1,120**
	Year of construction (median)	1977	1976	1975
	Useful floor surface (sq. m.)	46	46	46
KOROŠKA VRATA	Sample size	92	111	112
	Average price(EUR/sq. m.)	**1,180**	**1,090**	**1,220**
	Year of construction (median)	1965	1962	1962
	Useful floor surface (sq. m.)	56	55	53
TEZNO	Sample size	48	80	87
	Average price(EUR/sq. m.)	**950**	**1,040**	**1,130**
	Year of construction (median)	1964	1964	1964
	Useful floor surface (sq. m.)	45	49	48
RADVANJE	Sample size	33	41	45
	Average price(EUR/sq. m.)	**1,160**	**1,250**	**1,250**
	Year of construction (median)	1990	1988	1990
	Useful floor surface (sq. m.)	56	56	54
STUDENCI	Sample size	32	30	34
	Average price(EUR/sq. m.)	**970**	**1,170**	**1,150**
	Year of construction (median)	1965	1969	1965
	Useful floor surface (sq. m.)	43	46	48
THE REST OF CITY OF MARIBOR	Sample size	9	18	14
	Average price(EUR/sq. m.)	**1,100**	**960**	**1,110**
	Year of construction (median)	2003	1930	1963
	Useful floor surface (sq. m.)	64	51	60

Note: The areas were classified in descending order according to the sample size for 2017.

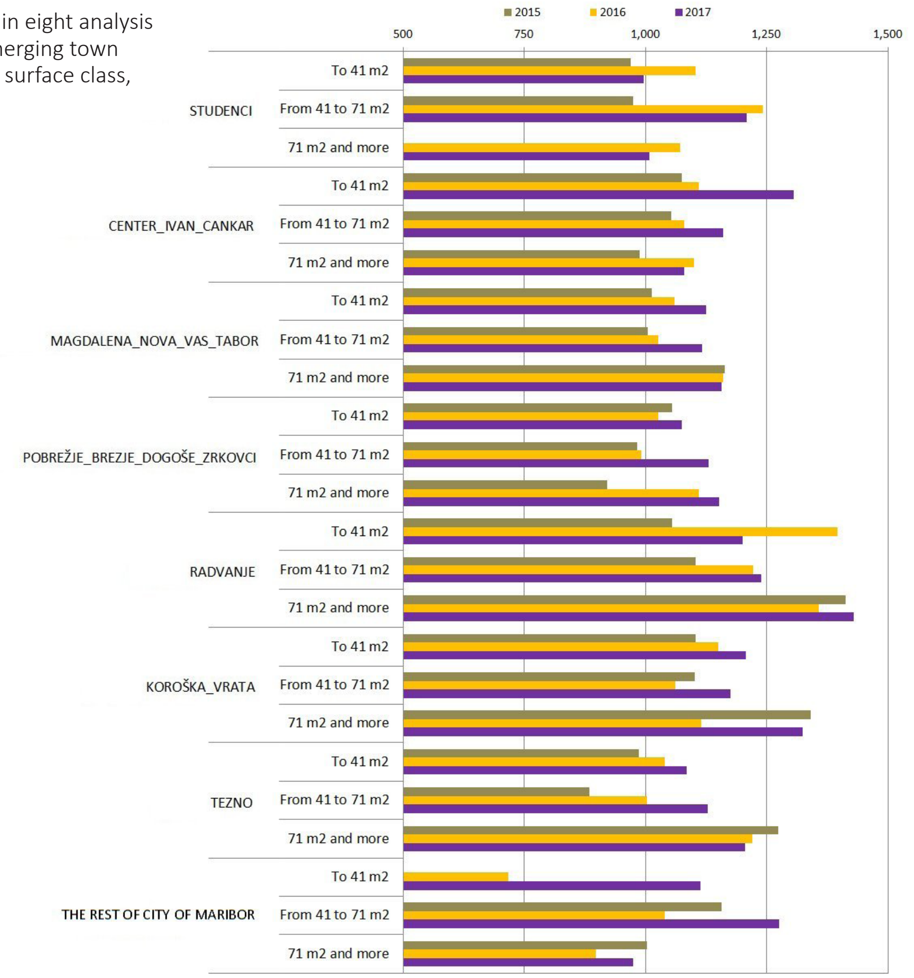
TABLE 29:
Average prices of resale flats in the Municipality of Maribor by district, separately by surface class of flats, 2015–2017

ANALYSED AREA	SURFACE CLASS	INDICATOR	2015	2016	2017
CITY OF MARIBOR	To 41 (sq. m.)	Sample size	279	259	290
		Average price(EUR/sq. m.)	**1,030**	**1,070**	**1,140**
	From 41 to 71 (sq. m.)	Sample size	415	510	542
		Average price(EUR/sq. m.)	1,020	1,050	1,150
	71 (sq. m.) and more	Sample size	107	121	129
		Average price(EUR/sq. m.)	1,130	1,130	1,150
MAGDALENA-NOVA VAS-TABOR	To 41 (sq. m.)	Sample size	135	109	119
		Average price(EUR/sq. m.)	**1,010**	**1,060**	**1,120**
	From 41 to 71 (sq. m.)	Sample size	166	220	219
		Average price(EUR/sq. m.)	1,000	1,030	1,120
	71 (sq. m.) and more	Sample size	34	40	37
		Average price(EUR/sq. m.)	1,160	1,160	1,160
CENTER-IVAN CANKAR	To 41 (sq. m.)	Sample size	45	27	35
		Average price(EUR/sq. m.)	**1,070**	**1,110**	**1,310**
	From 41 to 71 (sq. m.)	Sample size	65	70	81
		Average price(EUR/sq. m.)	1,050	1,080	1,160
	71 (sq. m.) and more	Sample size	40	42	48
		Average price(EUR/sq. m.)	990	1,100	1,080
POBREŽJE-BREZJE-DOGOŠE-ZRKOVCI	To 41 (sq. m.)	Sample size	38	43	53
		Average price(EUR/sq. m.)	**1,050**	**1,030**	**1,080**
	From 41 to 71 (sq. m.)	Sample size	59	51	66
		Average price(EUR/sq. m.)	980	990	1,130
	71 (sq. m.) and more	Sample size	5	8	11
		Average price(EUR/sq. m.)	920	1,110	1,150
KOROŠKA VRATA	To 41 (sq. m.)	Sample size	25	28	35
		Average price(EUR/sq. m.)	**1,100**	**1,150**	**1,210**
	From 41 to 71 (sq. m.)	Sample size	49	67	58
		Average price(EUR/sq. m.)	1,100	1,060	1,170
	71 (sq. m.) and more	Sample size	18	16	19
		Average price(EUR/sq. m.)	1,340	1,120	1,320
TEZNO	To 41 (sq. m.)	Sample size	19	30	28
		Average price(EUR/sq. m.)	**990**	**1,040**	**1,080**
	From 41 to 71 (sq. m.)	Sample size	26	44	55
		Average price(EUR/sq. m.)	880	1,000	1,130
	71 (sq. m.) and more	Sample size	3	6	4
		Average price(EUR/sq. m.)	1,270	1,220	1,210
RADVANJE	To 41 (sq. m.)	Sample size	6	4	8
		Average price(EUR/sq. m.)	**1,050**	**1,400**	**1,200**
	From 41 to 71 (sq. m.)	Sample size	23	33	34
		Average price(EUR/sq. m.)	1,100	1,220	1,240
	71 (sq. m.) and more	Sample size	4	4	3
		Average price(EUR/sq. m.)	1,410	1,360	1,430
STUDENCI	To 41 (sq. m.)	Sample size	11	13	9
		Average price(EUR/sq. m.)	**970**	**1,100**	**1,000**
	From 41 to 71 (sq. m.)	Sample size	21	14	23
		Average price(EUR/sq. m.)	970	1,240	1,210
	71 (sq. m.) and more	Sample size	0	3	2
		Average price(EUR/sq. m.)	0	1,070	1,010
THE REST OF CITY OF MARIBOR	To 41 (sq. m.)	Sample size	0	5	3
		Average price(EUR/sq. m.)	**0**	**720**	**1,110**
	From 41 to 71 (sq. m.)	Sample size	6	11	6
		Average price(EUR/sq. m.)	1,160	1,040	1,280
	71 (sq. m.) and more	Sample size	3	2	5
		Average price(EUR/sq. m.)	1,000	900	970

Note: The areas were classified in descending order according to the sample size for 2017.

In the period 2015-2017, the increase in sales and purchases of flats in the Municipality of Maribor varied by surface area depending on the size of the analysed sample (a high correlation between the sales volume and the sample size) varied by surface class and was unlike that recorded for the Municipality of Ljubljana. The highest, 30%, increase was recorded in the second surface class (41 sq. m. to 71 sq. m.), followed by the third surface class and the first surface classes ((approximately 20% and only 4%, respectively).

FIGURE 19:
Average prices of flats in eight analysis areas constituted by merging town districts, separately by surface class, 2015–2017



Samples by surface classes were relatively small in size, which is also indicated by the fact that prices per square metre do not decrease with flat size.

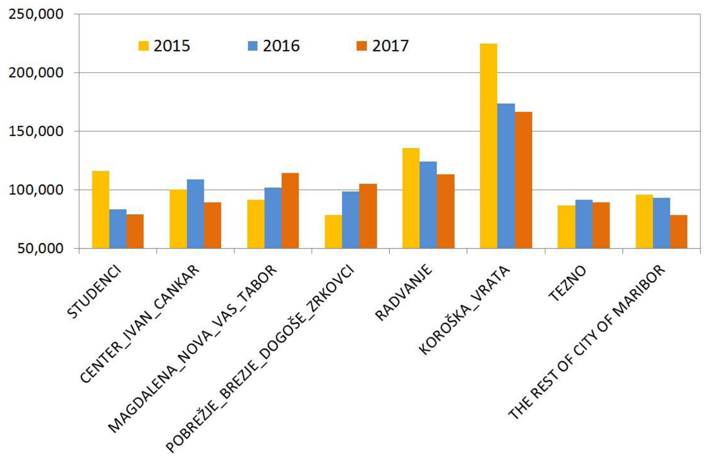
FAMILY HOUSES

Sales and purchases of family houses in the entire Municipality of Maribor (a high correlation between the sales volume and the sample size) increased by approximately 23%. The size of the samples leads to the conclusion that the highest increase was recorded in the area of Tezno and in the rest of the area of the Municipality of Maribor, which, like the area of Ljubljana, reflects the situation in the single-family housing market, where, due to the high prices of flats, buyers opt for purchasing family houses in suburban areas.
No increase in average prices of family houses was recorded in the Municipality of Maribor in 2017.

FIGURE 20:
Areas covered by the analysis of family house sales in the Municipality of Maribor[5]

The same-coloured areas represent analysis areas and dots represent the distribution, i.e. the sites of family house sales covered by the analysis (the size of the sample).

FIGURE 21:
Average prices of family houses in eight analysis areas constituted by merging town districts, 2015–2017



[5] Urban areas were determined by merging the town districts as they are maintained in the Register of Spatial Units.

TABLE 30:
Average prices and characteristics of family houses in the Municipality of Maribor by district, 2015–2017

ANALYSED AREA	INDICATOR	2015	2016	2017
CITY OF MARIBOR	Sample size	115	123	142
	Average price (EUR)	**102,000**	**104,000**	**97,000**
	Year of construction (median)	1965	1969	1968
	House surface (sq. m.)	158	165	144
	Area of land (sq. m.)	590	610	600
OSTANEK MO MARIBOR	Sample size	25	28	39
	Average price (EUR)	**96,000**	**93,000**	**79,000**
	Year of construction (median)	1978	1976	1981
	House surface (sq. m.)	167	162	139
	Area of land (sq. m.)	790	860	880
POBREŽJE - BREZJE - DOGOŠE - ZRKOVCI	Sample size	23	25	25
	Average price (EUR)	**79,000**	**99,000**	**105,000**
	Year of construction (median)	1950	1968	1964
	House surface (sq. m.)	133	159	168
	Area of land (sq. m.)	590	510	640
TEZNO	Sample size	12	8	22
	Average price (EUR)	**87,000**	**91,000**	**89,000**
	Year of construction (median)	1963	1969	1974
	House surface (sq. m.)	139	161	117
	Area of land (sq. m.)	500	410	390
MAGDALENA- NOVA VAS- TABOR	Sample size	17	14	16
	Average price (EUR)	**92,000**	**102,000**	**115,000**
	Year of construction (median)	1929	1954	1950
	House surface (sq. m.)	150	160	148
	Area of land (sq. m.)	390	390	390
STUDENCI	Sample size	9	13	15
	Average price (EUR)	**116,000**	**83,000**	**79,000**
	Year of construction (median)	1968	1966	1937
	House surface (sq. m.)	149	161	148
	Area of land (sq. m.)	430	480	470
KOROŠKA-VRATA	Sample size	5	7	9
	Average price (EUR)	**225,000**	**174,000**	**167,000**
	Year of construction (median)	1948	1912	1966
	House surface (sq. m.)	172	171	159
	Area of land (sq. m.)	630	500	300
RADVANJE	Sample size	11	9	8
	Average price (EUR)	**136,000**	**124,000**	**114,000**
	Year of construction (median)	1972	1979	1959
	House surface (sq. m.)	182	164	149
	Area of land (sq. m.)	540	590	510
CENTER-IVAN CANKAR	Sample size	13	19	8
	Average price (EUR)	**100,000**	**109,000**	**89,000**
	Year of construction (median)	1968	1964	1968
	House surface (sq. m.)	191	182	140
	Area of land (sq. m.)	730	730	820

Note: The areas were classified in descending order according to the sample size for 2017.

In addition to the Municipality of Maribor, another four municipalities in the Štajerska Region with the largest number of sales and purchases in terms of the size of the sample in 2017 were selected for the presentation of statistical indicators relating to the sales of family houses in the period 2015-2017.

TABLE 31:
Average prices and characteristics of flat, by selected municipalities, Štajerska region, 2015–2017

MUNICIPALITY	INDICATOR	2015	2016	2017
PTUJ	Sample size	69	97	85
	Average price (EUR/sq. m.)	**990**	**920**	**1,010**
	Year of construction (median)	1976	1975	1978
	Useful floor surface (sq. m.)	51	52	52
SLOVENSKA BISTRICA	Sample size	40	53	52
	Average price (EUR/sq. m.)	**980**	**990**	**1,090**
	Year of construction (median)	1986	1982	1994
	Useful floor surface (sq. m.)	56	54	55
RUŠE	Sample size	16	28	31
	Average price (EUR/sq. m.)	**850**	**860**	**940**
	Year of construction (median)	1978	1976	1980
	Useful floor surface (sq. m.)	49	55	46
HOČE-SLIVNICA	Sample size	4	8	4
	Average price (EUR/sq. m.)	**1,190**	**1,140**	**1,010**
	Year of construction (median)	1986	1994	1976
	Useful floor surface (sq. m.)	58	43	61

Note: The municipalities were classified in descending order according to the sample size for 2017.

In the municipalities of Ptuj, Slovenska Bistrica and Ruše a more than 20% increase in transactions in flats was recorded in 2017 compared to 2015; moreover there was also an increase in average prices of flats by a certain percentage. The average prices of flats in the analysed areas were lower by 10% than in Maribor.

TABLE 32:
Average prices and characteristics of family houses by selected municipalities, Štajerska Region, 2015–2017

MUNICIPALITY	INDICATOR	2015	2016	2017
PTUJ	Sample size	31	31	51
	Average price (EUR)	**62,000**	**89,000**	**78,000**
	Year of construction (median)	1969	1970	1971
	House surface (sq. m.)	119	170	145
	Area of land (sq. m.)	1,140	1,080	870
SLOVENSKA BISTRICA	Sample size	38	43	43
	Average price (EUR)	**85,000**	**74,000**	**95,000**
	Year of construction (median)	1980	1977	1983
	House surface (sq. m.)	151	149	169
	Area of land (sq. m.)	980	1,250	880
HOČE-SLIVNICA	Sample size	24	31	25
	Average price (EUR)	**78,000**	**93,000**	**90,000**
	Year of construction (median)	1982	1978	1985
	House surface (sq. m.)	159	164	148
	Area of land (sq. m.)	850	900	840
RUŠE	Sample size	9	19	11
	Average price (EUR)	**85,000**	**78,000**	**81,000**
	Year of construction (median)	1974	1974	1986
	House surface (sq. m.)	138	169	155
	Area of land (sq. m.)	910	780	1,210

Note: The municipalities were classified in descending order according to the sample size for 2017.

Transactions in family houses increased since 2015 in Ptuj and Slovenska Bistrica, while the prices of family houses including the appertaining land remained roughly unchanged during the past three years.

Other regional areas

The Savinja Region

The Savinja Region accounted for approximately 10% of the total transactions in flats and approximately 13% of the total transactions in family houses in Slovenia in 2017. In the past three years transactions in flats and family houses accounted for approximately 20% and 30% of residential property transactions, respectively.

TABLE 33:
The number of sales of flats and family houses recorded in the open market and at public auctions in the primary and the secondary markets and the size of samples for analysis, The Savinja Region, 2015–2017

THE SAVINJA REGION

YEAR	2015		2016		2017	
TYPE OF PROPERTY	NUMBER OF RECORDED SALES	SAMPLE SIZE	NUMBER OF RECORDED SALES	SAMPLE SIZE	NUMBER OF RECORDED SALES	SAMPLE SIZE
Flats	984	618	1,077	755	1,173	783
Houses	583	242	675	280	779	347

Notes:
- The information about the recorded number reveals the number of sales of flats and family houses in the open market and at public auctions recorded in the property market register.
- The information about the size of the sample reveals the number of sales of flats and family houses used in the market analysis and in the calculation of statistical indicators shown in the report.

There is almost no new construction in the Municipality of Celje with the exception of single family houses at the outskirts of the town; the project of implementing the strategy to develop the historic town centre, which also included the search for incentives to private investment in the town centre, continued.

In addition to the Municipality of Celje, another three municipalities in the Savinja region with the largest number of sales and purchases in terms of the size of the sample in 2017 were selected for the presentation of statistical indicators relating to the sales of family houses in the period 2015-2017.

TABLE 34:
Average prices and characteristics of flats by selected municipalities, The Savinja Region, 2015–2017

MUNICIPALITY	INDICATOR	2015	2016	2017
CELJE	Sample size	244	296	325
	Average price(EUR/sq. m.)	**1,050**	**1,130**	**1,140**
	Year of construction (median)	1971	1971	1969
	Useful floor surface (sq. m.)	52	54	51
VELENJE	Sample size	155	182	188
	Average price(EUR/sq. m.)	**1,010**	**1,020**	**1,050**
	Year of construction (median)	1975	1976	1974
	Useful floor surface (sq. m.)	54	55	54
SLOVENSKE KONJICE	Sample size	27	26	37
	Average price(EUR/sq. m.)	**980**	**1,020**	**980**
	Year of construction (median)	1980	1984	1985
	Useful floor surface (sq. m.)	57	56	53
ŽALEC	Sample size	26	56	33
	Average price(EUR/sq. m.)	**1,010**	**1,050**	**1,120**
	Year of construction (median)	1978	1975	1976
	Useful floor surface (sq. m.)	50	50	47

Note: The municipalities were classified in descending order according to the sample size for 2017.

Transactions in flats in the Municipality of Celje increased steadily in the past three years and accounted for approximately 33% of the total residential property transactions, while average prices increased by only about 8%. In the areas of Velenje and Slovenske Konjice the number of residential property transactions increased by more than 20%, while average prices remained at a similar level as in the previous period.

Average prices in Celje and Žalec were similar (about EUR 1,100.00/sq. m.). Average prices in Velenje were 10% lower, and in Slovenske Konjice 10% lower than in Velenje.

TABLE 35:
Average prices and characteristics of family houses by selected municipalities, The Savinja Region, 2015–2017

MUNICIPALITY	INDICATOR	2015	2016	2017
CELJE	Sample size	57	56	72
	Average price (EUR)	**91,000**	**98,000**	**100,000**
	Year of construction (median)	1963	1968	1964
	House surface (sq. m.)	144	156	151
	Area of land (sq. m.)	680	730	630
ŽALEC	Sample size	25	32	49
	Average price (EUR)	**83,000**	**83,000**	**111,000**
	Year of construction (median)	1971	1973	1975
	House surface (sq. m.)	156	162	158
	Area of land (sq. m.)	1,000	970	850
VELENJE	Sample size	17	30	20
	Average price (EUR)	**103,000**	**116,000**	**114,000**
	Year of construction (median)	1982	1976	1974
	House surface (sq. m.)	182	185	183
	Area of land (sq. m.)	800	650	660
SLOVENSKE KONJICE	Sample size	16	15	17
	Average price (EUR)	**70,000**	**84,000**	**58,000**
	Year of construction (median)	1974	1971	1968
	House surface (sq. m.)	146	184	145
	Area of land (sq. m.)	820	1,520	880

Note: The municipalities were classified in descending order according to the sample size for 2017.

In the areas of Celje and Žalec the number of transactions increased by more than 20% over the past three years, while average prices remained on a similar level as in the previous period.

The Gorenjska Region

The Gorenjska region accounted for a similar, i.e. 10% share of transactions in flats in Slovenia as the Savinja region. The Gorenjska region recorded the highest, a 37% increase in transactions in flats compared to all regional areas: in the period 2015-2017, the number of sales of flats increased from 778 to 1,074. In the past three years transactions in family houses in this region accounted for 9% of the total transactions in Slovenia and showed an increase of 49% compared to the other regions.

TABLE 36:
The number of sales of flats and family houses recorded in the open market and at public auctions in the primary and the secondary markets and the size of samples for analysis, The Gorenjska Region, 2015–2017

THE GORENJSKA REGION

YEAR	2015		2016		2017	
TYPE OF PROPERTY	NUMBER OF RECORDED SALES	SAMPLE SIZE	NUMBER OF RECORDED SALES	SAMPLE SIZE	NUMBER OF RECORDED SALES	SAMPLE SIZE
Flats	778	483	971	623	1,074	623
Houses	349	165	435	235	509	224

Notes:
- The information about the recorded number reveals the number of sales of flats and family houses in the open market and at public auctions recorded in the property market register.
- The information about the size of the sample reveals the number of sales of flats and family houses used in market analysis and in the calculation of statistical indicators shown in the report.

In addition to the Municipality of Kranj, another seven municipalities in the Gorenjska Region with the largest number of sales and purchases in terms of the size of the sample in 2017 were selected for the presentation of statistical indicators relating to the sales of family houses in the period 2015-2017.

TABLE 37:
Average prices and characteristics of flats by selected municipalities, Gorenjska Region, 2015–2017

MUNICIPALITY	INDICATOR	2015	2016	2017
KRANJ	Sample size	191	241	213
	Average price(EUR/sq. m.)	**1,550**	**1,610**	**1,690**
	Year of construction (median)	1975	1974	1972
	Useful floor surface (sq. m.)	50	50	52
JESENICE	Sample size	68	96	137
	Average price(EUR/sq. m.)	**1,010**	**1,040**	**1,060**
	Year of construction (median)	1964	1966	1969
	Useful floor surface (sq. m.)	50	49	52
KRANJSKA GORA	Sample size	31	23	55
	Average price(EUR/sq. m.)	**2,000**	**2,240**	**2,400**
	Year of construction (median)	1980	1990	1991
	Useful floor surface (sq. m.)	42	37	45
ŠKOFJA LOKA	Sample size	55	55	54
	Average price(EUR/sq. m.)	**1,550**	**1,620**	**1,660**
	Year of construction (median)	1978	1975	1977
	Useful floor surface (sq. m.)	49	50	52
TRŽIČ	Sample size	34	68	46
	Average price(EUR/sq. m.)	**1,180**	**1,080**	**1,170**
	Year of construction (median)	1968	1968	1964
	Useful floor surface (sq. m.)	45	52	51
RADOVLJICA	Sample size	45	66	45
	Average price(EUR/sq. m.)	**1,450**	**1,600**	**1,680**
	Year of construction (median)	1976	1977	1981
	Useful floor surface (sq. m.)	48	49	51
BOHINJ	Sample size	9	20	18
	Average price(EUR/sq. m.)	**1,970**	**1,440**	**1,560**
	Year of construction (median)	1986	1982	1980
	Useful floor surface (sq. m.)	39	47	43
BLED	Sample size	19	16	17
	Average price(EUR/sq. m.)	**1,580**	**1,730**	**2,020**
	Year of construction (median)	1974	1978	1982
	Useful floor surface (sq. m.)	48	51	53

Note: The municipalities were classified in descending order according to the sample size for 2017.

In the past three years transactions in flats and average prices of flats in Kranj increased by approximately 11% and 9%, respectively. In the past three years the relatively highest increase of 50% in transactions in flats in the Gorenjska Region was recorded in the area of the Municipality of Jesenice and Kranjska Gora, while average prices in Jesenice remained unchanged and rose by about 20% in the area of Kranjska Gora.

The highest average prices were recorded in Kranjska Gora (approximately EUR 2,400.00/sq. m.), but the size of the sample was small, followed by Kranj (approximately EUR 1,700.00/ sq. m.), Škofja Loka, Bohinj and Radovljica (approximately EUR 1,600.00 /sq. m.) and Bled (approximately EUR 2,000.00/sq. m.) It should be noted that the volume of sales was small.

TABLE 38:
Average prices and characteristics of family houses by selected municipalities, The Gorenjska Region, 2015–2017

MUNICIPALITY	INDICATOR	2015	2016	2017
KRANJ	Sample size	33	54	50
	Average price (EUR)	**149,000**	**148,000**	**158,000**
	Year of construction (median)	1980	1970	1974
	House surface (sq. m.)	191	184	195
	Area of land (sq. m.)	590	590	610
RADOVLJICA	Sample size	19	28	32
	Average price (EUR)	**161,000**	**131,000**	**148,000**
	Year of construction (median)	1970	1962	1975
	House surface (sq. m.)	178	185	191
	Area of land (sq. m.)	600	790	630
ŠKOFJA LOKA	Sample size	10	16	22
	Average price (EUR)	**129,000**	**109,000**	**159,000**
	Year of construction (median)	1972	1968	1968
	House surface (sq. m.)	192	173	169
	Area of land (sq. m.)	470	510	630
JESENICE	Sample size	23	10	20
	Average price (EUR)	**99,000**	**103,000**	**106,000**
	Year of construction (median)	1972	1976	1964
	House surface (sq. m.)	186	158	184
	Area of land (sq. m.)	770	730	860
BLED	Sample size	11	15	18
	Average price (EUR)	**174,000**	**237,000**	**301,000**
	Year of construction (median)	1972	1975	1972
	House surface (sq. m.)	162	198	205
	Area of land (sq. m.)	800	630	790
BOHINJ	Sample size	12	16	10
	Average price (EUR)	**159,000**	**173,000**	**202,000**
	Year of construction (median)	1964	1970	1975
	House surface (sq. m.)	125	126	99
	Area of land (sq. m.)	850	850	700
TRŽIČ	Sample size	11	18	10
	Average price (EUR)	**131,000**	**105,000**	**109,000**
	Year of construction (median)	1990	1974	1964
	House surface (sq. m.)	193	157	168
	Area of land (sq. m.)	800	600	590
KRANJSKA GORA	Sample size	5	17	7
	Average price (EUR)	**186,000**	**154,000**	**191,000**
	Year of construction (median)	1900	1976	1972
	House surface (sq. m.)	210	167	161
	Area of land (sq. m.)	1,160	810	490

Note: The municipalities were classified in descending order according to the sample size for 2017.

In the municipalities of Kranj, Radovljica, Bled and Škofja Loka a 50% increase in transactions in houses was recorded in the past three years, while the average prices of family houses including the appertaining land remained essentially unchanged. The size of the samples was relatively small.

The Coastal Region

The volume of sales of flats accounted for 7% of the total volume of sales of flats in Slovenia in 2017. The increase in sales of flats was relatively high, i.e. 32% in the past three years, and immediately followed that recorded in the Gorenjska Region (39%). In the past three years sales of family houses increased by 13%.

TABLE 39:
The number of sales of flats and family houses recorded in the open market and at public auctions in the primary and the secondary markets and the size of samples for analysis, The Coastal Region, 2015–2017

THE COASTAL REGION

YEAR	2015		2016		2017	
TYPE OF PROPERTY	NUMBER OF RECORDED SALES	SAMPLE SIZE	NUMBER OF RECORDED SALES	SAMPLE SIZE	NUMBER OF RECORDED SALES	SAMPLE SIZE
Flats	726	446	799	503	823	461
Houses	212	100	249	127	237	131

Notes:
- The information about the recorded number reveals the number of sales of flats and family houses in the open market and at public auctions recorded in the property market register.
- The information about the size of the sample reveals the number of sales of flats and family houses used in market analysis and in the calculation of statistical indicators shown in the report.

Most new build flats in Koper were sold. Flats in uncompleted housing projects also sold well. Average prices of new build flats in Koper were approximately EUR 2,150.00/sq. m.

All four municipalities of the Coastal Region were selected for the presentation of statistical indicators relating to the sales of flats and family houses in the period 2015-2017.

TABLE 40:
Average prices and characteristics of flats by selected municipalities, The Coastal Region, 2015–2017

MUNICIPALITY	INDICATOR	2015	2016	2017
KOPER	Sample size	184	250	201
	Average price(EUR/sq. m.)	**1,790**	**1,940**	**2,080**
	Year of construction (median)	1975	1975	1975
	Useful floor surface (sq. m.)	53	51	52
PIRAN	Sample size	131	143	133
	Average price(EUR/sq. m.)	**2,200**	**2,320**	**2,440**
	Year of construction (median)	1971	1970	1967
	Useful floor surface (sq. m.)	47	53	49
IZOLA	Sample size	96	87	99
	Average price(EUR/sq. m.)	**2,030**	**2,220**	**2,210**
	Year of construction (median)	1973	1972	1980
	Useful floor surface (sq. m.)	48	51	51
ANKARAN	Sample size	35	23	28
	Average price(EUR/sq. m.)	**2,160**	**2,100**	**2,170**
	Year of construction (median)	1989	1990	1988
	Useful floor surface (sq. m.)	49	50	42

Note: The municipalities were classified in descending order according to the sample size for 2017.

Sales of flats in the Municipality of Koper increased by 9% in the past three years. In Koper the prices of flats averaged approximately EUR 2,100.00/sq. m. and represented a 16% increase for the past three years. Average prices in Piran were approximately EUR 2,400.00/sq. m., and in Izola and Ankaran approximately EUR 2,200.00/sq. m., and representing a 10% increase in said period, but no increase in sales was recorded in these municipalities.

TABLE 41:
Average prices and characteristics of family houses by selected municipalities, The Coastal Region, 2015–2017

MUNICIPALITY	INDICATOR	2015	2016	2017
KOPER	Sample size	61	70	82
	Average price (EUR)	**143,000**	**143,000**	**156,000**
	Year of construction (median)	1959	1968	1966
	House surface (sq. m.)	138	134	141
	Area of land (sq. m.)	620	420	490
PIRAN	Sample size	21	37	29
	Average price (EUR)	**275,000**	**343,000**	**360,000**
	Year of construction (median)	1972	1970	1976
	House surface (sq. m.)	159	167	176
	Area of land (sq. m.)	750	630	610
IZOLA	Sample size	12	16	16
	Average price (EUR)	**302,000**	**204,000**	**221,000**
	Year of construction (median)	1972	1950	1974
	House surface (sq. m.)	219	154	129
	Area of land (sq. m.)	530	370	330
ANKARAN	Sample size	6	4	4
	Average price (EUR)	**218,000**	**173,000**	**179,000**
	Year of construction (median)	1976	1937	1972
	House surface (sq. m.)	142	147	164
	Area of land (sq. m.)	690	210	300

Note: The municipalities were classified in descending order according to the sample size for 2017.

The supply of family houses on the Slovenian coast was small, which resulted in relatively low and essentially unchanged sales of family houses including the appertaining land. Prices exceeding one million euros were achieved for family houses in prestigious locations, but there were very few houses sold at that price.

The Dolenjska Region

In the past three years the increase in transactions in flats and family houses in the Dolenjska Region was relatively high: approximately 31% in transactions with flats and 40% in transactions with family houses.

TABLE 42:
The number of sales of flats and family houses recorded in the open market and at public auctions in the primary and the secondary markets and the size of samples for analysis, The Dolenjska Region, 2015–2017

THE DOLENJSKA REGION

YEAR	2015		2016		2017	
TYPE OF PROPERTY	NUMBER OF RECORDED SALES	SAMPLE SIZE	NUMBER OF RECORDED SALES	SAMPLE SIZE	NUMBER OF RECORDED SALES	SAMPLE SIZE
Flats	355	229	367	263	465	337
Houses	303	148	410	234	402	218

Notes:
- The information about the recorded number reveals the number of sales of flats and family houses in the open market and at public auctions recorded in the property market register.
- The information about the size of the sample reveals the number of sales of flats and family houses used in market analysis and in the calculation of statistical indicators shown in the report.

The supply of new build flats in the Dolenjska Region was modest: only a few dozen flats in Novo mesto and Krško.
In addition to the Municipality of Novo mesto, another three municipalities in Dolenjska region with the largest number of sales and purchases in terms of the size of the sample in 2017 were selected for the presentation of statistical indicators relating to the sales of family houses in the period 2015-2017.

TABLE 43:
Average prices and characteristics of flats by selected municipalities, The Dolenjska Region, 2015–2017

MUNICIPALITY	INDICATOR	2015	2016	2017
NOVO MESTO	Sample size	108	121	154
	Average price(EUR/sq. m.)	**1,240**	**1,270**	**1,370**
	Year of construction (median)	1978	1976	1978
	Useful floor surface (sq. m.)	47	53	50
KOČEVJE	Sample size	28	34	40
	Average price(EUR/sq. m.)	**950**	**880**	**930**
	Year of construction (median)	1966	1966	1967
	Useful floor surface (sq. m.)	50	48	48
ČRNOMELJ	Sample size	24	23	39
	Average price(EUR/sq. m.)	**720**	**750**	**850**
	Year of construction (median)	1977	1970	1973
	Useful floor surface (sq. m.)	54	46	49
TREBNJE	Sample size	22	28	34
	Average price(EUR/sq. m.)	**1,150**	**1,190**	**1,270**
	Year of construction (median)	1992	1982	1978
	Useful floor surface (sq. m.)	57	52	49

Note: The municipalities were classified in descending order according to the sample size for 2017.

Transactions of flats increased by 40% in all the analysed municipalities, i.e. in Novo mesto, Črnomelj and Trebnje. The approximate average prices in Novo mesto were EUR 1,400.00/sq. m., representing a 10% increase over the past three years, followed in 2017 by Trebnje (EUR 1,300.00/sq. m.) and Kočevje and Črnomelj with a small sample size (EUR 900.00/sq. m.).

TABLE 44:
Average prices and characteristics of family houses by selected municipalities, The Dolenjska Region, 2015–2017

MUNICIPALITY	INDICATOR	2015	2016	2017
NOVO MESTO	Sample size	38	44	62
	Average price (EUR)	**87,000**	**92,000**	**104,000**
	Year of construction (median)	1974	1979	1975
	House surface (sq. m.)	131	152	180
	Area of land (sq. m.)	1,200	1,100	1,110
ČRNOMELJ	Sample size	14	26	27
	Average price (EUR)	**60,000**	**51,000**	**61,000**
	Year of construction (median)	1972	1973	1974
	House surface (sq. m.)	164	143	163
	Area of land (sq. m.)	1,120	1,630	1,280
TREBNJE	Sample size	15	23	25
	Average price (EUR)	**64,000**	**71,000**	**71,000**
	Year of construction (median)	1981	1975	1976
	House surface (sq. m.)	115	130	131
	Area of land (sq. m.)	1,210	1,330	1,240
KOČEVJE	Sample size	8	20	15
	Average price (EUR)	**63,000**	**83,000**	**80,000**
	Year of construction (median)	1958	1976	1957
	House surface (sq. m.)	134	166	176
	Area of land (sq. m.)	580	1,230	790

Note: The municipalities were classified in descending order according to the sample size for 2017.

The increase in transactions in family houses was similar to the increase in transactions in flats in all the four municipalities; however the size of the samples was relatively small.

The Posavje Region

The Posavje Region accounted for 4% of the sales of flats and 6% of the sales of family houses in Slovenia. There was a slight upward trend (11%) in sales of flats in the past three years, while there was a considerable increase in sales of family houses (50%): from 269 sales in 2015 to 393 sales in 207.

TABLE 45:
The number of sales of flats and family houses recorded in the open market and at public auctions in the primary and the secondary markets and the size of samples for analysis, The Posavje region, 2015–2017

THE POSAVJE REGION

YEAR	2015		2016		2017	
TYPE OF PROPERTY	NUMBER OF RECORDED SALES	SAMPLE SIZE	NUMBER OF RECORDED SALES	SAMPLE SIZE	NUMBER OF RECORDED SALES	SAMPLE SIZE
Flats	396	250	404	297	439	322
Houses	269	111	293	135	393	218

Notes:
- The information about the recorded number reveals the number of sales of flats and family houses in the open market and at public auctions recorded in the property market register.
- The information about the size of the sample reveals the number of sales of flats and family houses used in market analysis and in the calculation of statistical indicators shown in the report.

All the three municipalities of the Zasavje Region and three municipalities from the Spodnjesavska Region (Brežice, Krško and Sevnica) with the most active housing market with regard to the size of the sample in 2017 were selected for the presentation of statistical indicators relating to the sales of flats and family houses in the period 2015-2017.

TABLE 46:
Average prices and characteristics of flats by selected municipalities, The Posavje Region, 2015–2017

MUNICIPALITY	INDICATOR	2015	2016	2017
TRBOVLJE	Sample size	84	89	98
	Average price(EUR/sq. m.)	**710**	**660**	**750**
	Year of construction (median)	1962	1962	1965
	Useful floor surface (sq. m.)	51	46	52
KRŠKO	Sample size	32	43	51
	Average price(EUR/sq. m.)	**870**	**870**	**860**
	Year of construction (median)	1978	1978	1978
	Useful floor surface (sq. m.)	53	55	52
BREŽICE	Sample size	32	48	46
	Average price(EUR/sq. m.)	**910**	**950**	**1,010**
	Year of construction (median)	1961	1971	1964
	Useful floor surface (sq. m.)	45	50	51
ZAGORJE OB SAVI	Sample size	50	42	43
	Average price(EUR/sq. m.)	**690**	**850**	**880**
	Year of construction (median)	1960	1972	1969
	Useful floor surface (sq. m.)	52	54	49
HRASTNIK	Sample size	18	30	36
	Average price(EUR/sq. m.)	**670**	**610**	**630**
	Year of construction (median)	1962	1968	1964
	Useful floor surface (sq. m.)	48	55	49
SEVNICA	Sample size	24	34	28
	Average price(EUR/sq. m.)	**800**	**760**	**850**
	Year of construction (median)	1976	1975	1977
	Useful floor surface (sq. m.)	54	45	48

Note: The municipalities were classified in descending order according to the sample size for 2017.

The largest average volume of sales in the Posavje Region was recorded in the Municipality of Trbovlje. There were no significant changes in the market in flats in the Posavje Region in the past three years. An increased volume of sales was recorded only in the municipalities of Krško, Brežice and Hrastnik.

TABLE 47:
Average prices and characteristics of family houses by selected municipalities, The Posavje Region, 2015–2017

MUNICIPALITY	INDICATOR	2015	2016	2017
BREŽICE	Sample size	39	47	71
	Average price (EUR)	**61,000**	**56,000**	**54,000**
	Year of construction (median)	1978	1980	1979
	House surface (sq. m.)	148	117	127
	Area of land (sq. m.)	1,010	1,190	1,380
KRŠKO	Sample size	24	26	47
	Average price (EUR)	**58,000**	**66,000**	**59,000**
	Year of construction (median)	1968	1973	1973
	House surface (sq. m.)	145	164	141
	Area of land (sq. m.)	1,560	1,020	1,450
SEVNICA	Sample size	14	22	33
	Average price (EUR)	**55,000**	**54,000**	**47,000**
	Year of construction (median)	1970	1969	1970
	House surface (sq. m.)	166	128	131
	Area of land (sq. m.)	1,370	1,630	1,610
TRBOVLJE	Sample size	10	6	19
	Average price (EUR)	**64,000**	**51,000**	**74,000**
	Year of construction (median)	1968	1966	1950
	House surface (sq. m.)	166	139	182
	Area of land (sq. m.)	810	270	800
ZAGORJE OB SAVI	Sample size	15	9	18
	Average price (EUR)	**72,000**	**50,000**	**76,000**
	Year of construction (median)	1975	1955	1970
	House surface (sq. m.)	172	136	185
	Area of land (sq. m.)	760	750	890
HRASTNIK	Sample size	6	13	14
	Average price (EUR)	**64,000**	**59,000**	**48,000**
	Year of construction (median)	1968	1969	1958
	House surface (sq. m.)	175	177	119
	Area of land (sq. m.)	1,100	680	790

Note: The municipalities were classified in descending order according to the sample size for 2017.

The Posavje Region recorded a significant increase in market transactions in family houses: transactions in family houses including the appertaining land showed an increase in all the selected municipalities; this is understandable, since both the housing stock, i.e. the supply, and the interest in new build houses are relatively modest.

The Gorica Region

The volume of market transactions in flats and family houses in the Gorica Region is relatively modest and accounted only for 3% and 7% of the Slovenian housing market, respectively. However, transactions in both flats and family houses increased significantly in the past three years by 30% and 70%, respectively. The average increase in market transactions in family houses in the Gorica Region was at a record high compared to other regions: it rose from 245 sales in 2015 to 406 sales in 2017.

TABLE 48:
The number of sales of flats and family houses recorded in the open market and at public auctions in the primary and the secondary markets and the size of samples for analysis, The Gorica Region, 2015–2017

THE GORICA REGION

YEAR	2015		2016		2017	
TYPE OF PROPERTY	NUMBER OF RECORDED SALES	SAMPLE SIZE	NUMBER OF RECORDED SALES	SAMPLE SIZE	NUMBER OF RECORDED SALES	SAMPLE SIZE
Flats	288	194	326	203	374	239
Houses	245	119	321	155	406	175

Notes:
- The information about the recorded number reveals the number of sales of flats and family houses in the open market and at public auctions recorded in the property market register.
- The information about the size of the sample reveals the number of sales of flats and family houses used in market analysis and in the calculation of statistical indicators shown in the report.

In addition to the Municipality of Nova Gorica, another three municipalities in the Gorica Region with the largest number of sales and purchases in terms of the size of the sample in 2017 were selected for the presentation of statistical indicators relating to the sales of family houses in the period 2015-2017.

TABLE 49:
Average prices and characteristics of flats by selected municipalities, The Gorica Region, 2015–2017

MUNICIPALITY	INDICATOR	2015	2016	2017
NOVA GORICA	Sample size	91	91	117
	Average price(EUR/sq. m.)	**1,480**	**1,400**	**1,560**
	Year of construction (median)	1975	1973	1975
	Useful floor surface (sq. m.)	52	58	54
AJDOVŠČINA	Sample size	29	23	44
	Average price(EUR/sq. m.)	**1,180**	**1,180**	**1,260**
	Year of construction (median)	1978	1976	1974
	Useful floor surface (sq. m.)	48	51	49
IDRIJA	Sample size	24	38	25
	Average price(EUR/sq. m.)	**1,000**	**950**	**1,020**
	Year of construction (median)	1973	1970	1971
	Useful floor surface (sq. m.)	48	52	49
TOLMIN	Sample size	16	18	12
	Average price(EUR/sq. m.)	**1,120**	**950**	**1,070**
	Year of construction (median)	1976	1981	1956
	Useful floor surface (sq. m.)	54	47	53

Note: The municipalities were classified in descending order according to the sample size for 2017.

An increase in transactions in flats was also recorded in the municipalities of Nova Gorica and Ajdovščina. The average prices of flats were approximately EUR 1,500.00/sq. m.in Nova Gorica, approximately EUR 1,200.00/sq. m. in Ajdovščina and approximately EUR 1,100.00/sq. m. in Idrija and Tolmin. Average prices rose by a few percent in the aforementioned municipalities over the past three years.

TABLE 50:
Average prices and characteristics of family houses by selected municipalities, The Gorica Region, 2015–2017

MUNICIPALITY	INDICATOR	2015	2016	2017
NOVA GORICA	Sample size	29	34	39
	Average price (EUR)	**108,000**	**94,000**	**108,000**
	Year of construction (median)	1952	1922	1964
	House surface (sq. m.)	141	147	146
	Area of land (sq. m.)	510	810	800
AJDOVŠČINA	Sample size	19	36	30
	Average price (EUR)	**67,000**	**89,000**	**75,000**
	Year of construction (median)	1873	1962	1946
	House surface (sq. m.)	136	139	149
	Area of land (sq. m.)	400	480	680
TOLMIN	Sample size	16	22	19
	Average price (EUR)	**60,000**	**51,000**	**62,000**
	Year of construction (median)	1928	1924	1963
	House surface (sq. m.)	128	142	125
	Area of land (sq. m.)	570	460	770
IDRIJA	Sample size	9	11	9
	Average price (EUR)	**49,000**	**62,000**	**84,000**
	Year of construction (median)	1926	1963	1975
	House surface (sq. m.)	134	152	172
	Area of land (sq. m.)	780	1,160	1,380

Note: The municipalities were classified in descending order according to the sample size for 2017.

The size of the sample of family houses including the appertaining land is small. The increase in sales of family houses was relatively evenly distributed across the Gorica Region, which means that the relatively large increase in the number of family houses sold in the past three years was evenly distributed across all municipalities of the Gorica Region, not only in the selected four municipalities.

The Pomurje Region

No major new build housing projects had been undertaken in Murska Sobota since 2008, when three apartment blocks with a total of 150 flats were built. The construction of two villa apartment blocks with twenty flats was completed in 2017. The supply and demand for housing was small, as shown by the small size of samples.

TABLE 51:
The number of sales of flats and family houses recorded in the open market and at public auctions in the primary and the secondary markets and the size of samples for analysis, The Pomurje Region, 2015–2017

THE POMURJE REGION

YEAR	2015		2016		2017	
TYPE OF PROPERTY	NUMBER OF RECORDED SALES	SAMPLE SIZE	NUMBER OF RECORDED SALES	SAMPLE SIZE	NUMBER OF RECORDED SALES	SAMPLE SIZE
Flats	197	135	208	144	215	155
Hiše	349	181	378	185	493	201

Notes:
- The information about the recorded number reveals the number of sales of flats and family houses in the open market and at public auctions recorded in the property market register.
- The information about the size of the sample reveals the number of sales of flats and family houses used in market analysis and in the calculation of statistical indicators shown in the report.

The Pomurje Region accounted for only 2% and 8% of the total transactions in flats and family houses in Slovenia, respectively. In the past three years there were no significant changes in transactions in flats, but there was a considerable increase in transactions in family houses of approximately 40%.
In addition to the Municipality of Murska Sobota, another three municipalities in the Pomurje Region with the largest number of sales and purchases in terms of the size of the sample in 2017 were selected for the presentation of statistical indicators relating to the sales of flats and family houses in the period 2015-2017.

TABLE 52:
Average prices and characteristics of flats by selected municipalities, The Pomurje Region, 2015–2017

MUNICIPALITY	INDICATOR	2015	2016	2017
MURSKA SOBOTA	Sample size	67	61	73
	Average price(EUR/sq. m.)	**880**	**900**	**940**
	Year of construction (median)	1976	1975	1976
	Useful floor surface (sq. m.)	48	53	47
GORNJA RADGONA	Sample size	12	17	27
	Average price(EUR/sq. m.)	**790**	**760**	**860**
	Year of construction (median)	1979	1978	1980
	Useful floor surface (sq. m.)	52	46	51
LENDAVA	Sample size	15	18	16
	Average price(EUR/sq. m.)	**590**	**640**	**780**
	Year of construction (median)	1968	1976	1978
	Useful floor surface (sq. m.)	48	54	49
LJUTOMER	Sample size	17	20	14
	Average price(EUR/sq. m.)	**770**	**860**	**910**
	Year of construction (median)	1983	1976	1966
	Useful floor surface (sq. m.)	53	53	54

Note: The municipalities were classified in descending order according to the sample size for 2017.

There have been no changes in transactions in flats in the Pomurje Region in the past few years and average prices have risen by several percent. The average prices of flats were approximately EUR 900.00/sq. m. in Murska Sobota and Ljutomer, and approximately EUR 800.00/sq. m. in Lendava and Gornja Radgona.

TABLE 53:
Average prices and characteristics of family houses by selected municipalities, The Pomurje Region, 2015–2017

MUNICIPALITY	INDICATOR	2015	2016	2017
MURSKA SOBOTA	Sample size	22	28	36
	Average price (EUR)	**78,000**	**67,000**	**77,000**
	Year of construction (median)	1970	1966	1966
	House surface (sq. m.)	137	156	184
	Area of land (sq. m.)	660	910	810
GORNJA RADGONA	Sample size	15	14	19
	Average price (EUR)	**47,000**	**57,000**	**62,000**
	Year of construction (median)	1950	1981	1980
	House surface (sq. m.)	148	152	181
	Area of land (sq. m.)	1,540	1,840	1,190
LENDAVA	Sample size	26	26	16
	Average price (EUR)	**35,000**	**36,000**	**49,000**
	Year of construction (median)	1956	1960	1968
	House surface (sq. m.)	112	110	175
	Area of land (sq. m.)	1,260	1,510	1,650
LJUTOMER	Sample size	15	19	13
	Average price (EUR)	**55,000**	**53,000**	**52,000**
	Year of construction (median)	1973	1965	1961
	House surface (sq. m.)	162	142	132
	Area of land (sq. m.)	1,990	1,350	1,480

Note: The municipalities were classified in descending order according to the sample size for 2017.

There are very many small municipalities in the Pomurje Region with a fairly even distribution of house sales, but the size of the samples of house sales by municipality is relatively small.

The Koroška Region

The Koroška Region accounted for 3% and 2% of the total transactions in flats and family houses, respectively, which made it one of the smaller regions in Slovenia in terms of property market transactions. In the past three years transactions in flats and family houses increased by approximately 13% and 30%, respectively. The size of the sample was relatively small.

TABLE 54:
The number of sales of flats and family houses recorded in the open market and at public auctions in the primary and the secondary markets and the size of samples for analysis, The Koroška Region, 2015–2017

THE KOROŠKA REGION

YEAR	2015		2016		2017	
TYPE OF PROPERTY	NUMBER OF RECORDED SALES	SAMPLE SIZE	NUMBER OF RECORDED SALES	SAMPLE SIZE	NUMBER OF RECORDED SALES	SAMPLE SIZE
Stanovanja	274	138	273	164	311	179
Hiše	94	38	148	63	134	69

Notes:
- The information about the recorded number reveals the number of sales of flats and family houses in the open market and at public auctions recorded in the property market register.
- The information about the size of the sample reveals the number of sales of flats and family houses used in market analysis and in the calculation of statistical indicators shown in the report.

In addition to the Municipality of Slovenj Gradec, another three municipalities in the Koroška Region with the largest number of sales and purchases in terms of the size of the sample in 2017 were selected for the presentation of statistical indicators relating to the sales of family houses in the period 2015-2017.

TABLE 55:
Average prices and structure of resale flats by selected municipalities, The Koroška Region, 2015–2017

MUNICIPALITY	INDICATOR	2015	2016	2017
SLOVENJ GRADEC	Sample size	30	33	36
	Average price(EUR/sq. m.)	**1,010**	**1,120**	**1,160**
	Year of construction (median)	1976	1977	1976
	Useful floor surface (sq. m.)	51	60	54
RAVNE NA KOROŠKEM	Sample size	46	51	58
	Average price(EUR/sq. m.)	**900**	**920**	**970**
	Year of construction (median)	1974	1974	1968
	Useful floor surface (sq. m.)	54	53	53
DRAVOGRAD	Sample size	18	15	26
	Average price(EUR/sq. m.)	**860**	**870**	**890**
	Year of construction (median)	1980	1970	1980
	Useful floor surface (sq. m.)	51	52	54
PREVALJE	Sample size	17	16	19
	Average price(EUR/sq. m.)	**880**	**900**	**850**
	Year of construction (median)	1974	1978	1971
	Useful floor surface (sq. m.)	54	54	62

Opomba: Občine so razvrščene padajoče po velikosti vzorca za leto 2017.

A slight increase in transactions in flats was observed in all the analysed municipalities, while average prices remained on a similar level during the past three years. The average prices of flats were approximately EUR 1,100.00/sq. m. in Slovenj Gradec and approximately EUR 900.00/sq. m. in Ravne na Koroškem, Dravograd and Prevalje.

TABLE 56:
Average prices and characteristics of family houses by selected municipalities, The Koroška Region, 2015–2017

MUNICIPALITY	INDICATOR	2015	2016	2017
SLOVENJ GRADEC	Sample size	8	10	10
	Average price (EUR)	**111,000**	**112,000**	**89,000**
	Year of construction (median)	1980	1976	1984
	House surface (sq. m.)	200	183	148
	Area of land (sq. m.)	1,120	610	810
RAVNE NA KOROŠKEM	Sample size	3	5	17
	Average price (EUR)	**115,000**	**123,000**	**99,000**
	Year of construction (median)	1982	1983	1970
	House surface (sq. m.)	212	194	180
	Area of land (sq. m.)	370	1,100	510
PREVALJE	Sample size	8	10	11
	Average price (EUR)	**85,000**	**98,000**	**100,000**
	Year of construction (median)	1965	1970	1980
	House surface (sq. m.)	201	220	203
	Area of land (sq. m.)	820	960	1,050
DRAVOGRAD	Sample size	4	10	8
	Average price (EUR)	**72,000**	**91,000**	**74,000**
	Year of construction (median)	1976	1989	1970
	House surface (sq. m.)	113	175	134
	Area of land (sq. m.)	1,670	850	740

Opomba: Občine so razvrščene padajoče po velikosti vzorca za leto 2017.

Transactions in family houses increased like in most other regions, while the size of the sample remained small.

The Notranjska Region

Transactions in flats and family houses in the Notranjska Region accounted for approximately 2% of the total residential property transactions in Slovenia. Transactions in flats in the Notranjska Region slightly declined over the past few years, making it the only region in Slovenia where transactions in flats in Slovenia declined in the past three years, while transactions in family houses slightly increased. The size of the samples was relatively small.

TABLE 57:
The number of sales of flats and family houses recorded in the open market and at public auctions in the primary and the secondary markets and the size of samples for analysis, The Notranjska Region, 2015–2017

THE NOTRANJSKA REGION

YEAR	2015		2016		2017	
TYPE OF PROPERTY	NUMBER OF RECORDED SALES	SAMPLE SIZE	NUMBER OF RECORDED SALES	SAMPLE SIZE	NUMBER OF RECORDED SALES	SAMPLE SIZE
Flats	211	136	202	140	194	160
Houses	104	41	104	50	126	64

Notes:
- The information about the recorded number reveals the number of sales of flats and family houses in the open market and at public auctions recorded in the property market register.
- The information about the size of the sample reveals the number of sales of flats and family houses used in market analysis and in the calculation of statistical indicators shown in the report.

In addition to the Municipality of Postojna, another three municipalities in the Notranjska Region with the largest number of sales and purchases in terms of the size of the sample in 2017 were selected for the presentation of statistical indicators relating to the sales of family houses in the period 2015-2017.

TABLE 58:
Average prices and characteristics of flats by selected municipalities, The Notranjska Region, 2015–2017

MUNICIPALITY	INDICATOR	2015	2016	2017
POSTOJNA	Sample size	77	71	91
	Average price(EUR/sq. m.)	**990**	**1,070**	**1,160**
	Year of construction (median)	1973	1974	1975
	Useful floor surface (sq. m.)	55	53	54
ILIRSKA BISTRICA	Sample size	24	20	31
	Average price(EUR/sq. m.)	**730**	**910**	**740**
	Year of construction (median)	1974	1971	1972
	Useful floor surface (sq. m.)	55	56	59
PIVKA	Sample size	12	14	20
	Average price(EUR/sq. m.)	**710**	**760**	**820**
	Year of construction (median)	1970	1970	1976
	Useful floor surface (sq. m.)	45	52	51
CERKNICA	Sample size	23	32	16
	Average price(EUR/sq. m.)	**1,040**	**1,060**	**1,130**
	Year of construction (median)	1982	1982	1984
	Useful floor surface (sq. m.)	51	50	49

Note: The municipalities were classified in descending order according to the sample size for 2017.

The average volume of transactions increased in the municipalities of Postojna, Ilirska Bistrica and Pivka and decreased in the municipalities of Cerknica, Bloke and Loška dolina. The average prices of flats were approximately EUR 1,100.00/sq. m. in Postojna and Cerknica, and approximately EUR 800.00/sq. m. in Pivka and Ilirska Bistrica, which was the lowest average price of flats in the country.

TABLE 59:
Average prices and characteristics of family houses by selected municipalities, The Notranjska Region, 2015–2017

MUNICIPALITY	INDICATOR	2015	2016	2017
POSTOJNA	Sample size	14	14	25
	Average price (EUR)	**69,000**	**98,000**	**106,000**
	Year of construction (median)	1944	1936	1963
	House surface (sq. m.)	180	159	177
	Area of land (sq. m.)	950	1,090	700
CERKNICA	Sample size	10	14	16
	Average price (EUR)	**76,000**	**68,000**	**69,000**
	Year of construction (median)	1962	1952	1952
	House surface (sq. m.)	146	158	151
	Area of land (sq. m.)	900	630	960
ILIRSKA BISTRICA	Sample size	9	13	15
	Average price (EUR)	**54,000**	**64,000**	**72,000**
	Year of construction (median)	1910	1948	1964
	House surface (sq. m.)	121	163	190
	Area of land (sq. m.)	860	760	840
PIVKA	Sample size	2	6	6
	Average price (EUR)	**78,000**	**59,000**	**76,000**
	Year of construction (median)	1960	1946	1954
	House surface (sq. m.)	188	123	147
	Area of land (sq. m.)	980	540	1,350

Note: The municipalities were classified in descending order according to the sample size for 2017.

The Karst Region

The lowest market share for flats and family houses in Slovenia was recorded in the Karst Region, i.e. 1% and 2%, respectively. In the past three years the volume of transactions in flats remained unchanged, while the volume of transactions in family houses showed an increase in a very small sample.

TABLE 60:
The number of sales of flats and family houses recorded in the open market and at public auctions in the primary and the secondary markets and the size of samples for analysis, The Karst Region, 2015–2017

THE KARST REGION

YEAR	2015		2016		2017	
TYPE OF PROPERTY	NUMBER OF RECORDED SALES	SAMPLE SIZE	NUMBER OF RECORDED SALES	SAMPLE SIZE	NUMBER OF RECORDED SALES	SAMPLE SIZE
Flats	116	67	124	69	116	79
Houses	79	35	98	49	93	41

Notes:
- The information about the recorded number reveals the number of sales of flats and family houses in the open market and at public auctions recorded in the property market register.
- The information about the size of the sample reveals the number of sales of flats and family houses used in market analysis and in the calculation of statistical indicators shown in the report.

All four municipalities of the Karst Region were selected for the presentation of statistical indicators relating to the sales of flats and family houses in the period 2015-2017.

TABLE 61:
Average prices and characteristics of flats by selected municipalities, The Karst Region, 2015–2017

MUNICIPALITY	INDICATOR	2015	2016	2017
SEŽANA	Sample size	48	49	56
	Average price(EUR/sq. m.)	**1,310**	**1,360**	**1,450**
	Year of construction (median)	1976	1978	1972
	Useful floor surface (sq. m.)	52	52	45
DIVAČA	Sample size	14	13	16
	Average price(EUR/sq. m.)	**1,090**	**1,050**	**1,340**
	Year of construction (median)	1959	1980	2004
	Useful floor surface (sq. m.)	48	57	56
HRPELJE-KOZINA	Sample size	4	7	7
	Average price(EUR/sq. m.)	**1,400**	**1,110**	**1,530**
	Year of construction (median)	1960	1979	2009
	Useful floor surface (sq. m.)	50	56	49

Note: The municipalities were classified in descending order according to the sample size for 2017.

TABLE 62:
Average prices and characteristics of family houses by selected municipalities, The Karst Region, 2015–2017

MUNICIPALITY	INDICATOR	2015	2016	2017
SEŽANA	Sample size	16	26	19
	Average price (EUR)	**125,000**	**140,000**	**129,000**
	Year of construction (median)	1948	1895	1930
	House surface (sq. m.)	164	167	176
	Area of land (sq. m.)	640	910	850
KOMEN	Sample size	7	8	10
	Average price (EUR)	**109,000**	**94,000**	**77,000**
	Year of construction (median)	1957	1855	1881
	House surface (sq. m.)	164	156	119
	Area of land (sq. m.)	790	590	370
DIVAČA	Sample size	5	7	7
	Average price (EUR)	**93,000**	**97,000**	**85,000**
	Year of construction (median)	1914	1926	1903
	House surface (sq. m.)	216	144	183
	Area of land (sq. m.)	620	800	460
HRPELJE-KOZINA	Sample size	7	8	5
	Average price (EUR)	**125,000**	**108,000**	**104,000**
	Year of construction (median)	1979	1954	1991
	House surface (sq. m.)	229	141	154
	Area of land (sq. m.)	1,010	960	460

Note: The municipalities were classified in descending order according to the sample size for 2017.

Surveying and Mapping Authority of the Republic of Slovenia
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