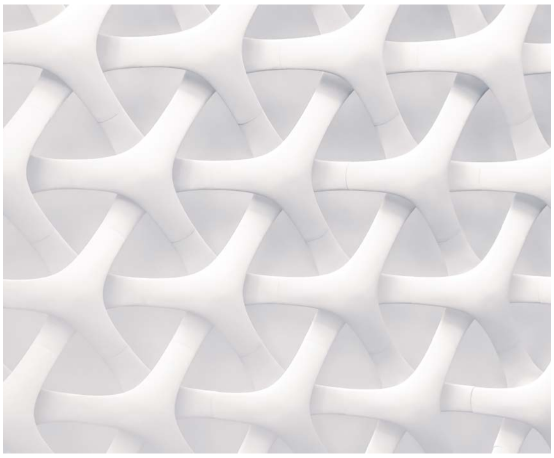
REPORT

ON THE SLOVENIAN PROPERTY MARKET 2019

SURVEYING AND MAPPING AUTHORITY OF THE REPUBLIC OF SLOVENIA
MAY 2020



EXPLANATION OF METHODOLOGY

Source of data

The report is based on data from the Property Market Register submitted to the register by persons determined by law by 20 February 2020. Data on the concluded sales transactions subject to the property transfer tax is sent to the Property Market Register by the Financial Administration of the Republic of Slovenia (FURS), while the data on transactions taxable with value added tax (VAT) are sent by sellers. The sale of new buildings and parts of buildings, and building land sold by VAT-registered persons is taxable with VAT. The sale of existing buildings and parts of buildings, and land by VAT-registered persons may be taxable with VAT if it is agreed that VAT will be charged when selling the property in question.

FURS sends data on the concluded transactions for which a property transfer tax return was filed in the previous months by the 15th day of the month. Sellers must send data on the transactions concluded in the previous month by the 15th day of the month.

Due to normal delays when submitting property transfer tax returns and delays or late reporting on concluded transactions for which VAT was charged, the data on the scope of recorded sales transactions in the report is temporary. The data in the next report may show, particularly for the last year and the year before, an increase in the number and value of transactions, which may be statistically significant.

Due to inconsistent reporting of sellers on transactions subject to VAT, the data capture in the Property Market Register is not complete. However, we estimate that the Property Market Register includes at least 95 per cent of all sales transactions concluded in the Slovenian property market. Therefore, the number of recorded sales usually shows a strong correlation with the number of property sales actually carried out.

Analysis areas

The reports addresses the property market by market and administrative analysis areas. Market analysis areas were determined on the basis of market analyses and include areas where the property markets are characterised by similar laws of supply and demand for a certain property type. Administrative areas were determined on the basis of the administrative borders of spatial units (municipalities, settlements, districts) as maintained in the Register of Spatial Units.

Analytics of property trading volume

The subject of each sales transaction or sales contract may be one or more similar or different properties or parts of buildings and plots for which a total contractual price was provided. The value of a transaction is the contractual price including VAT if charged.

To show the value and number of sales transactions, all recorded property transactions (sales contracts) concluded in the free market, at voluntary public auctions, through public sales in enforcement and bankruptcy proceedings, transactions between natural or legal persons, and financial leasing were taken into account.

To show the volume of sales by individual property types, we provide the data for residential and commercial property on the number of all parts of buildings (each building has at least one part) for individual property types that were the subject of all recorded concluded transactions or contracts during a certain period. We provide the data for land by land types on the number of plots (a plot is one or more connected plots of the same type) and the data on the total size of plots that were the subject of all recorded concluded transactions or contracts during a certain period.

Property price analytics

In the report, only reviewed and verified data was used for market analyses, and to calculate prices and other statistical indicators. Experts at the Mass Real Estate Valuation Office review all recorded sales transactions, enhance this with data collected during field visits to sold properties, and prepare them for further processing. Only data on transactions concluded in the free market and at voluntary public auctions are used in market analyses and to calculate statistical indicators. Only voluntary sales and purchases between independent sellers and buyers reflect property prices. For the calculations of prices and other statistical indicators, only data from transactions are used for which it is possible to unambiguously determine which and what real estate was the subject of the transaction and to extract their market prices from the contract price. For this reason, statistical samples are smaller than the number of recorded sales, but their size usually shows a strong correlation with the number of recorded or realised sales.

Prices including VAT are used to calculate the prices of new residential and commercial property (sales in the primary market), while prices excluding VAT, if charged, are used for existing property (sales in the secondary market), Prices including VAT, if charged, are used to calculate the price of land.

In the report, comparisons of average property prices per square metre of usable floor area are used to calculate relative changes in the prices of residential and commercial property. Usable floor area for residential and commercial property is the area of all living spaces or all spaces intended for commercial activity, excluding balconies, terraces, exterior hallways, cellars, garages, etc.).

Prices per square metre of houses with pertaining land are not provided, as they may be misleading due to the heterogeneity of houses and sizes of pertaining land. In relation to flats sold together with garages or parking spaces, we subtract from the total price the generalised price of garages or parking spaces calculated with methods for the mass valuation of property.

Comparisons of average prices per square metre of land area are used to calculate relative changes in the prices of building land, agricultural land and forest land.

Due to changes in the structure of the sold property (location, size, age and other characteristics), a comparison of average prices on the timeline is not a very exact indicator of changes in prices. This is particularly due to the relatively small and consequently non-representative samples available in Slovenia. The accuracy of an indicator is usually proportional to the size of a sample. To assess price trends, changes in the structure or average characteristics of the sold property in addition to percentage changes are taken into account in the report, which, in most cases, enables a relatively reliable assessment of the direction and strength of price trends. If samples for a certain area are insufficiently representative, a price trend cannot be estimated.

Data display in tables

- In the tables, analysis areas are classified in descending order by sample sizes in 2019.
- The prices of flats and commercial property in EUR per square metre refer to usable floor area and are rounded to EUR 10.
- The contractual prices of flats and houses in EUR are rounded to EUR 1,000.
- The contractual prices of garages and parking spaces in EUR are rounded to EUR 100.
- Land areas next to houses are rounded to ten square metres.
- Usable floor areas of offices and retail, service and catering premises are rounded to five square metres.
- Areas of building land are rounded to ten square metres.
- Agricultural land and forest land areas are rounded to 100 square metres.

PROPERTY MARKET IN 2019

This report was drafted during the COVID-19 epidemic when trading in property was brought to a standstill, and it was clear that the trends from 2019 were a matter of the past and the prosperity of the Slovenian property market had come to a halt, at least for the time being.

We can state that in 2019 the activity in the Slovenian property market, particularly on the residential property market, was on a high level achieved with rapid growth between 2013 and 2017.

In 2019, the Slovenian property market stabilised after it stopped growing in 2018 and the number of property transactions declined for the first time since the reversal in prices in 2015. The number of transactions involving residential property even slightly increased last year on the year before. At the end of the year, we saw a moderate trend of further growth despite the first signs of the economic growth slowdown. Last year saw a record-breaking number of sales in the Slovenian property market on account of increased commercial property transactions.

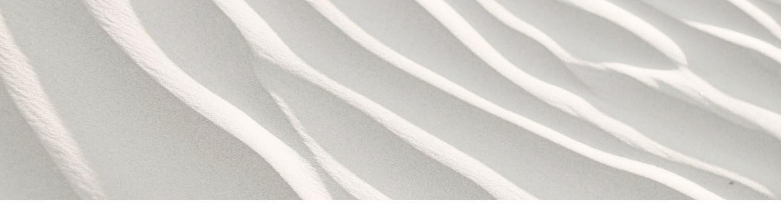
The prices of residential property kept growing last year but with less intensity than the year before. The prices of flats in multi-dwelling buildings reached their peak from 2008 almost everywhere in Slovenia, while the prices of residential houses did not reach their peak anywhere.

In Ljubljana, which was characterised by the most rapid growth in the prices of flats between the reversal in prices and 2018, the prices of existing flats stagnated, while the prices of new flats grew by a fifth. In Koper, the prices of new buildings skyrocketed last year, as the prices of new flats grew on average by a half. In the capital and in the Coast Region, slightly more new residential buildings appeared in the market last year, while elsewhere in Slovenia, there were no noticeable developments in the primary market due to delayed investment and construction boost.

Last year, the commercial property market was marked by a sale of many shopping centres, large shops and hotels, which had a decisive impact on the record-breaking commercial property transactions. With last year's 150 per cent increase in the value of commercial property sales, the number of concluded sales remained approximately the same as the year before. The prices of offices more or less stagnated last year, while rents slightly grew. The prices and rents of retail, service and catering premises also stagnated last year.

Last year, the volume of trading in building land, in terms of the number of concluded sales and the total land sold, stagnated for the second consecutive year despite high demand. Following considerable growth in the trading volume and prices in 2016 and 2017, this may be attributed to a lower supply of high-quality land suitable for construction in towns, which is also the reason for a drastic decline in the prices of building land in comparison to 2018. The prices of high-quality building land for residential buildings grew rapidly last year, particularly in Ljubljana.

Last year did not see any special occurrences in the markets of agricultural land and forest land. The trend of a moderate growth in the number of sales involving agricultural land and forest land continued. The prices of agricultural land slightly increased in comparison to the year before, while the prices of land remained approximately the same.



PROPERTY SALES TRANSACTIONS

Volume and value of transactions

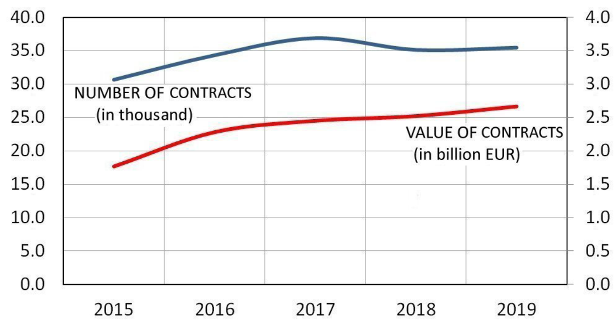
According to the temporary data, approximately 35,500 property sales contracts totalling almost EUR 2.7 billion were recorded in Slovenia in 2019. Based on past experience, the number of concluded contracts in 2019 is expected to exceed 36,000 and their value is expected to exceed EUR 2.7 billion according to the final data. Such a value of concluded contracts would constitute the record amount since the monitoring of activities in the Slovenian property market commenced in 2017.

TABLE 1:
Number and value of concluded property sales contracts, Slovenia, 2015–2019

SLOVENIA	2015	2016	2017	2018	2019
NUMBER OF CONTRACTS (in thousands)	30.6	34.3	36.9	35.1	35.5
VALUE OF CONTRACTS (in EUR billion)	1.8	2.3	2.4	2.5	2.7

We estimate that the number of concluded property transactions increased by over 20 per cent in comparison to 2015, when their rapid growth began following a reversal in prices, while their total value grew by almost 60 per cent.

FIGURE 1:
Number and value of concluded property sales, Slovenia, 2015–2019



The number of concluded property sales transactions rapidly grew until 2017, slightly decreased in 2018, and increased again last year. Following a rise in 2016, which was largely the result of a significant increase in the number of concluded transactions, the total value of concluded sales contracts has been gradually increasing due to the constant rise in property prices.

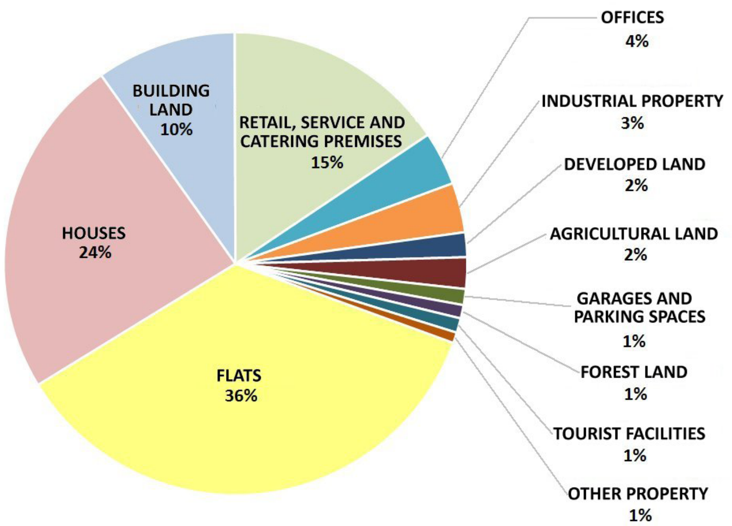
The value of property sales transactions was record-breaking in 2019, regardless of the fact that the number of concluded transactions did not exceed the record-breaking number from 2017.

The record-breaking value of the concluded property transactions in 2019 is largely the result of a higher number of commercial property transactions worth millions of euros. Last year, several commercial centres and hotels changed hands. The total value of the concluded commercial property (offices, retail, service and catering premises, and tourist facilities) sales contracts exceeded half a billion euros. The share of commercial property transactions, which usually amounts to approximately ten per cent of annual property transactions, increased to slightly over 20 per cent. The total value of transactions involving retail, service and catering premises, which exceeded EUR 400 million while amounting to mere EUR 80 million the year before, particularly stood out last year. As a result, the shares of transactions involving other property types decreased in comparison to the year before.

TABLE 2:
Value of transactions by property type, Slovenia, 2019

	VALUE OF TRANSACTIONS (IN EUR MILLION)
FLATS	951
HOUSES	638
RETAIL, SERVICE AND CATERING PREMISES	417
BUILDING LAND	261
OFFICES	100
INDUSTRIAL PROPERTY	92
AGRICULTURAL LAND	58
DEVELOPED LAND	46
GARAGES AND PARKING SPACES	30
TOURIST FACILITIES	27
FOREST LAND	25
OTHER PROPERTY	20

FIGURE 2:
Transaction shares by property type, Slovenia, 2019



As usual, sales transactions involving residential property (flats in multi-dwelling buildings and residential houses with pertaining land) last year presented the highest share of transactions in terms of value. In comparison to the year before, the total value of transactions involving residential property grew by slightly less than ten per cent, substantially exceeding EUR 1.5 billion.

The value of transactions involving building land was slightly more than EUR 160 million and had not changed significantly in comparison to the year before. Total transactions involving agricultural land and forest land increased by 15 per cent, exceeding EUR 80 million.

Numbers of sales of residential and commercial property

On the basis of the recorded sales transactions, the number of transactions involving houses slightly increased in 2019 in comparison to 2018, reaching a new record-breaking value after 2017. The number of realised transactions involving flats and commercial property stagnated and reduced for garages. Since the data is temporary, we estimate that the number of transactions involving houses actually grew by over five per cent and with flats by up to five per cent, the number of transactions involving commercial property remained approximately the same as the year before, while the number of transactions involving garages and parking spaces slightly declined.

TABLE 3:
Number of recorded sales of residential and commercial property, Slovenia, 2015–2019

	2015	2016	2017	2018	2019
FLATS	9,749	11,022	11,640	10,877	10,751
HOUSES	4,600	5,455	6,247	6,135	6,368
GARAGES	4,478	4,920	5,649	4,670	3,940
COMMERCIAL PROPERTY	2,310	2,304	2,690	2,501	2,472

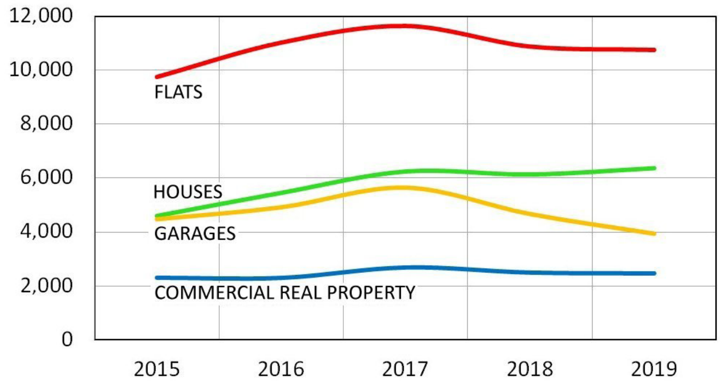
Notes:
- Flats are flats in multi-dwelling buildings.
- Houses are detached, terraced, and semi-detached houses with pertaining land.
- Garages are stand-alone and terraced garages, and parking spaces in common garages or multi-storey car parks.
- Commercial property includes offices, retail, service and catering premises, and tourism properties.

Following a rapid growth in the number of transactions involving residential property since the recovery of the market in 2014, 2018 saw a decline in the number of sales of all residential and commercial property types. It became apparent in 2019 that the decline had only been temporary. A decline in the numbers of sales was brought to an end and even began showing a tendency towards moderate growth.

Since 2015, the sales of residential houses saw by far the most significant increase. This is also due to purchases of old houses for redevelopment into smaller multi-dwelling buildings, which is the result of a lack of new flats and plots for construction in Ljubljana and other major towns.

Rapid growth of the Slovenian property market between 2014 and 2017 was followed by a significant decline in the number of transactions in 2018 and the stabilisation of trade in 2019.

FIGURE 3:
Number of recorded sales of residential and commercial property, Slovenia, 2015–2019



Primary and secondary residential property market

Unfortunately, current temporary data on recorded sales of new residential buildings do not provide the correct number of transactions actually carried out in the primary market last year. The reason are delays in investor reports for the Property Market Register. Investors frequently report on sales only after an invitation from the Surveying and Mapping Authority or several months late. The capture of data on the sales of new houses, most of which are built by small investors who frequently avoid reporting, poses an additional problem.

TABLE 4:
Number of recorded sales of residential property in the primary and secondary market, Slovenia, 2015–2019

	2015	2016	2017	2018	2019
FLATS	**9,749**	**11,022**	**11,640**	**10,877**	**10,751**
Primary market	1,106	1,037	1,053	861	592
Secondary market	8,643	9,985	10,587	10,016	10,159
HOUSES	**4,600**	**5,455**	**6,247**	**6,135**	**6,368**
Primary market	81	48	60	68	37
Secondary market	4,519	5,407	6,187	6,067	6,331

Notes:
- Transactions in the primary market include the sales of new property.
- Transactions in the secondary market include the sales of existing property.

In the past five years, most new flats were sold in Ljubljana and its surroundings and in the Coast Region, where demand for new flats was the highest. In other parts of the country, higher demand for new flats and an increased volume of new residential buildings occurred only in the last two years, indicating that the primary market was more or less at a standstill.

The supply of new residential units in the capital and in the Coast Region cannot meet the high demand, which is why the prices of new constructions have grown rapidly in the last two years.

Construction activities, particularly in Ljubljana and in the Coast Region, and increasingly in other parts of Slovenia, were sped up. However, the number of new flats in the market in 2019 was far from sufficient. Most new flats that could meet the existing demand are expected to be built by the end of 2021. However, the coronavirus epidemic has raised doubts over ongoing and planned projects.

Volume of land sales

Economic prosperity and growth in the property market between 2015 and 2019 brought about growth in the trading volume of all types of land.

TABLE 5:
Number of recorded sales and the total of sold land, Slovenia, 2015–2019

SLOVENIA	2015	2016	2017	2018	2019
BUILDING LAND					
Numbers of sales	3,828	4,862	5,356	5,396	5,506
Sold land (in hectares)	439	628	615	622	622
AGRICULTURAL LAND					
Numbers of sales	7,452	8,131	8,493	8,422	8,783
Sold land (in hectares)	5,796	5,060	6,578	7,713	5,466
FOREST LAND					
Numbers of sales	2,283	2,542	2,786	2,980	3,275
Sold land (in hectares)	3,182	4,258	5,846	4,437	4,984

Notes:
- Building land includes empty building land regardless of their administrative and legal status.
- Agricultural land includes land with permanent crops.
- A single sale of a certain type of land includes the sale of all plots of the same type or their parts, which are the subject of the transaction.
- The sizes of all plots for individual types of land which appear in transactions recorded in a definite period are taken into account in the calculation of the total land sold.

In 2016, we witnessed a rapid regrowth in the number and total size of sold building land. Land sold also increased due to purchases of large plots that were part of projects that ran aground during the crisis, particularly in Ljubljana. The rapid growth in the number of transactions fuelled by high demand continued in 2017 but stabilised due to the lack of suitable building land in urban centres and price growth. Nevertheless, according to the temporary data, the number of transactions and the total building land sold increased by 44 and 42 per cent, respectively, in comparison to 2015.

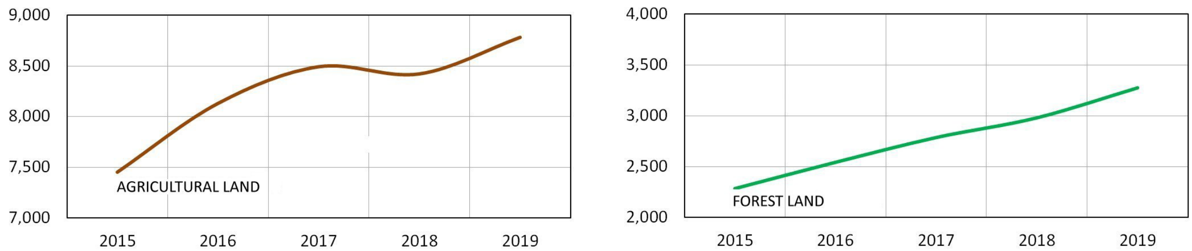
FIGURE 4:
Number of recorded sales of building land, Slovenia, 2015–2019

Between 2015 and 2019, the growth trend in the number of concluded sales of agricultural land and forest land was strong, regardless of significant year-on-year fluctuation of the total sold land.

Based on the preliminary data, we estimate that the number of realised transactions involving agricultural land increased in comparison to 2015 by approximately a fifth, regardless of a slight downward fluctuation in 2018.

The number of sales of forest land has been growing since 2015. We estimate that it grew by at least 45 per cent in comparison to 2015.

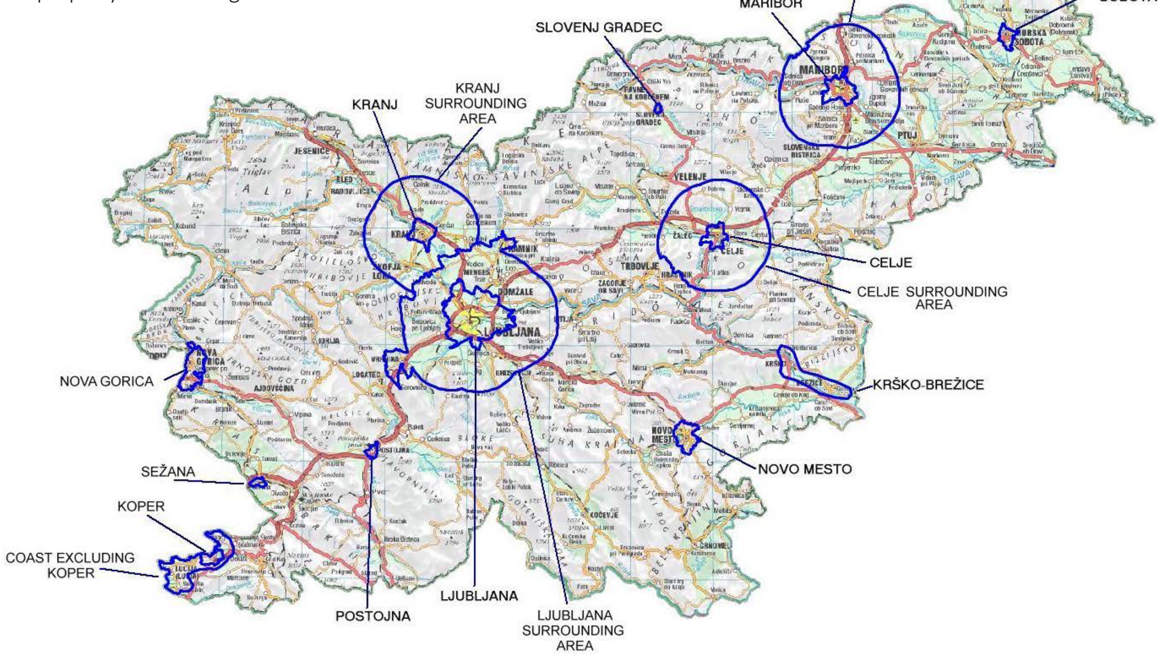
FIGURE 5:
Number of recorded sales of agricultural land and forest land, Slovenia, 2015–2019



RESIDENTIAL PROPERTY MARKET

This chapter provides data on the market of multi-dwelling buildings, residential houses with pertaining land, and garages and parking spaces in buildings by selected market analysis areas.

FIGURE 6:
Selected market analysis areas for residential property and building land



Market analysis areas were selected on the basis of similar characteristics of supply and demand, and market activity [1]. Market analysis areas include larger towns, except Krško and Brežice, which are merged into one analysis area, and Ljubljana Surrounding Area, the Coast Region without Koper, Nova Gorica, Maribor Surrounding Area, Celje Surrounding Area and Kranj Surrounding Area, which include multiple settlements.

Flats[2]

In 2019, the average price of an existing flat per square metre (1,850 EUR/m^2) was EUR 400 or 28 per cent higher than in 2015. This means that it was two per cent higher than the record-breaking price in 2008. Since 2015, the prices of flats have been constantly growing. The most significant growth was recorded in 2018 when the prices of existing flats were higher by an average of nine per cent in comparison to the year before, despite a drop in sales. In 2019, the prices of flats continued to grow but with slightly less intensity despite the stabilisation of the market. The national average price of an existing flat was five per cent higher than in 2018.

[1] The selected market analysis areas were also used to analyse the building land market, as it is closely related to the residential property market.

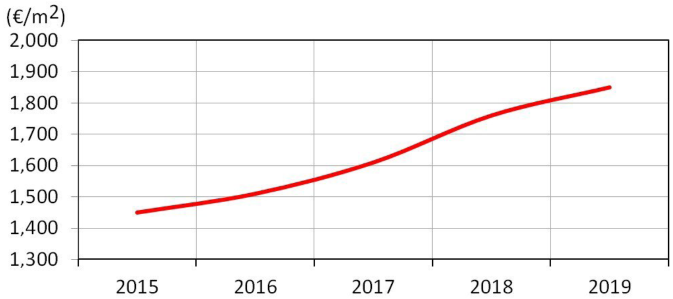
[2] The calculation of statistical indicators takes into account the sales of existing flats in multi-dwelling buildings in the free market and at voluntary public auctions.

TABLE 6:
Average prices and characteristics of sold existing flats, Slovenia, 2015–2019

SLOVENIA	2015	2016	2017	2018	2019
Sample size	5,747	6,885	7,162	6,662	6,759
Average price (EUR/m²)	**1,450**	**1,510**	**1,610**	**1,760**	**1,850**
Year of construction (median)	1975	1975	1975	1975	1975
Usable floor area (m²)	52	53	52	53	53

Since the reversal in property prices in 2015, the prices of flats in Slovenia have grown by almost 30 per cent and reached a record-breaking value in 2019.

FIGURE 7:
Average price movement of existing flats, Slovenia, 2015–2019



In 2019, 67 per cent of all flats in Slovenia were sold in the 14 market analysis areas, data for which is provided below.[3] 26 per cent of all flats in Slovenia were sold in Ljubljana, 13 per cent in Maribor, seven per cent in Ljubljana Surrounding Area, four per cent in Celje, three per cent in the Coast Region without Koper, in Koper and Kranj, respectively, and two per cent in Novo mesto and Nova Gorica, respectively. One per cent of flats or less were sold in other analysis areas.

TABLE 7:
Average prices and characteristics of sold existing flats, selected market analysis areas, 2015–2019

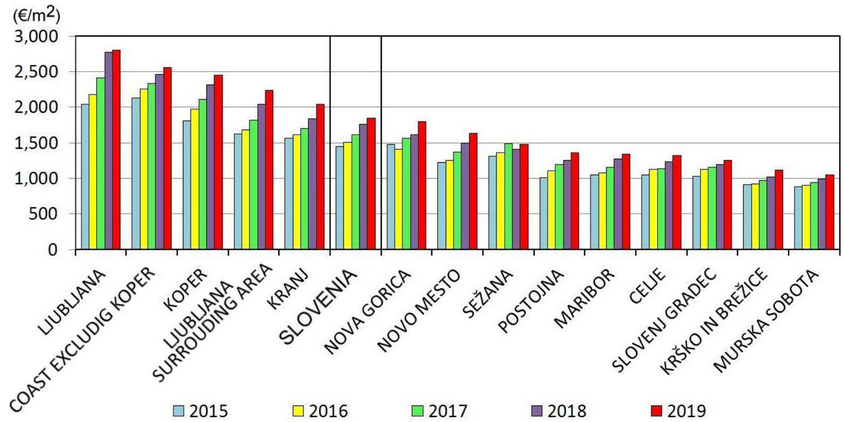
MARKET ANALYSIS AREA	2015	2016	2017	2018	2019
LJUBLJANA					
Sample size	1522	1861	1834	1665	1759
Average price (EUR/m²)	**2,040**	**2,180**	**2,410**	**2,770**	**2,800**
Year of construction (median)	1973	1972	1972	1972	1973
Usable floor area (m²)	54	54	53	53	53
MARIBOR					
Sample size	788	870	938	924	868
Average price (EUR/m²)	**1,050**	**1,080**	**1,150**	**1,270**	**1,340**
Year of construction (median)	1970	1970	1969	1969	1968
Usable floor area (m²)	51	53	52	52	52
LJUBLJANA SURROUNDING AREA					
Sample size	411	535	565	471	465
Average price (EUR/m²)	**1,620**	**1,680**	**1,820**	**2,040**	**2,240**
Year of construction (median)	1984	1996	1990	1991	1988
Usable floor area (m²)	53	54	55	54	53
CELJE					
Sample size	243	294	327	312	268
Average price (EUR/m²)	**1,050**	**1,130**	**1,140**	**1,230**	**1,320**
Year of construction (median)	1971	1970	1969	1969	1972
Usable floor area (m²)	52	54	51	52	56
COAST REGION WITHOUT KOPER					
Sample size	267	256	268	254	220
Average price (EUR/m²)	**2,130**	**2,260**	**2,330**	**2,460**	**2,560**
Year of construction (median)	1976	1973	1976	1980	1979
Usable floor area (m²)	48	52	49	55	53

[3] Deleži so izračunani glede na velikost vzorca, ki je v veliki korelaciji s številom sklenjenih kupoprodaj.

MARKET ANALYSIS AREA	2015	2016	2017	2018	2019
KRANJ					
Sample size	177	225	200	190	181
Average price (EUR/m^2)	**1,560**	**1,610**	**1,700**	**1,840**	**2,040**
Year of construction (median)	1974	1974	1972	1973	1974
Usable floor area (m^2)	49	50	52	53	53
KOPER					
Sample size	172	230	184	148	179
Average price (EUR/m^2)	**1,810**	**1,970**	**2,110**	**2,310**	**2,450**
Year of construction (median)	1975	1975	1975	1972	1975
Usable floor area (m^2)	53	51	52	54	57
NOVO MESTO					
Sample size	99	112	146	124	144
Average price (EUR/m^2)	**1,220**	**1,250**	**1,370**	**1,500**	**1,630**
Year of construction (median)	1976	1976	1976	1978	1975
Usable floor area (m^2)	46	52	49	53	50
NOVA GORICA					
Sample size	97	96	125	82	102
Average price (EUR/m^2)	**1,480**	**1,410**	**1,560**	**1,610**	**1,800**
Year of construction (median)	1975	1974	1975	1973	1973
Usable floor area (m^2)	52	58	53	56	53
POSTOJNA					
Sample size	74	66	87	59	99
Average price (EUR/m^2)	**1,010**	**1,110**	**1,190**	**1,250**	**1,360**
Year of construction (median)	1974	1974	1977	1972	1970
Usable floor area (m^2)	55	52	53	52	58
MURSKA SOBOTA					
Sample size	66	59	72	74	78
Average price (EUR/m^2)	**880**	**900**	**940**	**990**	**1,050**
Year of construction (median)	1976	1975	1976	1977	1976
Usable floor area (m^2)	48	53	47	47	51
KRŠKO and BREŽICE					
Sample size	58	85	84	77	75
Average price (EUR/m^2)	**910**	**920**	**970**	**1,020**	**1,120**
Year of construction (median)	1968	1974	1975	1977	1977
Usable floor area (m^2)	49	53	52	54	57
SEŽANA					
Sample size	47	49	52	60	55
Average price (EUR/m^2)	**1,310**	**1,360**	**1,490**	**1,410**	**1,480**
Year of construction (median)	1976	1978	1972	1967	1966
Usable floor area (m^2)	53	52	43	49	44
SLOVENJ GRADEC					
Sample size	27	32	32	35	36
Average price (EUR/m^2)	**1,030**	**1,130**	**1,150**	**1,190**	**1,250**
Year of construction (median)	1978	1976	1976	1974	1980
Usable floor area (m^2)	50	61	53	54	50

In the last three years, the prices of flats have been highest in Ljubljana, where they stood over 50 per cent above the Slovenian average. By price range, Ljubljana was followed by the Coast Region without Koper with resort towns, which had held the leading position regarding the highest prices of flats in Slovenia until 2016. The prices of flats here were slightly less than ten per cent lower than in the capital last year. Flats in Koper (by slightly over 30 per cent), Ljubljana Surrounding Area (by slightly over 20 per cent) and in Kranj (by slightly over 10 per cent) are also above average. The prices of flats in Nova Gorica, which fell below the Slovenian average during the property market crisis, have come quite close to the aforementioned prices. The prices in Maribor and Celje remain approximately the same, but on average, the prices of flats are lower than in Ljubljana by more than a half and around 30 per cent below the Slovenian average. Among the discussed areas, the lowest prices of flats are in Murska Sobota, where they are over 40 per cent lower than the average and over 60 per cent lower than in Ljubljana.

FIGURE 8:
Average prices of existing flats (in EUR per square metre), Slovenia and selected market analysis areas, 2015–2019



After Ljubljana, where the prices of flats exceeded the record-breaking value from 2008 in 2018, these prices also reached record highs in 2019 in most other areas in the country. As compared to the price peak in 2008, the average prices of an existing flat in Ljubljana last year (2,800 EUR/m^2) was five per cent higher, in Kranj (2,400 EUR/m^2) 11 per cent higher and in Ljubljana Surrounding Area (2,240 EUR/m^2) eight per cent higher. In Koper (2,450 EUR/m^2) was three per cent higher and in the Coast Region without Koper (2,650 EUR/m^2) four per cent higher. Record-breaking average prices of existing flats were also reached in Novo mesto (1,630 EUR/m^2) and Postojna (1,360 EUR/m^2). In Maribor (1,340 EUR/m^2), the average price of an existing flat last year was the same as in 2008, and came quite close in Nova Gorica (1,800 EUR/m^2) and Murska Sobota (1,050 EUR/m^2). In Coast Region without Koper (2,650 EUR/m^2) was the average price of an existing flat still 17 per cent lower than in 2008, in Celje (1,320 EUR/m^2) was six per cent lower and in Koper (2,650 EUR/m^2) was three per cent lower. On the basis of the available data, we estimate that the prices of flats in Krško, Brežice, Sežana and Slovenj Gradec in 2019 were also not at a record high.

Following the reversal in property prices in 2015, the prices of flats grew the most in Ljubljana and surrounding settlements. The average price of an existing flat in Ljubljana in 2019 was 37 per cent higher than in 2015, and even 38 per cent higher than in Ljubljana Surrounding Area. The prices in Koper were 35 per cent higher, in Novo mesto 34 per cent higher, in Kranj 31 per cent higher, in Maribor 28 per cent higher and in Celje 26 per cent higher. Among the discussed areas, the prices grew the least, i.e. by 20 per cent, in the Coast Region without Koper.

Samples of other selected areas were insufficiently representative for an accurate comparison of prices in individual years. However, we estimate that the prices of flats grew everywhere by 15 to 30 per cent in comparison to 2015.

Residential houses [4]

In 2019, the average price of a residential house with pertaining land in Slovenia stood at EUR 128,000, and was three per cent higher than the year before and 19 per cent higher than in 2015. Since 2015, there has been a trend towards increasing the size of houses sold, so that the average area of houses sold increased significantly, while their average age and the area of pertaining land did not change significantly. By taking into account the characteristics of sold houses, we estimate that the prices of houses in Slovenia have actually grown by 15 to 20 per cent since 2015 but remain virtually unchanged in comparison to 2018.

Slightly over 82 per cent of houses sold in Slovenia last year were detached, 15 per cent of them were terraced and slightly less than three per cent were semi-detached houses. In the last two years, the share of sold semi-detached houses declined sharply, going from seven per cent in 2017 to slightly less than three per cent due to the proportion of sold terraced houses. The share of sold detached houses is constantly around 82 per cent, which corresponds to the structure of the Slovenian housing stock in which terraced houses account for slightly less than ten per cent and semi-detached houses for slightly over eight per cent.

Since terraced houses are almost exclusively located in large towns and resorts, where houses are relatively the most expensive, terraced houses are on average more expensive than semi-detached houses, which are also located in suburban areas, and detached houses, which are scattered everywhere. The prices of semi-detached houses in Slovenia were on average five to ten per cent lower than the prices of terraced houses, while the prices of detached houses were lower by a third.

TABLE 8:
Average prices and characteristics of sold residential houses, Slovenia, 2015–2019

SLOVENIA

	2015	2016	2017	2018	2019
Sample size	2,130	2,699	2,995	2,979	2,888
Average price (EUR)	**108,000**	**113,000**	**116,000**	**124,000**	**128,000**
Year of construction (median)	1972	1973	1973	1974	1974
House floor area (m^2)	153	156	160	162	168
Land area (m^2)	900	910	900	930	930

Similar to the prices of flats, the prices of houses have been growing since 2015 but a much slower pace. Despite a slight decline in the number of realised transactions, the highest growth in the prices of houses was recorded in 2018, when they realistically grew, according to our estimate, by around six per cent.

Since the reversal in property prices in 2015, the prices of residential houses have grown less than the prices of flats in multi-dwelling buildings and are far from record-breaking values in 2008.

Unlike the prices of flats in multi-dwelling buildings, the prices of residential houses were still lower on average by around ten per cent in 2019 in comparison to 2008, when they reached their peak. The prices of houses have not reached their peak in any area of the country. Their lagging behind the prices of flats may be attributed to the fact that the prices of houses declined much more than the prices of flats during the crisis.

[4] The calculation of statistical indicators took into account the sales of existing detached, terraced and semi-detached houses with pertaining land in the free market and at voluntary public auctions. Average contractual prices of houses with pertaining land are provided as average prices, as prices per square metre of a house may be misleading due to the diverse sizes of sold houses with pertaining land. The prices of houses with pertaining land are formed in the market per unit, not per square metre of the house.

TABLE 9:
Average prices and characteristics of sold residential houses, selected market analysis areas, 2015–2019

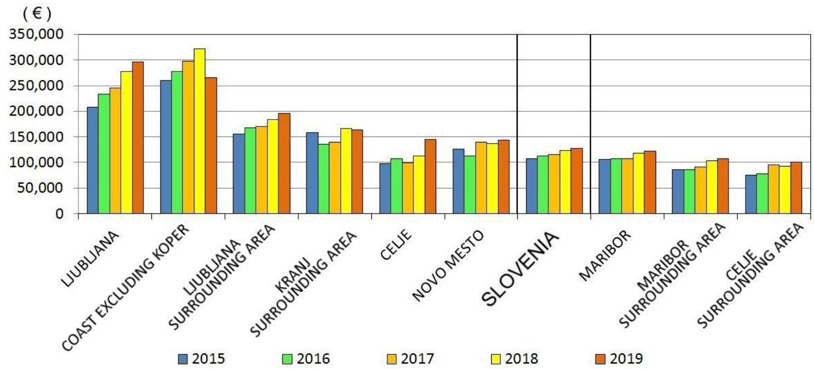
MARKET ANALYSIS AREA	2015	2016	2017	2018	2019
LJUBLJANA SURROUNDING AREA					
Sample size	229	276	311	288	294
Average price (EUR)	**156,000**	**167,000**	**170,000**	**184,000**	**196,000**
Year of construction (median)	1982	1982	1980	1985	1982
House floor area (m^2)	172	178	182	187	190
Land area (m^2)	710	680	660	680	700
LJUBLJANA					
Sample size	221	257	257	228	224
Average price (EUR)	**208,000**	**233,000**	**245,000**	**277,000**	**296,000**
Year of construction (median)	1970	1966	1968	1968	1966
House floor area (m^2)	176	178	185	187	189
Land area (m^2)	410	440	440	410	430
MARIBOR SURROUNDING AREA					
Sample size	123	184	205	201	202
Average price (EUR)	**86,000**	**86,000**	**91,000**	**103,000**	**108,000**
Year of construction (median)	1978	1979	1986	1986	1982
House floor area (m^2)	156	153	149	165	172
Land area (m^2)	950	910	930	1040	1010
MARIBOR					
Sample size	82	84	99	134	131
Average price (EUR)	**106,000**	**108,000**	**107,000**	**118,000**	**122,000**
Year of construction (median)	1960	1965	1965	1964	1964
House floor area (m^2)	157	163	152	167	165
Land area (m^2)	510	490	480	520	500
CELJE SURROUNDING AREA					
Sample size	80	95	121	123	96
Average price (EUR)	**75,000**	**78,000**	**95,000**	**93,000**	**101,000**
Year of construction (median)	1973	1972	1975	1976	1974
House floor area (m^2)	146	152	160	165	185
Land area (m^2)	1080	990	980	1010	1010
KRANJ SURROUNDING AREA					
Sample size	58	79	86	84	54
Average price (EUR)	**158,000**	**136,000**	**139,000**	**166,000**	**163,000**
Year of construction (median)	1981	1976	1975	1980	1984
House floor area (m^2)	186	171	169	189	182
Land area (m^2)	650	690	680	680	590
COAST REGION WITHOUT KOPER					
Sample size	42	65	55	60	48
Average price (EUR)	**260,000**	**277,000**	**297,000**	**322,000**	**265,000**
Year of construction (median)	1972	1970	1974	1977	1968
House floor area (m^2)	167	157	164	160	169
Land area (m^2)	740	490	460	520	490
CELJE					
Sample size	41	43	49	50	40
Average price (EUR)	**98,000**	**108,000**	**99,000**	**113,000**	**145,000**
Year of construction (median)	1963	1968	1960	1965	1966
House floor area (m^2)	151	168	144	161	210
Land area (m^2)	570	480	480	640	600
NOVO MESTO					
Sample size	15	23	29	33	37
Average price (EUR)	**126,000**	**113,000**	**139,000**	**137,000**	**144,000**
Year of construction (median)	1975	1975	1971	1973	1971
House floor area (m^2)	168	165	204	198	207
Land area (m^2)	540	440	650	600	560

Due to a relatively high dispersion of residential houses in Slovenia, the concentration of their sales was significantly lower in large urban centres than the sales of flats in multi-dwelling buildings. In most analysis areas, the size of annual samples of house sales is insufficient to be representative for an analysis and comparisons of levels and movements of house prices. To display indicators in the report, we selected only nine urban areas where the number of recorded sales of houses between 2015 and 2019 was the highest.

A total of 40 per cent of all sales of residential houses in Slovenia were recorded in the selected analysis areas between 2015 and 2019, i.e. ten per cent in Ljubljana Surrounding Area, nine per cent in Ljubljana, seven per cent in Maribor Surrounding Area, four per cent in Maribor and Celje Surrounding Area, respectively, three per cent in Kranj Surrounding Area, two per cent in the Coast Region without Koper and Celje, respectively, and one per cent in Novo mesto.

When comparing the prices of houses in the discussed areas, it must be taken into account that the characteristics of sold houses differ between areas. In towns, terraced and semi-detached houses account for a high share of shares, while in the surrounding areas of towns, detached houses predominate. Therefore, average houses in the surrounding areas of towns are larger and have more pertaining land. The Coast Region is a special story, as mainly holiday houses are sold, most of which are away from the sea, which affects their price. In the Coast Region without Koper, average houses are the smallest and have the least pertaining land.

FIGURE 9:
Average prices of residential houses with pertaining land (in EUR), Slovenia total and selected market analysis areas, 2015–2019



Due to sales of more or less prestigious holiday houses, the prices of houses are traditionally highest in Coast resorts. The average price of a house in the Coast Region was well over EUR 300,000 in 2018, but it significantly dropped last year due to changes in the micro-location and the characteristics of sold houses, meaning that the prices of houses were the same as in Ljubljana if the average size of sold houses is taken into account. On average, the prices of houses in the Coast Region are 25 to 30 per cent higher than in the capital, where an average of almost EUR 300,000 had to be paid for a house last year.

In the last four years, the prices of houses grew the most in Ljubljana and the Coast Region, where they also declined the most during the crisis. According to our estimates, house prices in Ljubljana and the Coast Region have risen by around 30 percent since 2015, but are still at least a quarter lower than at the 2008 price peak. This shows how drastic the fall in the price of houses in these areas between 2009 and 2015 was.

Our estimates show that the prices of houses have grown by 20 to 25 per cent since 2015 in Ljubljana Surrounding Area and Maribor Surrounding Area, where the markets of residential houses have been among most active in Slovenia in recent years. The prices of houses in Ljubljana Surrounding Area were 30 to 35 per cent lower than in Ljubljana last year. An average of almost EUR 200,000 had to be paid for a house last year. In Maribor Surrounding Area, the average prices of houses were around 15 per cent lower than in Maribor, and an average of around EUR 110,000 had to be paid for a house.

According to our estimates, the growth in house prices in Maribor has been around 15 per cent since 2015 or below the Slovenian average. Last year, the prices of houses were more than a half lower than in Ljubljana and sold houses were around 25 square metres smaller. An average of around EUR 120,000 had to be paid for a house in Maribor.

The growth in house prices in other discussed areas has been below average since 2015. In rural areas, the prices of houses have stagnated.

Garages and parking spaces [5]

Garages and parking spaces may be used by owners or rented out to generate income. Both households and businesses inquire about garages and parking spaces. In the primary market, they are mainly sold together with the flats or business premises to which they belong, while they are also sold independently in the secondary market. The supply of garages and parking spaces in towns, where older multi-dwelling buildings without pertaining garages or parking spaces still predominate in Slovenia, does not meet the demand in Ljubljana and Maribor. Ljubljana and Maribor are also the only towns which, given the number of realised transactions, even have an independent garages or parking spaces market.

TABLE 10: Average prices and characteristics of sold garages and parking spaces, Slovenia, 2015–2019

SLOVENIA	2015	2016	2017	2018	2019
TOTAL GARAGES AND PARKING SPACES					
Sample size	851	847	849	935	831
Average price (EUR)	**7,600**	**7,700**	**7,600**	**7,900**	**8,600**
Usable floor area (m^2)	14	14	14	14	14
Year of construction (average)	1984	1983	1984	1984	1984
STAND-ALONE AND TERRACED GARAGES					
Sample size	344	318	347	367	330
Average price (EUR)	**6,300**	**6,700**	**6,200**	**6,600**	**7,000**
Usable floor area (m^2)	15	16	15	15	15
Year of construction (average)	1973	1972	1975	1975	1976
GARAGES IN MULTI-STOREY CAR PARKS					
Sample size	362	371	332	377	338
Average price (EUR)	**8,600**	**8,600**	**9,200**	**8,900**	**9,600**
Usable floor area (m^2)	14	13	13	13	13
Year of construction (average)	1987	1984	1984	1984	1984
PARKING SPACES IN MULTI-STOREY CAR PARKS					
Sample size	145	158	170	191	163
Average price (EUR)	**7,600**	**7,500**	**7,400**	**8,300**	**9,500**
Usable floor area (m^2)	14	13	13	13	13
Year of construction (average)	2000	2002	2003	2004	2002

The average age and size of sold garages and parking spaces depend on the existing stock. Most stand-alone and terraced garages in the first common residential multi-storey car parks, called “triplex” (mainly in Ljubljana and Maribor), were built by the mid-1980s. At the end of the 1990s, towns saw a surge in the construction of closed garages and parking spaces in common garages or multi-story car parks which pertained to large residential complexes. This was the result of construction legislation that stipulated that new residential (and commercial) constructions had to have a suitable number of pertaining parking spaces. Therefore, garages and parking spaces

[5] The calculation of statistical indicators takes into account the sales of new and existing stand-alone and terraced garages, closed garages and parking spaces in common garages or multi-storey car parks in the free market and at voluntary public auctions. Due to the negligible number of recorded sales of outdoor parking spaces, they are not included in the statistics. The sales of new garages or parking spaces take into account prices including VAT. Average contractual prices of garages and parking spaces are provided as average prices, as prices in the market are formed per unit of parking space not per square metre.

had to be sold in the primary market together with flats or business premises; some of these garages and particularly parking spaces in common garages, which had been virtually non-existent before, later appeared independently in the secondary market.

In recent years, the average year of construction and size of sold garages and parking spaces in Slovenia has not changed significantly. The same applies to the shares of transactions by types of garages and parking spaces. In 2019, transactions involving stand-alone and terraced garages and garages in common garages or multi-storey car parks (which include "triplexes") amounted to 40 per cent, while parking spaces in common garages or multi-storey car parks amounted to 20 per cent.

In 2019, the average price of a garage or parking space in Slovenia stood at EUR 8,600. Due to closed garages in common garages or multi-storey car parks, garages in common garages or multi-storey car parks reached the highest prices, i.e. an average of EUR 9,600. These were followed by parking spaces in common garages or multi-storey car parks, averaging EUR 9,500. Stand-alone and terraced garages at EUR 7,000 were the cheapest.

The number of transactions has not increased since 2015, when we witnessed rapid growth in the property market, particularly due to the limited supply of garages and parking spaces. However, the prices of garages and parking spaces have grown significantly in the past year. In comparison to the year before, the prices grew by slightly less than ten per cent. The prices of parking spaces in common multi-storey car parks in blocks of flats and tower blocks, where there is always demand but the supply is low, have grown the most.

The growth in the prices of garages and parking spaces may be attributed to limited supply and the general growth in the prices of residential property.

TABLE 11:
Total average prices and characteristics of sold garages and parking spaces, largest Slovenian towns, 2015–2019

MARKET ANALYSIS AREA	2015	2016	2017	2018	2019
LJUBLJANA					
Sample size	348	379	331	364	337
Average price (EUR)	**9,900**	**10,000**	**10,100**	**10,500**	**11,300**
Usable floor area (m^2)	14	13	13	13	13
Year of construction (average)	1983	1981	1982	1983	1984
MARIBOR					
Sample size	120	140	119	126	95
Average price (EUR)	**5,500**	**5,500**	**5,500**	**5,900**	**6,400**
Usable floor area (m^2)	15	15	14	14	14
Year of construction (average)	1986	1991	1989	1985	1987
CELJE					
Sample size	24	27	31	40	37
Average price (EUR)	**5,800**	**5,700**	**5,700**	**5,900**	**7,400**
Usable floor area (m^2)	14	14	14	14	15
Year of construction (average)	1984	1981	1982	1981	1977
KRANJ					
Sample size	31	26	29	53	32
Average price (EUR)	**9,400**	**9,000**	**9,800**	**8,900**	**10,000**
Usable floor area (m^2)	13	13	13	13	13
Year of construction (average)	1984	1975	1974	1992	1980
KOPER					
Sample size	13	7	4	10	9
Average price (EUR)	**8,700**	**8,700**	**10,300**	**10,400**	**10,400**
Usable floor area (m^2)	15	13	14	14	13
Year of construction (average)	1993	1992	1993	1976	1988

We have selected the five largest Slovenian towns to present data on the sales of garages and parking spaces. The data for Kranj, Celje and Koper are purely statistical and informative, as the samples are too small.

In the past year, more than half of all sales of garages and parking spaces in Slovenia was recorded in Ljubljana and Maribor, i.e. slightly more than 40 per cent in Ljubljana, and slightly more than ten per cent in Maribor.

The prices of garages and parking spaces are by far the highest in the capital where the lack of, and demand for, parking spaces are the highest. Average prices in Koper and Kranj have been approximately ten per cent lower than in Ljubljana in recent years, while they are 35 to 40 per cent lower in Maribor and Celje.

TABLE 12:
Average contractual prices and characteristics of sold garages and parking spaces by types, Ljubljana and Maribor, 2015–2019

MARKET ANALYSIS AREA	2015	2016	2017	2018	2019
LJUBLJANA					
STAND-ALONE AND TERRACED GARAGES					
Sample size	92	90	77	72	61
Average price (EUR)	**9,500**	**9,900**	**9,300**	**10,500**	**10,800**
Usable floor area (m^2)	14	15	14	14	14
Year of construction (average)	1970	1967	1972	1972	1973
GARAGES IN MULTI-STOREY CAR PARKS					
Sample size	207	234	212	240	212
Average price (EUR)	**10,000**	**9,800**	**10,200**	**10,300**	**11,000**
Usable floor area (m^2)	13	13	13	13	13
Year of construction (average)	1986	1981	1983	1983	1981
PARKING SPACES IN MULTI-STOREY CAR PARKS					
Sample size	49	55	42	52	64
Average price (EUR)	**10,200**	**10,900**	**11,000**	**11,600**	**12,700**
Usable floor area (m^2)	14	13	13	13	13
Year of construction (average)	1997	2001	1998	2000	2000
MARIBOR					
STAND-ALONE AND TERRACED GARAGES					
Sample size	52	47	53	63	43
Average price (EUR)	**5,200**	**5,700**	**5,500**	**5,900**	**6,200**
Usable floor area (m^2)	15	15	15	15	14
Year of construction (average)	1972	1972	1976	1975	1977
GARAGES IN MULTI-STOREY CAR PARKS					
Sample size	36	45	20	40	26
Average price (EUR)	**6,300**	**5,800**	**6,700**	**5,400**	**6,500**
Usable floor area (m^2)	15	15	13	13	13
Year of construction (average)	1998	2001	1993	1994	1991
PARKING SPACES IN MULTI-STOREY CAR PARKS					
Sample size	32	48	46	23	26
Average price (EUR)	**5,100**	**5,100**	**4,900**	**6,400**	**6,600**
Usable floor area (m^2)	13	14	14	14	13
Year of construction (average)	1997	2001	2003	2000	2001

In 2019, the average price of garages and parking spaces in Ljubljana stood at EUR 11,300. This grew by eight per cent in comparison to 2018 and by 14 per cent in comparison to 2015. The sales of garages in multi-storey car parks amounted to 63 per cent of all transactions, the sales of parking spaces in multi-storey car parks to 19 per cent, and the sales of stand-alone and terraced garages to 18 per cent.

In 2019, the average price of garages and parking spaces in Maribor stood at EUR 6,400. This grew by eight per cent in comparison to 2018 and by 16 per cent in comparison to 2015. The sales of stand-alone and terraced garages amounted to 45 per cent of all transactions, while the sales of garages and parking spaces in multi-storey car parks amounted to 27 per cent, respectively.

The distribution of sales by types of garages and parking spaces in Ljubljana and Maribor reflects the differences between the towns in the stock of garages and parking spaces. While stand-alone and terraced garages built in the mid-1970s predominate in Maribor, modern common garages built after 1990 predominate in Ljubljana.

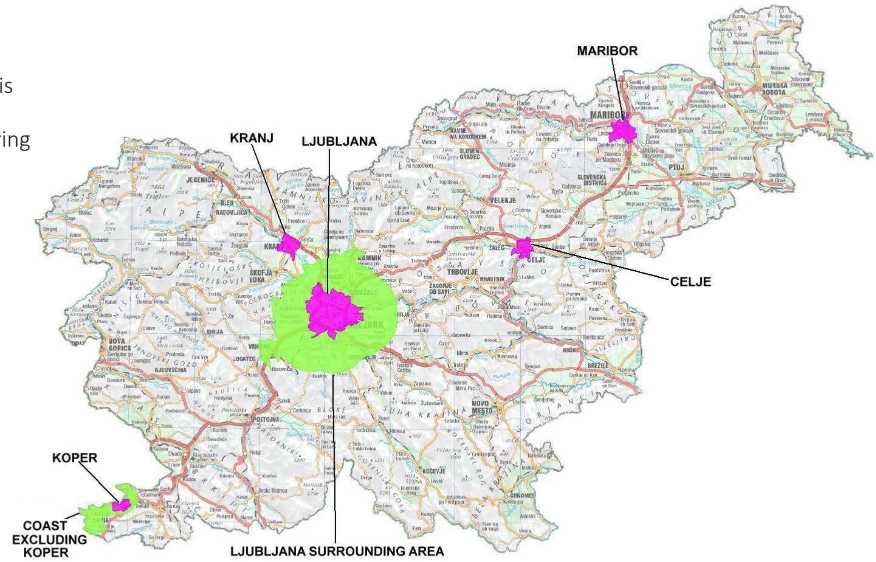
Statistically, average prices of parking spaces in multi-storey car parks in Ljubljana and Maribor are the highest. The reason is that the category of parking spaces in multi-storey car parks includes almost exclusively parking spaces in common garages in new residential buildings, while the category of garages in multi-storey car parks, in addition to garages in common garages in new residential buildings, which are relatively the most expensive, includes garages in "triplexes", whose age and poorer functionality strongly reduce the common average price. Both in Ljubljana and Maribor, garages and parking spaces in modern common garages reach the highest prices. In certain parts of Ljubljana where the parking problem is most severe, the prices of garages exceed EUR 20,000, while the prices of parking spaces in common garages exceed EUR 15,000.

COMMERCIAL PROPERTY MARKET

In the report, the data on the offices and retail, service and catering premises market is analysed and provided according to the selected market analysis areas. Other groups of commercial property, such as industrial and tourist property, are not addressed, as the number of market transactions involving such properties in Slovenia is so low that we cannot regard it for our purposes as a free competitive market.

On the basis of the number of recorded sales and the size of the available samples, we have selected the five largest Slovenian towns, Ljubljana Surrounding Area and the Coast Region without Koper to present data on the sales of commercial property.

FIGURE 10:
Selected market analysis areas for offices and retail, service and catering premises



In August 2019, over 40,000 offices with a total usable floor area of 6.6 million square metres, and over 35,000 retail, service and catering premises with a total Usable floor area of 7.1 million square metres [6] were recorded in the Slovenian Real Estate Register.

Business entities resort to different means of solving the issue of premises to pursue their business activity. This includes rental in addition to purchasing commercial property in the primary or secondary market. The construction of own business premises is particularly popular during periods of economic prosperity, and the purchases and acquisitions of failed businesses with interesting commercial property are characteristic of crises.

In view of the existing stock of commercial property, the Slovenian market of offices, and particularly of retail, service and catering premises, is relatively small and concentrated in the centres of large towns or their commercial and business zones.

The rental market of commercial property is particularly developed in Ljubljana and large towns. According to a rough estimate on the basis of rentals recorded in the Property Market Register, at the end of 2019, 30 to 35 per cent of all offices and 40 to 45 per cent of all retail, service and catering premises were rented, in relation to the total size of the Slovenian stock of offices. The total value of monthly rents for offices and retail, service and catering premises was between EUR 50 and 60 million. In relation to rented size, a half of all rented offices in Slovenia and a quarter of all retail, service and catering premises were rented out in Ljubljana at the end of last year. The share in Maribor was seven per cent of all rented offices and 12 per cent of all rented retail, service and catering premises. The share of active office rentals

[6] The parts of buildings that are classified as offices or retail, service and catering premises on the basis of their actual use are taken into account.

in Kranj and Koper, respectively, was four per cent, and three per cent in Celje. The share of active rentals of retail, service and catering premises in Kranj, Koper and Novo mesto, respectively, was five per cent, and four per cent in Celje.

The number of recorded rentals in the Property Market Register reflects the scope of the rental market of commercial property in comparison to the sales market. In 2019, we recorded around 2,100 new tenancy agreements or annexes to extend the rental or change the rent concluded for office premises, and around 1,100 for retail, service and catering premises. In the same period, we recorded around 1,500 sales of offices and 900 sales of retail, service and catering premises.

Offices [7]

In Slovenia, 2017 saw the largest scope of trading in offices after the recovery of the market in 2014, while in the last two years, trading has significantly stabilised.

Offices in Ljubljana and other large towns are rather old. Although modern commercial buildings are rare and the demand for the rental of modern commercial premises is high, new commercial buildings where offices may be rented are virtually non-existent in Slovenia. Most new commercial buildings are constructed by investors for their own use.

In Ljubljana, certain uncompleted offices that were part of projects that failed during the last crisis are still available. However, the demand for the purchase of existing commercial buildings with tenants has been higher in Ljubljana in recent years.

TABLE 13:
Average prices and characteristics of sold offices, Slovenia, 2015–2019

SLOVENIA

	2015	2016	2017	2018	2019
Sample size	289	307	373	343	299
Average price (EUR/m^2)	**1,140**	**1,080**	**1,170**	**1,180**	**1,020**
Year of construction (median)	1983	1980	1980	1980	1980
Usable floor area (m^2)	125	145	180	140	130

In 2019, the sales of ordinary offices amounted to 63 per cent of all recorded transactions involving offices, the sales of customer interaction premises to 33 per cent and the sales of medical practices to four per cent in terms of size.

The average area and age of offices sold did not significantly change last year in comparison to the year before. The average age of retail, service and catering premises sold as usual corresponded to the average age of the stock of offices.

Regardless of considerable fluctuation in average prices, which are the result of differences in the type, micro-location, size and age of sold offices, we estimate, taking into account the changes in the structure of sold offices, that the prices of offices stagnated or slightly grew nationally between 2015 and 2019. They grew particularly due to market activity in the capital, where the prices of offices increased during this period, while they came down in Maribor and other Slovenian towns. We estimate that the rents for offices grew nationally by around seven per cent during the same period.

In the last four years, the prices of offices in Slovenia increased minimally, while rents grew slightly more.

[7] The calculation of statistical indicators takes into account the sales of offices, customer interaction premises and medical practices in the free market and at voluntary public auctions. Sales in the primary market take into account prices including VAT, while sales in the secondary market take into account prices excluding VAT.

TABLE 14:
Average prices and characteristics of sold offices, selected market analysis areas, 2015–2019

MARKET ANALYSIS AREA	2015	2016	2017	2018	2019
LJUBLJANA					
Sample size	110	98	119	99	83
Average price (EUR/m²)	**1,370**	**1,450**	**1,580**	**1,550**	**1,540**
Year of construction (median)	1980	1979	1979	1979	1980
Usable floor area (m²)	170	200	275	210	135
MARIBOR					
Sample size	23	31	38	41	39
Average price (EUR/m²)	**880**	**540**	**700**	**690**	**660**
Year of construction (median)	1989	1968	1964	1980	1980
Usable floor area (m²)	80	180	130	175	85
KOPER					
Sample size	22	32	32	21	26
Average price (EUR/m²)	**1,420**	**1,400**	**1,520**	**1,450**	**1,310**
Year of construction (median)	1992	1990	1984	1980	1984
Usable floor area (m²)	110	85	90	195	130
LJUBLJANA SURROUNDING AREA					
Sample size	9	10	12	11	22
Average price (EUR/m²)	**1,050**	**940**	**910**	**1,120**	**770**
Year of construction (median)	1999	1995	1982	1996	1992
Usable floor area (m²)	75	120	110	210	130
CELJE					
Sample size	10	15	10	12	12
Average price (EUR/m²)	**760**	**710**	**580**	**640**	**760**
Year of construction (median)	1994	1978	1996	1980	1992
Usable floor area (m²)	70	105	230	115	245
KRANJ					
Sample size	5	4	6	8	4
Average price (EUR/m²)	**980**	**1,030**	**770**	**1,590**	**850**
Year of construction (median)	1977	1938	1968	1982	1960
Usable floor area (m²)	100	55	360	60	215
COAST REGION WITHOUT KOPER					
Sample size	9	8	15	12	3
Average price (EUR/m²)	**1,510**	**1,320**	**1,310**	**1,630**	**1,220**
Year of construction (median)	1988	1985	1996	2008	1990
Usable floor area (m²)	40	130	60	75	190

In the last five years, almost two thirds of all sales of offices in the free market have been made in the seven analysis areas under discussion. Around a third of all sales have been achieved in Ljubljana, slightly more than ten per cent in Maribor, eight per cent in Koper, four per cent in Celje and Ljubljana Surrounding Area, respectively, three per cent in the Coast Region without Koper and two per cent in Kranj. In the past year, the share of transactions involving offices slightly dropped in Ljubljana due to lower market activity in the Ljubljana Surrounding Area and Maribor.

The shown data on average prices of offices are purely statistical and informative, except for Ljubljana. In Maribor and other discussed areas, samples are too small to support a more detailed substantive analysis and comparison of office prices.

In Ljubljana, the prices of offices have grown by ten to 15 per cent since 2015, particularly due to growth in 2016 and 2017. According to our estimate, rents have grown by around five per cent in this time. Last year, the average prices of, and rents for, offices in Ljubljana slightly declined.

We estimate that the prices of offices in Maribor were five to ten per cent lower last year than in 2015, which is especially the result of the fact that they hit bottom in 2016. Rents slightly increased. As with Ljubljana, the prices of, and rents for, offices in Maribor slightly declined last year.

In Maribor, the prices of offices have been over a half lower than in Ljubljana in the past five years. However, due to a smaller difference in rent, the profitability of renting out offices was higher in Maribor than in Ljubljana.

Retail, service and catering premises [8]

Last year, the market of retail, service and catering premises was marked by the sales of more commercial centres and large shops around Slovenia. This mainly included the disposal of property of large domestic retailers according to the sale and leaseback principle with buyers generally being foreign property funds. At the beginning of the year, ten Mercator shopping centres, including the largest in Šiška, changed hands. This was followed by the sale of 15 Merkur supermarkets and four Tuš shops, including a shopping centre in Maribor, and the purchase of ten Qlandia commercial centres was confirmed at the end of the year.

Due to the said transactions, the average sold floor area of retail, service and catering premises in Slovenia increased statistically by almost 70 per cent in comparison to the year before, while their average price fell by almost a quarter. Last year, the prices of small and medium-sized retail, service and catering premises, which accounted for around 95 per cent of all transactions, actually more or less stagnated.

TABLE 15:
Average prices and characteristics of sold retail, service and catering premises, Slovenia, 2015–2019

SLOVENIJA

	2015	2016	2017	2018	2019
Sample size	264	271	330	333	313
Average price (EUR/m^2)	**1,200**	**990**	**1,220**	**950**	**720**
Year of construction (median)	1982	1983	1986	1988	1988
Usable floor area (m^2)	125	120	115	125	210

In 2019, the sales of retail and service premises accounted for around 70 per cent and the sales of hospitality premises for around 30 per cent of all recorded transactions involving premises.

Taking into account the size structure of sold premises and the fact that prices per square metre of sold floor area drop significantly with size, and regardless of the statistical fluctuation of the average prices of premises, we estimate that the prices of premises have grown moderately since the reversal in prices in 2015. We also estimate that the prices of premises between 2015 and 2019 grew nationally by around five per cent. The average prices of small premises with a floor area of up to 100 m2, which amount to around 70 per cent of all realised transactions, were ten per cent higher in 2019 than in 2015, while the prices of medium-sized and large premises were significantly down due to the aforementioned sales of commercial centres.

In the last four years, the average prices of premises have been growing significantly more slowly than the prices of residential property but more rapidly than the prices of offices.

[8] The calculation of statistical indicators takes into account the sales of retail, service and catering premises in the free market and at voluntary public auctions. Sales in the primary market take into account prices including VAT, while sales in the secondary market take into account prices excluding VAT.

TABLE 16:
Average prices and characteristics of sold retail, service and catering premises, selected market analysis areas, 2015–2019

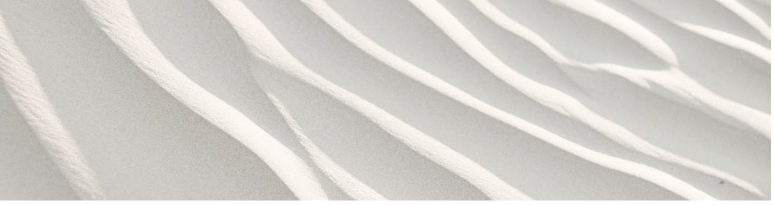
MARKET ANALYSIS AREA	2015	2016	2017	2018	2019
LJUBLJANA					
Sample size	81	66	118	103	78
Average price (EUR/m^2)	**1,930**	**1,810**	**2,010**	**1,840**	**1,420**
Year of construction (median)	1986	1989	1986	1989	1988
Usable floor area (m^2)	85	75	95	70	100
LJUBLJANA SURROUNDING AREA					
Sample size	11	14	24	26	38
Average price (EUR/m^2)	**1,270**	**1,180**	**1,000**	**960**	**1,200**
Year of construction (median)	1982	1993	1989	1982	1995
Usable floor area (m^2)	100	165	130	100	75
MARIBOR					
Sample size	34	18	29	27	36
Average price (EUR/m^2)	**980**	**660**	**880**	**1,110**	**970**
Year of construction (median)	1992	1980	1984	1986	1986
Usable floor area (m^2)	85	150	80	65	105
CELJE					
Sample size	5	15	18	12	22
Average price (EUR/m^2)	**860**	**840**	**600**	**760**	**880**
Year of construction (median)	1995	1991	1992	1973	1980
Usable floor area (m^2)	50	140	100	150	95
KOPER					
Sample size	9	11	12	8	11
Average price (EUR/m^2)	**1,430**	**1,700**	**1,260**	**1,660**	**910**
Year of construction (median)	1980	1960	1990	1925	1986
Usable floor area (m^2)	95	90	90	40	105
COAST REGION WITHOUT KOPER					
Sample size	14	18	16	7	11
Average price (EUR/m^2)	**1,890**	**1,670**	**1,240**	**2,410**	**2,040**
Year of construction (median)	1980	1980	1980	1986	1990
Usable floor area (m^2)	95	60	225	85	75

In the last five years, almost 60 per cent of all sales of offices and retail, service and catering premises in the country have been realised in the analysis areas under discussion. 30 per cent were realised in Ljubljana, slightly less than ten per cent in Maribor, slightly less than eight per cent in Ljubljana Surrounding Area, five per cent in Celje, four per cent in the Coast Region without Koper and three per cent in Koper.

Except for Ljubljana, the samples of data on realised transactions by area are too small to support representative analyses of price levels and trends. Therefore, the data provided for other areas are purely statistical and informative. We did not publish the data for Kranj for individual years due to insufficient samples.

The prices of retail, service and catering premises outside large commercial centres are strongly related to the prices of residential property. Retail, service and catering premises traditionally reach their highest prices in the capital and Coast towns. In other large towns, including Maribor, they are much lower. In Maribor, average prices of retail, service and catering premises are more than a half lower than in Ljubljana. Due to package sales of commercial centres, which are usually sold at a uniform price regardless of different areas, the average prices of retail, service and catering premises in Maribor lag slightly less behind Ljubljana than do the prices of residential property and offices.

In Ljubljana, prices have grown since 2015 despite the fluctuation of average prices due to year-on-year changes in the type and characteristic of retail, service and catering premises sold. We estimate than the prices of premises in 2019 were ten to 15 per cent higher than in 2015, much like the prices of offices. This was well above the Slovenian average, which shows that the prices of premises in other parts of Slovenia fell or stagnated during this period. We estimate that the rents for retail, service and catering premises grew by around ten per cent in Ljubljana during the same period.



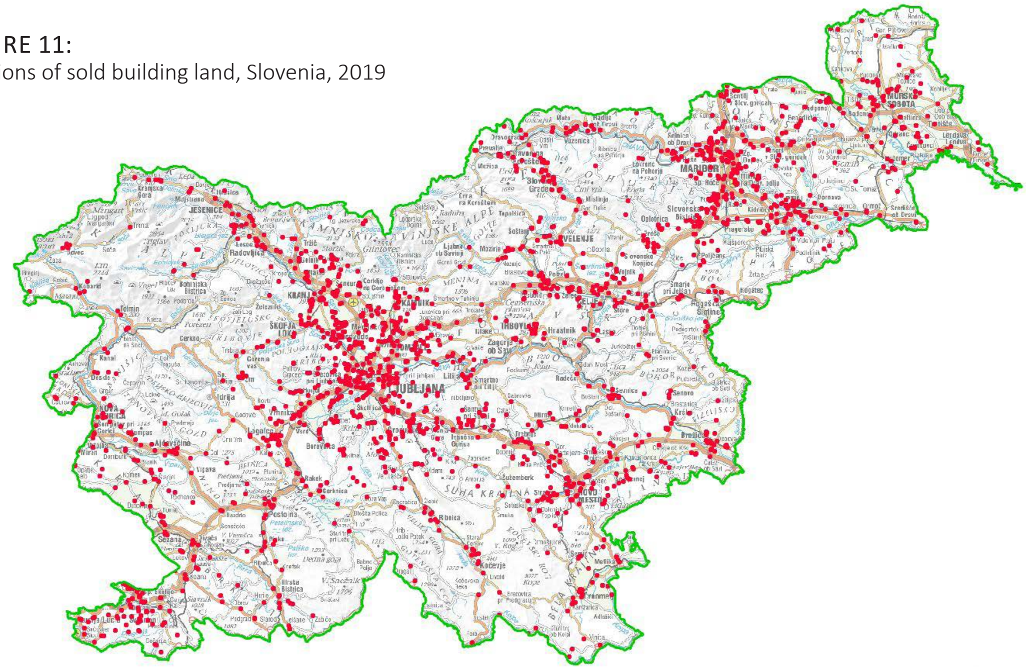
LAND MARKET

In view of planned use, the market for undeveloped land is divided into the market for building land, the market for agricultural land and the market for forest land. The building land market is the largest, with a value accounting for over 12 per cent of all property transactions in 2019, while the agricultural land and forest land markets jointly accounted for slightly over three per cent.

Building land [9]

In the report, the data on the sales of building land is discussed in regard to the same market analysis areas as for residential property. The building land and residential property markets are closely connected, as around 90 per cent of the sales of vacant building land include plots for the construction of single-family and multi-dwelling buildings.

FIGURE 11:
Locations of sold building land, Slovenia, 2019



The sales of building land are characterised by a relatively high dispersion, which is the result of the low supply and high prices of suitable building land and flats in urban centres, and a movement of demand for building land for the construction of single-family houses outside towns.

TABLE 17:
Average prices and areas of sold land, Slovenia, 2015–2019

SLOVENIA

	2015	2016	2017	2018	2019
Sample size	1,240	1,569	1,872	1,939	1,866
Average price (EUR/m²)	**46**	**64**	**54**	**62**	**55**
Average area (m²)	1,110	1,380	1,430	1,470	1,420

[9] The calculation of statistical indicators takes into account the sales of undeveloped land for the construction of houses, multi-dwelling buildings, commercial and industrial buildings in the free market and at voluntary public auctions, regardless of community infrastructure, and the legal and administrative status of the land.

Average prices of building land have been statistically fluctuating year-on-year in Slovenia, which may be attributed to changes in the average structure of sold land, particularly in view of the purpose of construction, land areas and micro-locations. Land for the construction of multi-family buildings, which comprises most developments for investors, is relatively the most expensive. This is followed by land for the construction of commercial buildings, whose average prices are a half lower, and land for the construction of residential houses, which is around 70 per cent cheaper than land for the construction of multi-family buildings. By far the cheapest is land for the construction of industrial facilities, which is usually the largest and located outside town centres, where building land is relatively the most expensive, in addition to resorts.

In 2019, the sales of land for the construction of residential houses accounted for 86 per cent of all transactions involving building land in terms of number, while in terms of sold area, they accounted for 55 per cent of all transactions. The sales of land for the construction of industrial facilities accounted for seven per cent of all transactions by number and for 31 per cent of all transactions by area; the sales of land for the construction of commercial buildings accounted for four and ten per cent, respectively, of all transactions, and land for the construction of multi-family buildings accounted for two and four per cent, respectively, of all transactions.

Taking into account the purpose of construction and land areas, we estimate that the average prices of building land in Slovenia in 2019 were 15 to 20 per cent higher than in 2015.

In Slovenia, the prices of building land have grown approximately as much as the prices of residential houses since 2015.

TABLE 18:
Average prices and areas of sold building land, selected market analysis areas, 2015–2019

ANALYSIS AREA	2015	2016	2017	2018	2019
LJUBLJANA SURROUNDING AREA					
Sample size	146	225	279	242	276
Average price EUR/m^2	**82**	**79**	**70**	**89**	**93**
Average area m^2	870	1,140	1,500	1,050	1,180
LJUBLJANA					
Sample size	57	90	96	139	106
Average price EUR/m^2	**200**	**241**	**263**	**266**	**262**
Average area m^2	900	2,550	1,120	1,710	1,200
MARIBOR SURROUNDING AREA					
Sample size	73	99	127	165	97
Average price EUR/m^2	**33**	**35**	**40**	**36**	**42**
Average area m^2	1,030	1,070	1,130	990	1,020
KRANJ SURROUNDING AREA					
Sample size	44	47	61	58	78
Average price EUR/m^2	**106**	**90**	**96**	**76**	**113**
Average area m^2	810	2,040	1,500	3,000	1,170
CELJE SURROUNDING AREA					
Sample size	45	49	73	79	67
Average price EUR/m^2	**36**	**33**	**34**	**28**	**16**
Average area m^2	940	2,340	2,960	2,220	3,010
COAST REGION WITHOUT KOPER					
Sample size	18	33	51	28	32
Average price EUR/m^2	**142**	**78**	**109**	**129**	**101**
Average area m^2	840	1,490	980	1,050	1,100
MARIBOR					
Sample size	20	41	29	42	28
Average price EUR/m^2	**73**	**76**	**68**	**88**	**51**
Average area m^2	1,500	590	2,150	780	1,320

To present statistical indicators on the sales of building land, we have selected seven analysis areas where the highest number of transactions have been recorded in the last five years. Last year, almost 40 per cent of all sales of building land in Slovenia were recorded in the selected areas. 15

per cent of all transactions were recorded in Ljubljana Surrounding Area, while five per cent of all transactions were recorded in Ljubljana, Maribor Surrounding Area, Kranj Surrounding Area and Celje Surrounding Area, respectively.

Generally, the prices of building land are the highest in areas where demand is the highest. This is in the capital, by the sea and in resorts. The prices of building land significantly fall with distance from the town centres and are over a half lower in the surrounding areas of large towns.

Last year, the prices of building land were by far the highest in Ljubljana, where demand is extremely high, while the supply of undeveloped land for immediate construction is virtually non-existent. Smaller investors are mainly looking for old houses suitable for redevelopment into smaller multi-family buildings, the prices of which are skyrocketing. The sales of such buildings are not recorded as the sales of building land and are not taken into account in the provided data. In Ljubljana, the prices of building land increased the most in 2016, when the number of realised transactions grew the most. Due to insufficient supply of high-quality land, price growth began stabilising and prices have stagnated over the last two years.

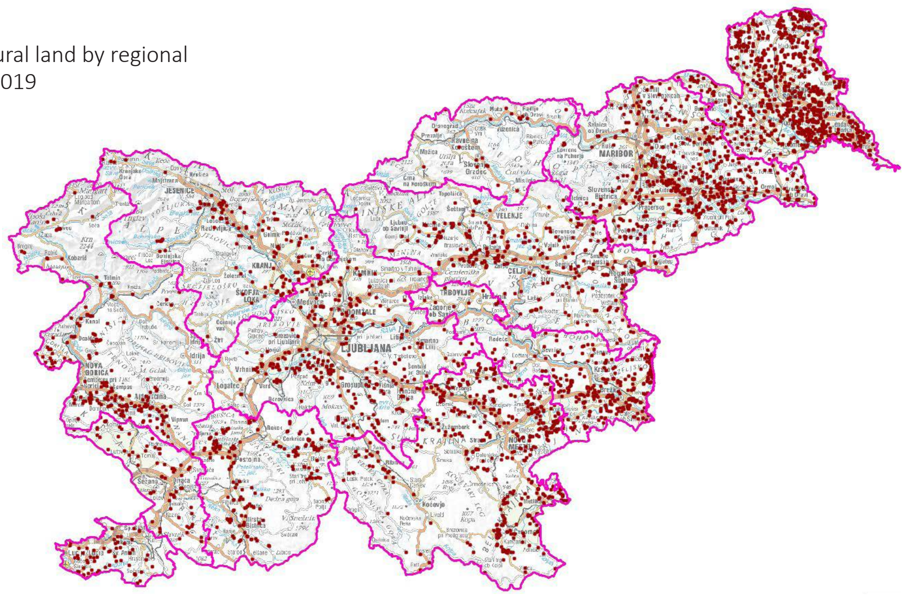
Agricultural land [10]

Agricultural land covers around 35 per cent of Slovenia's territory, and in terms of value, accounts for slightly less than six per cent of the property stock in Slovenia or EUR 8.6 billion.

In Slovenia, the market for agricultural land is partly regulated, as the law stipulates the publication of sales offers and a pre-emptive right of entities with farmer status. This limits purchases from buyers who are not farmers and do not buy agricultural land for its basic use but for other, more speculative, investment or recreational purposes, and are willing to pay a higher price. Such regulation supports competition for agricultural land from farmers who will use this land for its original purpose.

In the report, agricultural land is discussed by regional analysis areas, as the supply and demand in the agricultural land market is most affected by regional factors such as microclimate, soil configuration, soil quality, the level of urbanisation and similar.

FIGURE 12:
Locations of sold agricultural land by regional analysis areas, Slovenia, 2019



[10] The calculation of statistical indicators takes into account the sales of agricultural land without permanent crops in the free market and at voluntary public auctions.

The geographical distribution of the sales of agricultural land corresponds to the distribution of the stock of agricultural land by regional areas. Most sales of agricultural land are carried out in the Pomurje Region, which is the most agrarian area in the country and where the density of agricultural land is the highest. Between 2015 and 2019, 30 per cent of all transactions involving agricultural land were recorded in the Pomurje Region. This was followed by the Štajerska Region with a 16 per cent share of all sales, the Dolenjska Region with 13 per cent, the Posavje Region with nine per cent, Central Slovenia Region with eight per cent, the Savinja Region with seven per cent, the Notranjska and Goriška regions with five per cent, respectively, and the Gorenjska Region with three per cent. Due to the small size of the area, a relatively high density of purchases and sales of agricultural land was recorded in the Coast area, while the number of sales in other regional areas was modest.

TABLE 19:
Average prices and areas of sold agricultural land, Slovenia, 2015–2019

SLOVENIA	2015	2016	2017	2018	2019
Sample size	2,948	2,922	3,043	3,107	3,037
Average price EUR/m^2	**1.41**	**1.44**	**1.51**	**1.46**	**1.56**
Average area (m^2)	5,200	5,200	5,400	5,500	5,600

A trend of moderate growth in agricultural land sold has been present since 2015. In comparison to 2015, the average sold agricultural land was around eight per cent larger than in 2019.

Agricultural land in Slovenia reached record-breaking prices last year. The national average price of agricultural land grew by seven per cent in 2019 in comparison to the year before, drawing closer to 1.60 EUR/m^2. The price was 11 per cent higher than in 2015.

The growth in the number of sales and the prices of agricultural land since 2015 may be attributed particularly to a favourable economic situation.

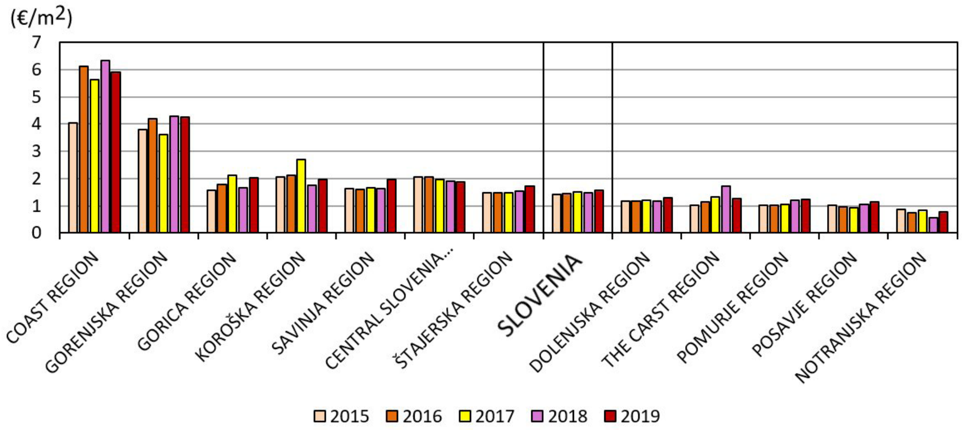
TABLE 20:
Average prices and areas of sold agricultural land without permanent crops, regional analysis areas, 2015–2019

ANALYSIS AREA	2015	2016	2017	2018	2019
POMURJE REGION					
Sample size	802	716	732	779	917
Average price EUR/m^2	**1.03**	**1.03**	**1.06**	**1.20**	**1.22**
Average area m^2	5,200	5,700	5,200	5,300	5,700
ŠTAJERSKA REGION					
Sample size	491	482	506	508	479
Average price EUR/m^2	**1.46**	**1.47**	**1.48**	**1.55**	**1.72**
Average area m^2	6,800	7,000	7,000	7,000	6,700
DOLENJSKA REGION					
Sample size	446	480	444	415	397
Average price EUR/m^2	**1.18**	**1.17**	**1.20**	**1.16**	**1.30**
Average area m^2	4,000	4,200	4,200	4,500	5,000
POSAVJE REGION					
Sample size	258	226	244	242	264
Average price EUR/m^2	**1.02**	**0.94**	**0.93**	**1.05**	**1.13**
Average area m^2	5,100	5,400	4,600	5,500	6,600
CENTRAL SLOVENIA REGION					
Sample size	223	263	271	313	250
Average price EUR/m^2	**2.06**	**2.06**	**1.97**	**1.91**	**1.88**
Average area m^2	5,700	6,100	6,600	6,000	6,100
SAVINJA REGION					
Sample size	249	223	263	295	212
Average price EUR/m^2	**1.63**	**1.60**	**1.66**	**1.63**	**1.96**
Average area m^2	4,900	4,900	5,900	5,200	4,700
NOTRANJSKA REGION					
Sample size	166	142	169	195	157
Average price EUR/m^2	**0.85**	**0.75**	**0.82**	**0.56**	**0.78**
Average area m^2	4,900	3,500	4,400	7,300	5,100
GORIŠKA REGION					
Sample size	108	127	143	156	150
Average price EUR/m^2	**1.57**	**1.77**	**2.11**	**1.67**	**2.03**
Average area m^2	4,200	3,500	4,400	4,500	4,300
GORENJSKA REGION					
Sample size	81	81	91	70	82
Average price EUR/m^2	**3.81**	**4.20**	**3.62**	**4.30**	**4.25**
Average area m^2	6,700	5,400	6,900	5,800	6,100
KARST REGION					
Sample size	41	92	76	51	63
Average price EUR/m^2	**1.03**	**1.14**	**1.33**	**1.71**	**1.27**
Average area m^2	4,400	3,300	4,600	2,700	3,800
COAST REGION					
Sample size	64	71	78	59	48
Average price EUR/m^2	**4.03**	**6.11**	**5.64**	**6.34**	**5.90**
Average area m^2	2,200	1,900	2,100	2,500	3,000
KOROŠKA REGION					
Sample size	19	18	25	24	18
Average price EUR/m^2	**2.07**	**2.11**	**2.69**	**1.76**	**1.97**
Average area m^2	5,300	6,200	6,000	6,200	7,000

As usual, statistically the highest prices for agricultural land were recorded in the Coast Region, although the soil there is not the most suitable for traditional agricultural production. The average price of agricultural land in the last five years in the Coast Region has stood at 5.60 EUR/m^2. High prices are partly the consequence of the fact that speculative purchases of land and the purchases of relatively more expensive permanent crops (vineyards and olive groves) cannot be completely excluded from statistical samples, and partly the consequence of generally high land prices in the Coast Region. Paradoxically, the prices of agricultural land in the Pomurje Region, where the agricultural conditions are the best, are traditionally among the lowest in the country, which may be attributed to the higher supply of agricultural land and the generally low level of prices of land and property in this area. However, in the last four years, the prices of agricultural land in Slovenia was most affected by the record-breaking growth in prices in the Pomurje Region, more precisely in the most agricultural part of Pomurje.

In the last five years, the prices of land intended for agricultural production have been above the Slovenian average in the Gorenjska Region (the average price stood at around 4.00 EUR/m^2), Central Slovenia Region (2.00 EUR/m^2), the Goriška Region (1.80 EUR/m^2) and the Savinja Region (1.70 EUR/m^2). The prices in Štajerska were the same as the Slovenian average (1.50 EUR/m^2). The prices of agricultural land were the lowest in Notranjska (the average price stood at around 0.80 EUR/m^2), while the prices in Posavje (1.00 EUR/m^2), Pomurje (1.10 EUR/m^2) and Dolenjska (1.20 EUR/m^2) were below average. The data on the average prices in Koroška and the Karst are only statistical and informative due to insufficient samples.

FIGURE 13:
Average prices of agricultural land without permanent crops, total Slovenia and by regional analysis areas, 2015–2019



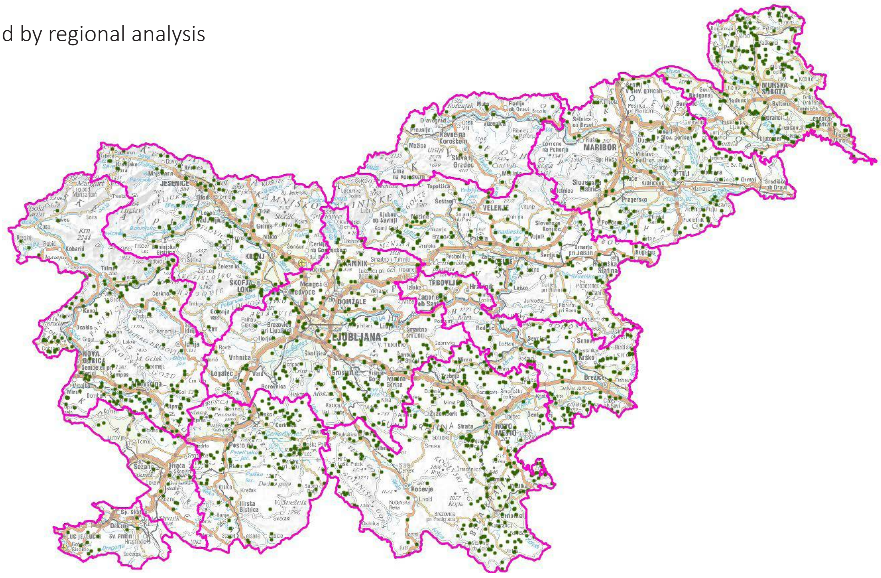
Forest land [11]

Forest land covers around 57 per cent of Slovenia's territory, and in terms of value, accounts for slightly less than four per cent of the property stock in Slovenia or EUR 5.5 billion.

As with the agricultural land market, the forest land market in Slovenia is also partly regulated by the law stipulating the publication of sales offers and a pre-emptive right of entities with farmer status, and in the case of protective forests and forests with a special purpose, a pre-emptive right of the Republic of Slovenia as represented by the Farmland and Forest Fund of the Republic of Slovenia.

[11] The calculation of statistical indicators takes into account the sales of forest land in the free market and at voluntary public auctions.

FIGURE 14:
Locations of sold forest land by regional analysis areas, Slovenia, 2019



In the report, forest land, as with agricultural land, is discussed by regional analysis areas.

Most (19 per cent) of the sales of forest land have been made in Dolenjska in the last five years. 14 per cent of all sales were made in Central Slovenia Region, 13 per cent in Pomurje, 11 per cent in Štajerska, nine per cent in Goriška, eight per cent in the Notranjska, Savinja and Posavje regions, respectively, and around six per cent in Gorenjska. The share of realised sales of forest land in the Karst, Koroška and the Coast Region was around four per cent.

TABLE 21:
Average prices and areas of sold forest land, Slovenia, 2015–2019

SLOVENIA	2015	2016	2017	2018	2019
Sample size	1,143	1,190	1,205	1,246	1,444
Average price (EUR/m^2)	**0.50**	**0.50**	**0.51**	**0.56**	**0.55**
Average area (m^2)	15,900	14,800	15,600	16,700	17,300

The prices of forest land have not significantly changed in the last year. Since the reversal in property prices in 2015, the growth in prices is similar to that of agricultural land and much lower than that of building land. The average price of forest land in 2019 was ten per cent higher than in 2015. As with agricultural land, the amount of forest land sold has been increasing.

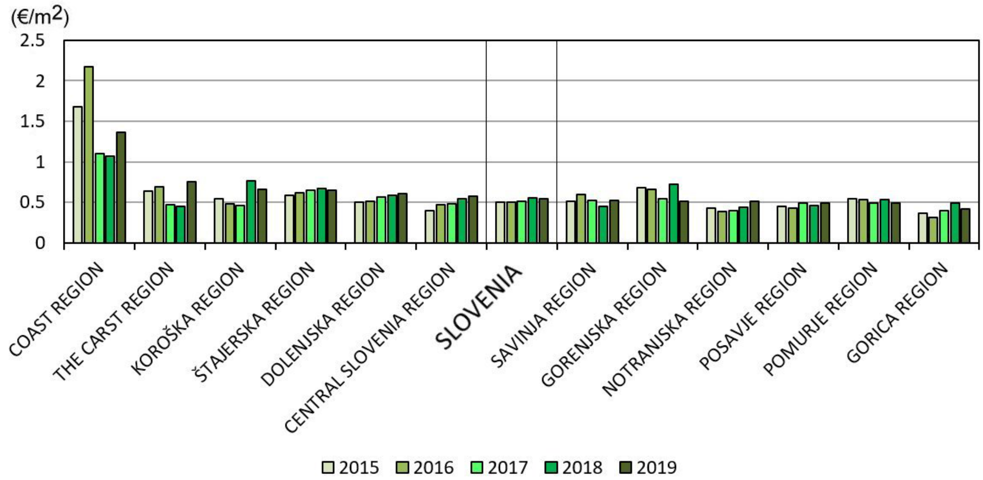
This may be attributed particularly to a favourable economic situation and the general growth in property prices. The fact that the average prices of forest land have grown despite natural disasters that have damaged Slovenian forests in recent years should not be ignored. According to our estimates, the average prices of damaged forests are five to ten per cent lower in comparison to undamaged forests due to the consequences of damage brought on by glaze ice in 2014, wind in 2017 and 2018, and bark beetles between 2014 and 2018. The prices of damaged forests in Notranjska, which is among the most affected areas and which, at the same time, has a high growing stock, are even ten to 15 per cent lower.

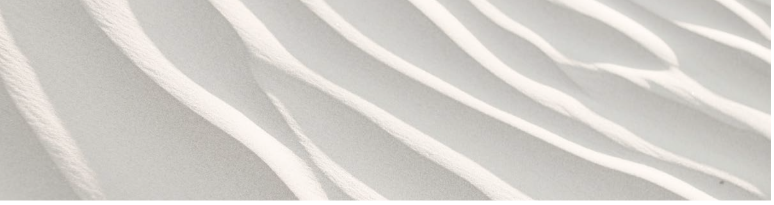
TABLE 22:
Average prices and areas of sold forest land, regional analysis areas, 2015–2019

ANALYSIS AREA	2015	2016	2017	2018	2019
DOLENJSKA REGION					
Sample size	220	249	244	219	271
Average price (EUR/m^2)	**0.50**	**0.52**	**0.57**	**0.59**	**0.61**
Average area (m^2)	13,600	13,400	16,300	13,200	13,700
CENTRAL SLOVENIA REGION					
Sample size	151	179	160	197	191
Average price (EUR/m^2)	**0.40**	**0.47**	**0.48**	**0.55**	**0.58**
Average area (m^2)	30,000	20,900	20,000	16,100	17,900
POMURJE REGION					
Sample size	142	132	147	185	181
Average price (EUR/m^2)	**0.55**	**0.54**	**0.49**	**0.54**	**0.49**
Average area (m^2)	6,000	6,100	5,400	9,800	7,000
GORIŠKA REGION					
Sample size	97	99	106	105	174
Average price (EUR/m^2)	**0.37**	**0.32**	**0.40**	**0.49**	**0.42**
Average area (m^2)	13,600	18,300	19,200	10,900	18,400
ŠTAJERSKA REGION					
Sample size	109	128	138	147	133
Average price (EUR/m^2)	**0.59**	**0.62**	**0.65**	**0.67**	**0.65**
Average area (m^2)	9,300	11,600	11,000	17,600	17,300
SAVINJA REGION					
Sample size	92	93	93	94	128
Average price (EUR/m^2)	**0.51**	**0.60**	**0.53**	**0.45**	**0.53**
Average area (m^2)	16,200	12,900	15,300	27,400	22,300
NOTRANJSKA REGION					
Sample size	84	101	87	95	118
Average price (EUR/m^2)	**0.43**	**0.39**	**0.40**	**0.44**	**0.52**
Average area (m^2)	16,300	15,700	16,900	18,900	19,100
POSAVJE REGION					
Sample size	89	93	86	108	105
Average price (EUR/m^2)	**0.45**	**0.43**	**0.49**	**0.46**	**0.49**
Average area (m^2)	11,000	14,500	25,500	15,100	22,100
GORENJSKA REGION					
Sample size	90	63	90	65	84
Average price (EUR/m^2)	**0.68**	**0.66**	**0.55**	**0.72**	**0.52**
Average area (m^2)	18,600	17,600	17,000	37,000	27,700
KARST REGION					
Sample size	30	30	26	16	24
Average price (EUR/m^2)	**0.64**	**0.69**	**0.47**	**0.45**	**0.76**
Average area (m^2)	6,500	7,700	8,100	23,600	9,100
KOROŠKA REGION					
Sample size	13	13	11	9	23
Average price (EUR/m^2)	**0.55**	**0.48**	**0.46**	**0.77**	**0.66**
Average area (m^2)	122,400	72,000	32,100	37,900	44,900
COAST REGION					
Sample size	26	10	17	6	12
Average price (EUR/m^2)	**1.68**	**2.17**	**1.10**	**1.07**	**1.36**
Average area (m^2)	5,200	3,200	3,300	12,300	8,500

If we disregard the Coast, Karst and Koroška regions, where trading in forest land is negligible and the data is purely statistical and informative, the prices of forest land are the highest in Štajerska and Gorenjska, where the average price in the last five years has been around 0.65 EUR/m^2. The prices of forest land in the Dolenjska, Pomurje and Savinja regions and in Central Slovenia Region have been around the Slovenian average (0.50 EUR/m^2). They have been around 0.45 EUR/m^2 in Posavje and Notranjska, and around 0.40 EUR/m^2 in Goriška.

FIGURE 15:
Average prices of forest land, total Slovenia and by regional analysis areas, 2015–2019





RESIDENTIAL PROPERTY MARKET IN REGIONAL AREAS

As the largest and the most important segment of the Slovenian property market, the residential property market is addressed in more detail in this chapter by regional analysis areas and selected municipalities. The number of recorded sales of residential property in other municipalities is too low to meaningfully contribute to an analysis of the housing market. With the exception of the municipalities of Ljubljana and Maribor, and partly of Celje and Kranj, which are the largest housing markets in the country, even samples for the calculation of the indicators and characteristics of sold flats and houses in most selected municipalities are too small to be representative. Therefore, the published data is statistical and informative.

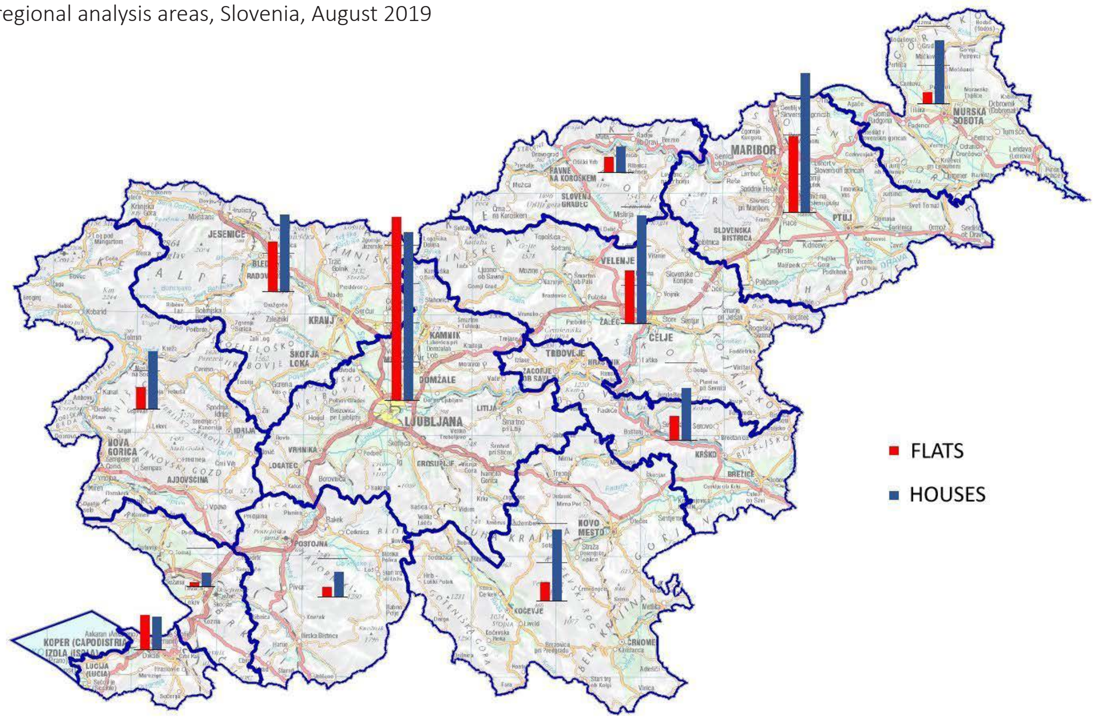
Below, the regional analysis areas are ordered from the largest to the smallest in view of the size of the existing housing stock or the total number of residential units in multi-family buildings.

TABLE 23:
Number of flats and residential houses, Slovenia and regional analysis areas, August 2019

ANALYSIS AREA	Stock of flats	Stock of houses
SLOVENIA	**326,546**	**540,214**
CENTRAL SLOVENIA REGION	118,253	108,275
ŠTAJERSKA REGION	49,374	89,975
SAVINJA REGION	34,484	69,687
GORENJSKA REGION	32,045	49,611
DOLENJSKA REGION	12,140	46,156
GORIŠKA REGION	14,314	37,581
POSAVJE REGION	15,981	33,703
POMURJE REGION	7,718	41,036
COAST REGION	22,599	21,722
KOROŠKA REGION	10,241	17,077
NOTRANJSKA REGION	6,429	16,269
KARST REGION	2,968	9,122

Note:
- The data on "stock" explains how many parts of buildings that are flats or residential houses by actual use were recorded in a certain analysis area in the Real Estate Register as of 1 August 2019.

FIGURE 16:
Illustration of the number of flats and residential houses
by regional analysis areas, Slovenia, August 2019



At the beginning of August 2019, almost 330,000 flats in multi-dwelling buildings and over 540,000 residential units in houses were recorded in Slovenia. On 31 December 2019, in view of the estimated generalised values of property, the total value of flats in multi-dwelling buildings was around EUR 33 billion or around 22 per cent of the value of all property in Slovenia, and the total value of residential houses with pertaining land was around EUR 54 billion or almost 36 per cent of the total value of property.

CENTRAL SLOVENIA REGION

The housing stock in Central Slovenia Region is by far the largest in Slovenia. 36 per cent of all flats in multi-dwelling buildings and 20 per cent of residential houses or 26 per cent of all residential units in the country are located in this area. Other than the Coast Region, Central Slovenia Region is the only area in the country where the stock of residential units in multi-family buildings is larger than the stock of residential units in houses. At the same time, this is the area with the highest residential property prices.

In 2019, 35 per cent of all sales of flats and 19 per cent of all sales of houses were realised in Central Slovenia Region. On the basis of temporary data, we estimate that the scope of trading in residential property in Central Slovenia Region has stabilised after a noticeable reduction in 2018 and remained at approximately the same level in 2019. In 2019, the recorded number of the sales of flats in multi-family buildings was approximately the same as in 2015, while the number of the sales of residential houses with pertaining land increased by 18 per cent.

The prices of residential property in Central Slovenia Region kept growing in 2019 but with slightly less intensity. The prices of existing flats were 38 per cent higher than in 2015, which indicated the highest growth in the prices of flats in multi-family buildings in all regional areas. According to our estimate, the prices of residential houses were 25 to 30 per cent higher, which is also among the highest increases in the prices of residential houses in this period.

TABLE 24:
Number of recorded sales and sample sizes, and the price and characteristics of sold residential property, Central Slovenia Region, 2015–2019

PROPERTY TYPE	2015	2016	2017	2018	2019
Flats					
Recorded number	3,736	4,242	4,553	4,041	3,723
Sample size	2,030	2,515	2,535	2,284	2,347
Average contractual price (EUR)	104,000	109,000	119,000	134,000	139,000
Average price (EUR/m^2)	1,910	2,030	2,220	2,530	2,630
Year of construction (median)	1975	1975	1975	1976	1975
Average usable floor area (m^2)	54	54	54	53	53
Houses					
Recorded number	1,030	1,159	1,285	1,228	1,217
Sample size	580	695	764	687	692
Average contractual price (EUR)	161,000	175,000	178,000	197,000	208,000
Year of construction (median)	1976	1976	1975	1978	1976
Average house floor area (m^2)	165	169	175	179	181
Average land area (m^2)	670	660	690	670	690

Notes:
- “Recorded number” refers to how many sales of flats or houses were recorded in the Property Market Register in a certain year.
- “Sample size” refers to how many sales of flats or houses were used for market analyses and the calculation of statistical indicators in the report.

To analyse the housing market and for a more detailed presentation of data for Central Slovenia Region, we, in addition to the Municipality of Ljubljana, selected the ten municipalities where the highest number of sales of flats and houses have been recorded in the last five years. The samples of the sales of flats and houses in these municipalities, with the exception of Kamnik and Domžale, are still too small to support more than a rough estimate of the ranges and trends of prices. The data for the Municipality of Ljubljana is also given by districts.

FIGURE 17:
Selected municipalities (highlighted) and the geographical distribution of the sales of flats (red dots), Central Slovenia Region, 2019

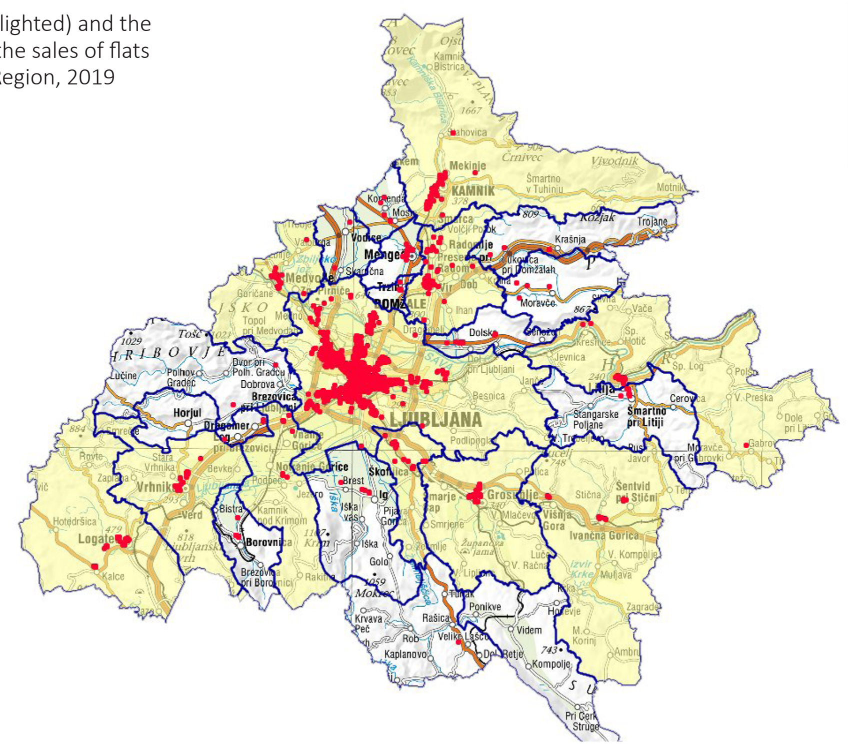
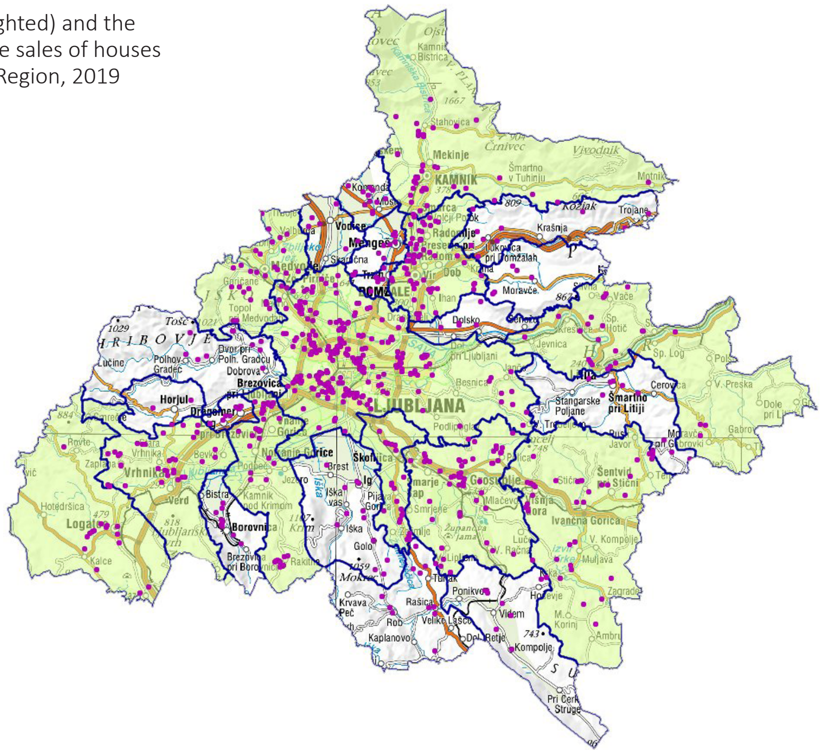


FIGURE 18:
Selected municipalities (highlighted) and the geographical distribution of the sales of houses (violet dots), Central Slovenia Region, 2019



Municipality of Ljubljana

The Municipality of Ljubljana is home to around 130,000 residential units, which is over a tenth of the Slovenian housing stock and constitutes the largest housing market in the country. A quarter of all market sales of flats in multi-family buildings and almost a tenth of all sales of residential houses are realised in the capital on average.

In recent years, Ljubljana has been the municipality with the highest demand for flats and where residential construction boomed first after the last crisis. Initially, with the renovation and construction of individual houses, and the revival of projects that remained unfinished during the crisis, and later, with the construction of smaller and individual larger multi-family buildings.

In 2019, between 500 and 600 flats in multi-family buildings were built in Ljubljana. Most of them were sold or reserved in advance during the construction. The prices including VAT were between 3,200 and 4,200 EUR/m^2 with the most expensive flats selling for around 5,300 EUR/m^2. According to the sales recorded so far, the average price of a new flat in Ljubljana last year was around 3,750 EUR/m^2. In 2018 alone, the price grew by 30 per cent and a further 20 per cent last year.

In 2019, around 1,100 flats were under construction in the Municipality of Ljubljana. 500 of them were or are expected to be completed in 2020, while the remainder are expected to be completed in 2021. At least 70 per cent of the flats under construction are reserved. The advertised prices are between 2,800 and 6,800 EUR/m^2. The prices are the lowest in Rudnik and Šiška, and the highest in the centre and Rožna dolina. In addition to market flats, over 650 non-profit flats are under construction. Most of them are in the Novo Brdo neighbourhood, where the Housing Fund of the Republic of Slovenia finances the construction of almost 500 rental flats.

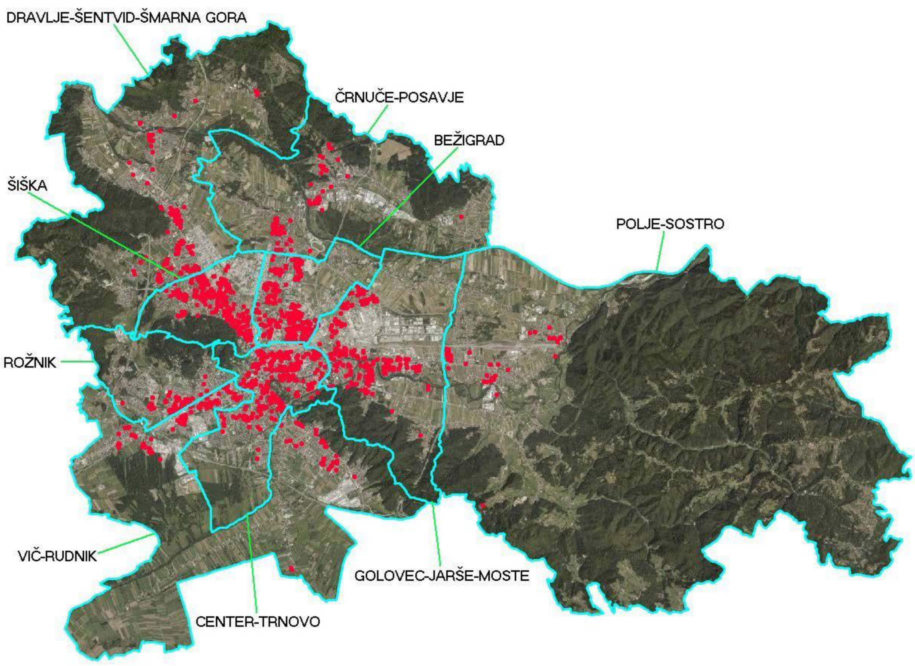
Prior to the COVID-19 epidemic, the construction of a further 3,300 flats had been planned in the Municipality of Ljubljana. Most of them are expected to be built by the end of 2021. The construction of around 800 flats is expected to begin this year, 1,800 in 2021 and around 700 in 2022. In addition to construction for the market, around 1,000 non-profit flats are planned to be built.

The planned construction is expected to meet the high demand for flats in Ljubljana in the next two years; however, the question remains as to how the aftermath of the epidemic will affect demand and how many construction plans will be realised.

Flats

In the report, the data on the sales of flats in the Municipality of Ljubljana in total and by nine districts is provided in view of the relative size of the market. Districts were determined by merging the quarters recorded in the Register of Spatial Units.

FIGURE 19:
Geographical distribution of the sales of flats (red dots) by districts, Municipality of Ljubljana, 2019



Following the reversal in property prices in 2015, the Municipality of Ljubljana was characterised by the most rapid growth in the prices of flats in the country. The prices had grown rapidly until 2018, when they grew by 15 per cent. Last year, the growth stabilised, making average prices only one per cent higher than the year before. On average, the prices of flats in the Municipality of Ljubljana were 38 per cent higher in 2019 than in 2015, and the average price of an existing flat reached a record high of 2,800 EUR/m^2.

TABLE 25:
Average prices and characteristics of sold existing flats by districts, Municipality of Ljubljana, 2015–2019

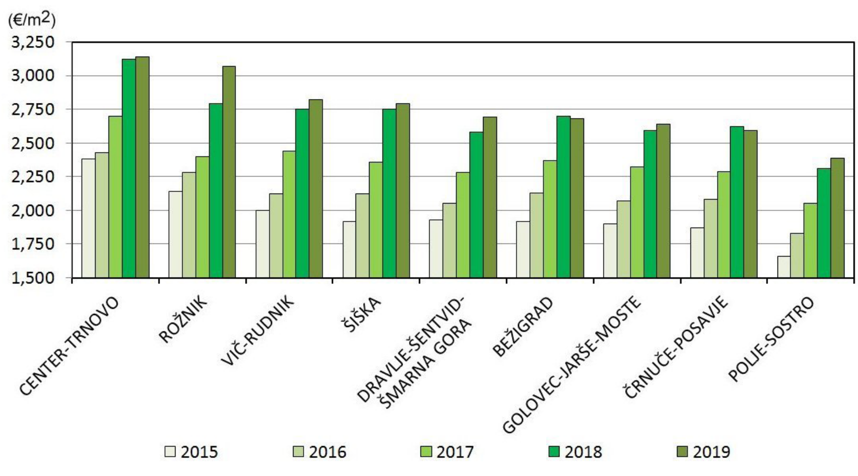
ANALYSIS AREA	INDICATOR	2015	2016	2017	2018	2019
MUNICIPALITY OF LJUBLJANA	Sample size	1,527	1,868	1,837	1,668	1,763
	Average price (EUR/m^2)	**2,030**	**2,170**	**2,410**	**2,770**	**2,800**
	Year of construction (median)	1973	1972	1972	1972	1973
	Usable floor area (m^2)	54	54	53	53	53
ŠIŠKA	Sample size	266	305	348	319	342
	Average price (EUR/m^2)	**1,920**	**2,120**	**2,360**	**2,750**	**2,790**
	Year of construction (median)	1968	1968	1968	1969	1967
	Usable floor area (m^2)	54	52	51	51	53
GOLOVEC-JARŠE-MOSTE	Sample size	240	301	305	281	314
	Average price (EUR/m^2)	**1,900**	**2,070**	**2,320**	**2,590**	**2,640**
	Year of construction (median)	1976	1976	1977	1976	1976
	Usable floor area (m^2)	51	49	49	49	49
CENTER-TRNOVO	Sample size	313	354	327	323	306
	Average price (EUR/m^2)	**2,380**	**2,430**	**2,700**	**3,120**	**3,140**
	Year of construction (median)	1963	1962	1960	1960	1960
	Usable floor area (m^2)	63	62	61	60	60
BEŽIGRAD	Sample size	251	331	278	262	258
	Average price (EUR/m^2)	**1,920**	**2,130**	**2,370**	**2,700**	**2,680**
	Year of construction (median)	1972	1968	1968	1972	1968
	Usable floor area (m^2)	54	54	57	52	56
DRAVLJE-ŠENTVID-ŠMARNA GORA	Sample size	143	187	178	151	178
	Average price (EUR/m^2)	**1,930**	**2,050**	**2,280**	**2,580**	**2,690**
	Year of construction (median)	1982	1978	1981	1982	1982
	Usable floor area (m^2)	49	50	49	49	48
VIČ-RUDNIK	Sample size	117	155	163	112	147
	Average price (EUR/m^2)	**2,000**	**2,120**	**2,440**	**2,750**	**2,820**
	Year of construction (median)	1981	1975	1975	1975	1989
	Usable floor area (m^2)	53	55	54	49	50
ČRNUČE-POSAVJE	Sample size	92	109	103	116	103
	Average price (EUR/m^2)	**1,870**	**2,080**	**2,290**	**2,620**	**2,590**
	Year of construction (median)	1976	1977	1979	1980	1977
	Usable floor area (m^2)	54	53	51	52	53
ROŽNIK	Sample size	57	72	67	56	64
	Average price (EUR/m^2)	**2,140**	**2,280**	**2,400**	**2,790**	**3,070**
	Year of construction (median)	1981	1974	1981	1976	1982
	Usable floor area (m^2)	62	56	61	59	52
POLJE-SOSTRO	Sample size	48	54	68	48	51
	Average price (EUR/m^2)	**1,660**	**1,830**	**2,050**	**2,310**	**2,390**
	Year of construction (median)	1974	1975	1974	1974	1974
	Usable floor area (m^2)	42	45	47	44	49

Last year, the prices of flats in multi-family buildings in the Municipality of Ljubljana were, as usual, the highest in the most prestigious district in Ljubljana, which includes the Center-Trnovo and Rožnik quarters. The average price of an existing flat in Center-Trnovo was 3,140 EUR/m^2, which is the highest price in the country. By default, the high prices of flats in Center-Trnovo have grown the least in the last four years of all the districts in Ljubljana. The number of transactions in this district has been declining since 2015. Nevertheless, the housing market in this district has been very active since 2015, as almost a fifth of all sales of flats in Ljubljana have been recorded here, which is more than in Šiška and Bežigrad, which have a significantly larger stock of flats.

The price of an existing flat also exceeded 3,000 EUR/m^2 last year in Rožnik (3,070 EUR/m^2), which has a relatively small stock of flats in multi-family buildings. In this area, detached houses and villas prevail, while most flats are located in small multi-family buildings called villa blocks. For this reason, the growth in the prices of flats in the last four years has been the highest in this district, and the prices of existing flats came close to the prices in Center-Trnovo.

By average prices, this district is followed by Vič-Rudnik (2,820 EUR/m^2) and Šiška (2,790 EUR/m^2), where the prices of flats last year were around ten per cent lower than they were in Center-Trnovo. In Šiška, which is the area with the largest stock and highest density of flats in the country, the prices of existing flats have grown by around 45 per cent in the last four years, which is the most among all districts in Ljubljana. The prices in Vič-Rudnik have also grown above average, i.e. by over 40 per cent.

FIGURE 20:
Average prices of existing flats (in EUR/m^2) by districts, Municipality of Ljubljana, 2015–2019



The average prices of existing flats in Dravlje-Šentvid-Šmarna gora (2,690 EUR/m^2), Bežigrad (2,680 EUR/m^2) and Golovec-Jarše-Moste (2,640 EUR/m^2) were by around 15 per cent lower last year than in Center-Trnovo and by almost 20 per cent in Črnuče-Posavje. Last year, the prices of flats were the lowest in Polje-Sostro, which has the smallest stock of flats and where the least sales are recorded on average. The average price of an existing flat here was around 2,390 EUR/m^2 and was 25 per cent lower than in Center-Trnovo.

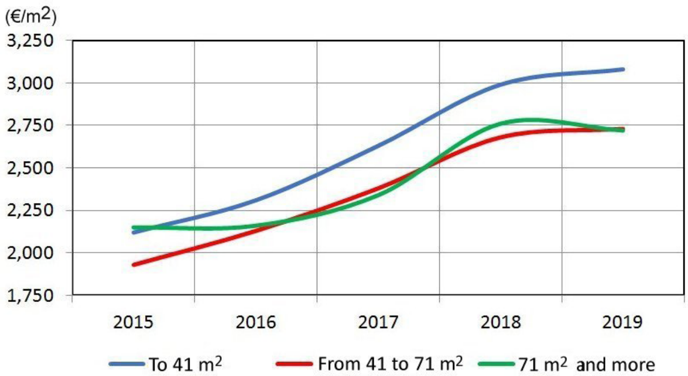
The prices of flats in most districts in Ljubljana stagnated last year. Rožnik was an exception with a relatively strong trend of price growth.

TABLE 26:
Average prices of sold flats by size classes, Municipality of Ljubljana, 2015–2019

	FLAT SIZE	INDICATOR	2015	2016	2017	2018	2019
LJUBLJANA	To 41 m²	Sample size	477	599	584	581	580
		Average price (EUR/m²)	**2,120**	**2,310**	**2,630**	**2,990**	**3,080**
	From 41 to 71 m²	Sample size	761	919	905	804	876
		Average price (EUR/m²)	**1,930**	**2,130**	**2,380**	**2,680**	**2,730**
	71 m² and more	Sample size	289	350	348	283	307
		Average price (EUR/m²)	**2,150**	**2,160**	**2,340**	**2,760**	**2,720**

As usual, medium-sized flats (two bedroom and smaller three bedroom flats), which sell most frequently, were relatively the cheapest in Ljubljana. Small flats (studios and one bedroom flats) were relatively the most expensive with the price exceeding 3,000 EUR/m² last year. The price of large flats (large three and more bedroom flats), which sell least frequently and whose peculiar feature in Ljubljana was that they were relatively more expensive than medium-sized flats, was virtually the same as the price of medium-sized flats last year. Last year, a square metre of a large or medium-sized existing flat in Ljubljana was around ten per cent cheaper than a square metre of a small flat.

FIGURE 21:
Average prices of existing flats (in EUR/m²) by size classes, Municipality of Ljubljana, 2015–2019



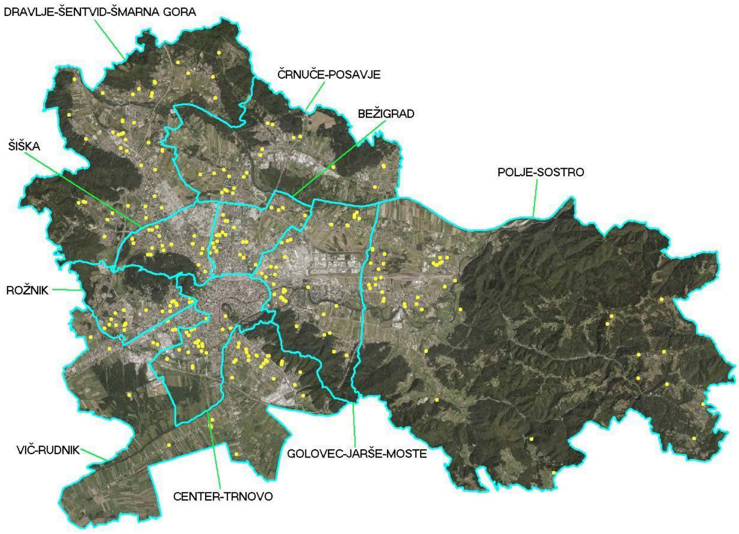
Following a rapid growth in 2018, the growth in the prices of existing flats stabilised in 2019 in all size classes. The prices of large flats, whose prices jumped the most in 2018, even fell minimally.

Since 2015, the prices of small and medium-sized flats in the Municipality of Ljubljana have grown by 40 to 45 per cent, while the prices of large flats have grown by 25 to 30 per cent.

Houses

As with flats in multi-family buildings, the average prices and characteristics of sold houses with pertaining land by districts in the Municipality of Ljubljana are included in the report. Despite the fact that the statistical samples by districts are relatively small, taking into account changes in the average size and age of houses sold, they generally illustrate the levels and trends of house prices by individual areas.

FIGURE 22:
Geographical distribution of the sales of houses (yellow dots) by districts, Municipality of Ljubljana, 2019



Following a shift in prices, trading in houses in the Municipality of Ljubljana boosted in 2016, then stagnated, noticeably declined in 2018 and slightly grew in 2019.

In 2019, the average price of a house with pertaining land stood at EUR 290,000 and was seven per cent higher than the year before and 43 per cent higher than in 2015. In comparison to 2018, houses three years older and five square metres larger were sold on average, while the area of the pertaining land was 50 square metres larger. In comparison to 2015, houses six years older and 17 square metres larger with 50 square metres more pertaining land were sold last year.

Almost 60 per cent of the houses sold last year in the Municipality of Ljubljana were detached houses, while terraced houses accounted for a third and semi-detached houses accounted for around seven per cent. In relation to the size of a flat, semi-detached houses were around 15 per cent cheaper on average than terraced houses, while detached houses were slightly less than a fifth cheaper.

In 2019, six sales of residential houses with land belonging to them priced at over a million euros were recorded in the Municipality of Ljubljana, five in 2018, two in 2017, four in 2016 and none in 2015. Only villas in elite districts of Ljubljana are generally sold for over a million euros [12].

In view of the changes in the average size of houses and the pertaining land, we estimate that the growth in the prices of residential houses in the Municipality of Ljubljana has been lower in the last four years than is shown by a direct comparison of contractual prices. We estimate that the prices of houses have actually grown in this period by around 30 per cent, which is less than the growth in the prices of flats in multi-family buildings, but still one of the highest growths in the prices of residential houses in Slovenia.

[12] All recorded sales are not necessarily taken into account in the calculation of average prices, since not all sales are market sales, or the market price of a house cannot be deduced from the data on a transaction. In Ljubljana, where the number of recorded sales of houses is relatively high, sales for over a million euros do not decisively affect the average price of houses as they do in other areas where the number of recorded sales is lower. It is also true that in other areas, with the exception of Coast and Gorenjska resorts, sales for over a million euros are virtually non-existent.

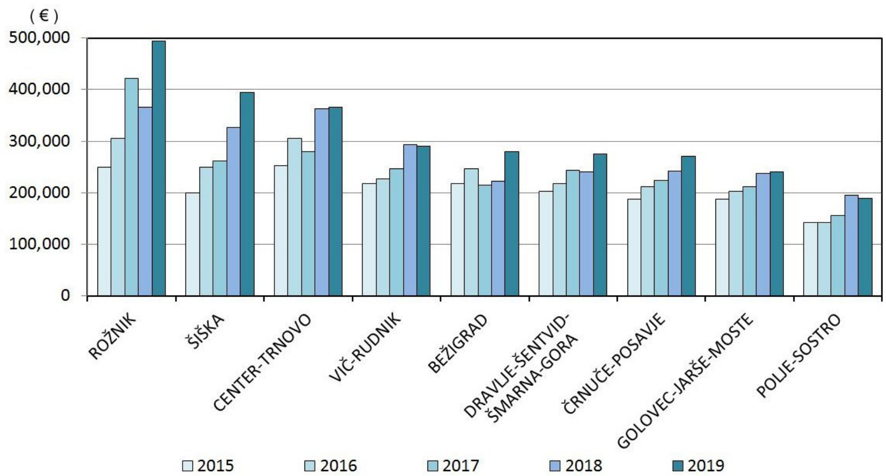
TABLE 27:
Average prices and characteristics of sold houses by districts, Municipality of Ljubljana, 2015–2019

ANALYSIS AREA	INDICATOR	2015	2016	2017	2018	2019
LJUBLJANA	Sample size	233	278	274	245	247
	Average price (EUR)	**203,000**	**226,000**	**240,000**	**270,000**	**290,000**
	Year of construction (median)	1970	1967	1969	1970	1968
	House floor area (m^2)	173	177	185	185	190
	Land area (m^2)	430	460	470	430	480
POLJE-SOSTRO	Sample size	37	39	43	35	40
	Average price (EUR)	**142,000**	**142,000**	**155,000**	**195,000**	**189,000**
	Year of construction (median)	1971	1971	1972	1975	1974
	House floor area (m^2)	148	141	143	168	170
	Land area (m^2)	570	500	470	550	640
DRAVLJE-ŠENTVID-ŠMARNA GORA	Sample size	43	54	46	36	39
	Average price (EUR)	**202,000**	**218,000**	**243,000**	**240,000**	**275,000**
	Year of construction (median)	1972	1974	1969	1971	1972
	House floor area (m^2)	199	208	220	203	218
	Land area (m^2)	420	460	580	430	520
VIČ-RUDNIK	Sample size	24	33	38	33	37
	Average price (EUR)	**218,000**	**227,000**	**246,000**	**293,000**	**290,000**
	Year of construction (median)	1967	1967	1976	1971	1985
	House floor area (m^2)	151	169	185	186	185
	Land area (m^2)	470	630	510	440	410
GOLOVEC-JARŠE-MOSTE	Sample size	28	35	33	32	32
	Average price (EUR)	**187,000**	**203,000**	**211,000**	**238,000**	**240,000**
	Year of construction (median)	1967	1961	1963	1960	1962
	House floor area (m^2)	169	161	158	170	160
	Land area (m^2)	410	310	340	390	380
BEŽIGRAD	Sample size	18	24	25	16	25
	Average price (EUR)	**218,000**	**246,000**	**214,000**	**222,000**	**279,000**
	Year of construction (median)	1964	1961	1963	1960	1960
	House floor area (m^2)	188	169	173	137	168
	Land area (m^2)	290	340	330	260	400
ČRNUČE-POSAVJE	Sample size	17	21	23	26	21
	Average price (EUR)	**187,000**	**212,000**	**223,000**	**242,000**	**271,000**
	Year of construction (median)	1975	1962	1976	1972	1971
	House floor area (m^2)	190	203	220	182	228
	Land area (m^2)	430	580	560	490	510
CENTER-TRNOVO	Sample size	24	22	22	27	18
	Average price (EUR)	**252,000**	**305,000**	**279,000**	**362,000**	**365,000**
	Year of construction (median)	1970	1970	1967	1968	1970
	House floor area (m^2)	142	169	165	188	146
	Land area (m^2)	390	370	440	410	370
ROŽNIK	Sample size	27	27	21	16	18
	Average price (EUR)	**250,000**	**305,000**	**422,000**	**366,000**	**494,000**
	Year of construction (median)	1970	1963	1968	1972	1964
	House floor area (m^2)	190	184	229	202	231
	Land area (m^2)	440	490	570	380	540
ŠIŠKA	Sample size	15	23	23	24	17
	Average price (EUR)	**200,000**	**250,000**	**262,000**	**327,000**	**395,000**
	Year of construction (median)	1963	1958	1958	1962	1961
	House floor area (m^2)	181	182	191	222	228
	Land area (m^2)	350	450	380	400	460

As with the prices of flats, the highest prices of houses are in Rožnik and Center-Trnovo, which are deemed the most prestigious districts in Ljubljana and where the sales of old town villas and new villas strongly increase the average prices of house sales. In Rožnik, the prices of houses have reached a record high, with the average price of a house in 2019 being just below EUR 500,000.

Due to a relatively low number of recorded sales of houses by districts, and changes in the micro-location, size and quality of sold houses, there is a high fluctuation of average house prices between individual years. Generally, the prices of houses in Šiška, Bežigrad and Vič-Rudnik are 15 to 25 per cent lower than in the most expensive districts of Rožnik and Center-Trnovo, and 20 to 40 per cent lower in the more suburban areas of Dravlje-Šentvid-Šmarna gora, Golovec-Jarše-Moste, Črnuče-Posavje and Polje-Sostro.

FIGURE 23:
Average prices of existing houses (in EUR) by districts, Municipality of Ljubljana, 2015–2019



Unlike flat prices, a strong trend of the growth in the prices of residential houses in Center-Trnovo, Rožnik and Šiška was still present in the past year. In other districts, growth stabilised in a similar way to that of flat prices.

The rest of Central Slovenia Region

In addition to the Municipality of Ljubljana, we have also selected 10 other municipalities to present statistical indicators on the sales of flats and houses. With rare exceptions, the sales sample by years for most municipalities are too small to be representative and support a more accurate comparison between municipalities and years of the movement of the prices of flats and houses. Taking into account changes in the size and age structure of sold property, the available data facilitate good estimates of the of ranges and trends of the prices of flats and houses by municipalities.

A boom in residential construction following the reversal in prices in 2015 is characteristic for the Municipality of Ljubljana and other selected municipalities in Central Slovenia Region. In addition to traditional construction by owners themselves, the construction of residential houses for the market (detached, semi-detached and terraced houses) has been increasingly prominent and growing in the last two years. Detached houses are generally sold in construction phase III or IV. Construction usually takes one year to one year and a half. Last year, reservations for the purchase of new houses were frequently made prior to, or during, construction. Before the COVID-19 epidemic, the time it took a house to sell was not longer than six months after construction.

The prices of new houses in Central Slovenia Region considerably decline with distance from the capital, and in rural areas, with distance from the first large town.

Flats

In the last four years, Central Slovenia Region has been characterised by a significant growth in the numbers of sales and prices of flats in multi-dwelling buildings. In the selected municipalities, the increase in the prices of flats, mainly due to higher growth in 2019, came close to or even exceeded the growth of prices in the Municipality of Ljubljana, and since 2015 it has been among the highest in the country in other municipalities in Central Slovenia Region. Taking into account changes in the size and age structure of sold flats, we estimate that the prices of flats in the selected municipalities were 38 per cent higher in 2019 than in 2015, which together with those of the Municipality of Ljubljana indicates the most significant growth in the prices of flats since the reversal in prices in 2015.

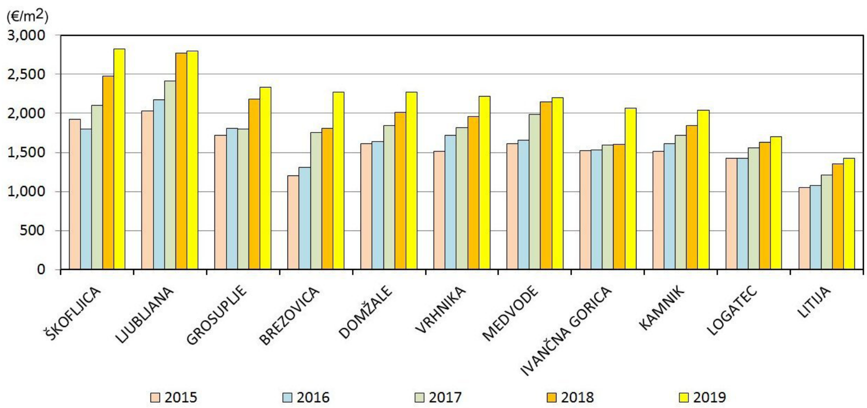
TABLE 28:
Average prices and characteristics of sold flats by selected municipalities, Central Slovenia Region, 2015–2019

MUNICIPALITY	**INDICATOR**	**2015**	**2016**	**2017**	**2018**	**2019**
KAMNIK	Sample size	108	107	140	105	112
	Average price (EUR/m^2)	**1,510**	**1,610**	**1,720**	**1,840**	**2,040**
	Year of construction (median)	1981	1982	1983	1981	1979
	Usable floor area (m^2)	51	52	54	54	53
DOMŽALE	Sample size	103	132	145	116	95
	Average price (EUR/m^2)	**1,610**	**1,640**	**1,840**	**2,010**	**2,270**
	Year of construction (median)	1979	1983	1982	1982	1983
	Usable floor area (m^2)	49	52	50	54	53
VRHNIKA	Sample size	35	58	58	45	58
	Average price (EUR/m^2)	**1,510**	**1,720**	**1,820**	**1,960**	**2,220**
	Year of construction (median)	1980	2000	1985	1988	1984
	Usable floor area (m^2)	52	49	56	57	47
GROSUPLJE	Sample size	30	60	52	33	47
	Average price (EUR/m^2)	**1,720**	**1,810**	**1,800**	**2,180**	**2,330**
	Year of construction (median)	1995	2004	2000	2004	1988
	Usable floor area (m^2)	56	56	55	61	49
MEDVODE	Sample size	34	33	32	37	41
	Average price (EUR/m^2)	**1,610**	**1,660**	**1,990**	**2,150**	**2,200**
	Year of construction (median)	1978	1976	1998	1978	1967
	Usable floor area (m^2)	48	56	50	47	46
LITIJA	Sample size	38	38	38	38	41
	Average price (EUR/m^2)	**1,050**	**1,080**	**1,210**	**1,350**	**1,420**
	Year of construction (median)	1976	1974	1975	1977	1975
	Usable floor area (m^2)	53	49	48	47	51
LOGATEC	Sample size	28	35	45	51	36
	Average price (EUR/m^2)	**1,420**	**1,420**	**1,560**	**1,630**	**1,700**
	Year of construction (median)	1985	1983	1985	1982	1986
	Usable floor area (m^2)	57	55	56	57	55
ŠKOFLJICA	Sample size	28	25	21	31	31
	Average price (EUR/m^2)	**1,920**	**1,800**	**2,100**	**2,480**	**2,820**
	Year of construction (median)	2009	2004	2006	2004	2009
	Usable floor area (m^2)	65	65	62	52	60
IVANČNA GORICA	Sample size	14	22	20	30	18
	Average price (EUR/m^2)	**1,520**	**1,530**	**1,590**	**1,600**	**2,070**
	Year of construction (median)	2006	1998	1996	1964	2006
	Usable floor area (m^2)	50	47	46	51	44
BREZOVICA	Sample size	7	12	21	12	8
	Average price (EUR/m^2)	**1,200**	**1,310**	**1,750**	**1,810**	**2,270**
	Year of construction (median)	2004	1994	2004	2008	2008
	Usable floor area (m^2)	82	84	70	81	65

Last year, the average price of an existing flat in the Municipality of Škofljica exceeded the magical limit of 2,800 EUR/m^2, and even exceeded the price in the Municipality of Ljubljana, which may be attributed to the fact that only relatively new flats were sold. Realistically, the prices of flats in the Municipality of Škofljica are only around ten per cent lower than in the Municipality of Ljubljana due to the vicinity of the capital. In regard to the prices of flats, this is followed by the Municipality of Grosuplje, where mainly smaller flats, which are relatively more expensive, were sold last year. The prices according to the size and age of comparable flats are around 20 per cent lower in Grosuplje than in Ljubljana. The prices of comparable flats in the municipalities of Domžale, Vrhnika and Medvode last year were around 25 per cent lower than in the Municipality of Ljubljana, while the prices in the municipalities of Kamnik, Ivančna Gorica and Brezovica were around 30 per cent lower. The prices of comparable flats in the municipalities of Logatec and Litija, which are the farthest from the capital, were around 40 and 50 per cent, respectively, lower than in Ljubljana.

Last year, the prices of flats in all the selected municipalities in Central Slovenia Region reached record highs, which happened in the Municipality of Ljubljana in 2018. Unlike Ljubljana, where the prices of flats stagnated last year, the prices in other municipalities in Central Slovenia Region grew slightly.

FIGURE 24:
Average prices of existing flats (in EUR/m^2) by selected municipalities, Central Slovenia Region, 2015–2019



Houses

As with flats, a high growth in the number of sales of residential houses was also present in the selected municipalities in Central Slovenia Region in 2016 and 2017. The number of transactions significantly declined in 2018, and slightly grew again in 2019.

Since the reversal in prices in 2015, the prices of houses in the municipalities in Central Slovenia Region have constantly grown, but unlike the prices of flats, have not reached the record highs of 2008.

TABLE 29:
Average prices and characteristics of sold houses with pertaining land by selected municipalities, Central Slovenia Region, 2015–2019

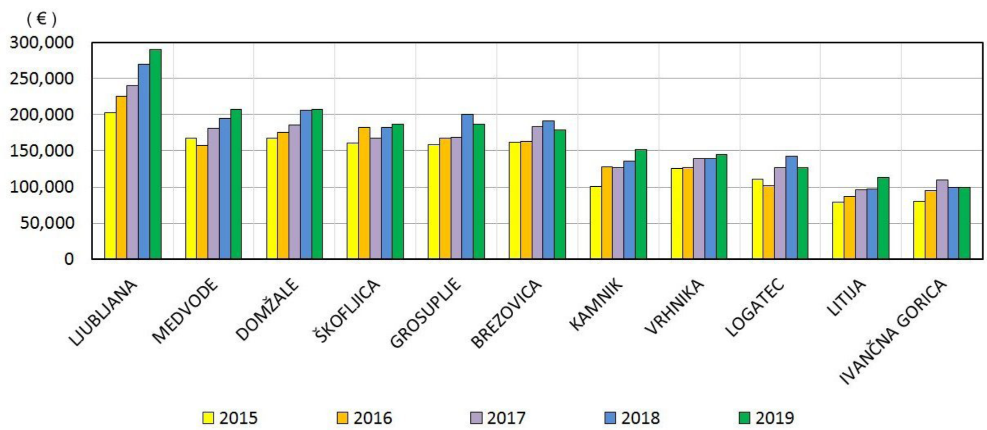
MUNICIPALITY	INDICATOR	2015	2016	2017	2018	2019
DOMŽALE	Sample size	40	51	59	66	57
	Average price (EUR)	**167,000**	**176,000**	**186,000**	**206,000**	**207,000**
	Year of construction (median)	1975	1980	1975	1980	1985
	House floor area (m^2)	196	186	198	211	211
	Land area (m^2)	580	530	580	540	560
GROSUPLJE	Sample size	34	31	38	31	47
	Average price (EUR)	**158,000**	**167,000**	**169,000**	**200,000**	**187,000**
	Year of construction (median)	1990	1984	1986	1987	1993
	House floor area (m^2)	166	197	171	178	180
	Land area (m^2)	930	770	660	590	850
KAMNIK	Sample size	28	29	46	24	40
	Average price (EUR)	**101,000**	**128,000**	**127,000**	**136,000**	**152,000**
	Year of construction (median)	1970	1977	1964	1954	1966
	House floor area (m^2)	164	168	174	196	185
	Land area (m^2)	710	630	680	600	620
IVANČNA GORICA	Sample size	26	38	44	44	36
	Average price (EUR)	**80,000**	**95,000**	**110,000**	**99,000**	**100,000**
	Year of construction (median)	1982	1980	1975	1982	1978
	House floor area (m^2)	109	139	160	144	146
	Land area (m^2)	1130	1310	1160	1100	1090
BREZOVICA	Sample size	23	30	19	26	35
	Average price (EUR)	**162,000**	**163,000**	**183,000**	**191,000**	**179,000**
	Year of construction (median)	1998	1986	1985	1994	1980
	House floor area (m^2)	145	153	167	156	170
	Land area (m^2)	750	540	690	490	630
VRHNIKA	Sample size	15	21	32	26	30
	Average price (EUR)	**125,000**	**127,000**	**139,000**	**139,000**	**145,000**
	Year of construction (median)	1990	1979	1975	1974	1980
	House floor area (m^2)	152	139	147	152	159
	Land area (m^2)	760	800	780	800	760
MEDVODE	Sample size	29	36	41	29	27
	Average price (EUR)	**167,000**	**157,000**	**181,000**	**195,000**	**207,000**
	Year of construction (median)	1985	1980	1985	1985	1994
	House floor area (m^2)	191	165	187	193	166
	Land area (m^2)	690	790	590	910	730

MUNICIPALITY	INDICATOR	2015	2016	2017	2018	2019
LITIJA	Sample size	16	24	36	29	21
	Average price (EUR)	**79,000**	**87,000**	**96,000**	**97,000**	**113,000**
	Year of construction (median)	1978	1981	1983	1985	1973
	House floor area (m^2)	161	168	175	166	163
	Land area (m^2)	790	1000	1160	1000	1110
ŠKOFLJICA	Sample size	15	23	25	27	20
	Average price (EUR)	**161,000**	**182,000**	**168,000**	**182,000**	**187,000**
	Year of construction (median)	1990	1997	1999	1991	1990
	House floor area (m^2)	159	171	180	191	178
	Land area (m^2)	760	880	700	840	710
LOGATEC	Sample size	20	15	23	19	15
	Average price (EUR)	**111,000**	**102,000**	**127,000**	**143,000**	**127,000**
	Year of construction (median)	1984	1983	1978	1978	1969
	House floor area (m^2)	150	140	169	154	153
	Land area (m^2)	830	780	1190	830	1130

Last year, detached houses accounted for 85 per cent, semi-detached houses for around ten per cent and terraced houses for around five per cent of sold residential houses in the selected municipalities.

On average, the prices of houses in the selected municipalities have been growing more slowly since 2015 and have grown less than in the Municipality of Ljubljana. Taking into account the size of sold houses, houses in the Municipality of Medvode were 20 per cent cheaper last year than in the Municipality of Ljubljana. Houses in the municipalities of Brezovica, Škofljica and Grosuplje were around 30 per cent cheaper, in the municipalities of Domžale and Vrhnika around 40 per cent cheaper, and the municipalities of Logatec, Kamnik, Ivančana Gorica and Litija 45 to 55 per cent cheaper.

FIGURE 25:
Average prices of existing houses (in EUR) by selected municipalities, Central Slovenia Region, 2015–2019



ŠTAJERSKA REGION

The Štajerska Region has the second largest existing stock of residential property in the country. This area is home to 16 per cent of all residential units or 15 per cent of all flats in multi-dwelling buildings and 17 per cent of flats in residential houses. Flats in houses account for approximately two thirds of the housing stock.

In 2019, 17 per cent of all sales of flats and 21 per cent of all sales of houses in Slovenia were recorded in the Štajerska Region. Regarding the existing stock and the number of realised sales, the market of residential houses in the Štajerska Region was the most active market in the country last year.

Following significant growth in 2016 and a slight decline in 2017, the scope of trading in residential property in the Štajerska Region more or less stagnated in 2018 and 2019. In 2019, the recorded number of the sales of flats in multi-dwelling buildings was 12 per cent higher than in 2015, while the number of the sales of residential houses with pertaining land was 53 per cent higher.

The prices of flats and houses in the Štajerska Region had grown more and more rapidly until 2018 following the reversal in prices in 2015, but growth stabilised last year. According to our estimate, the average prices of flats were almost a quarter higher and the prices of houses were around 15 per cent higher last year than in 2015 when they hit bottom.

TABLE 30:
Number of recorded sales and sample sizes, and the price and characteristics of sold residential property, Štajerska Region, 2015–2019

PROPERTY TYPE	2015	2016	2017	2018	2019
Flats					
Recorded number	1,608	1,936	1,833	1,840	1,807
Sample size	1,019	1,204	1,272	1,278	1,208
Average contractual price (EUR)	53,000	55,000	59,000	64,000	66,000
Average price (EUR/m^2)	1,030	1,040	1,120	1,210	1,270
Year of construction (median)	1972	1974	1973	1971	1972
Average usable floor area (m^2)	51	53	53	53	52
Houses					
Recorded number	861	1,066	1,213	1,241	1,316
Sample size	371	487	525	601	604
Average contractual price (EUR)	80,000	82,000	86,000	94,000	99,000
Year of construction (median)	1972	1976	1976	1976	1978
Average house floor area (m^2)	147	149	151	157	160
Average land area (m^2)	1,020	1,070	980	1,090	1,070

Notes:
- “Recorded number” refers to how many sales of flats or houses were recorded in the Property Market Register in a certain year.
- “Sample size” refers to how many sales of flats or houses were used for market analyses and the calculation of statistical indicators in the report.

To analyse and show data for the residential property market in the Štajerska region, we have selected, in addition to the Municipality of Maribor, four municipalities where the highest number of the sales of flats and houses have been recorded in the last five years. For these municipalities, with the exception of the Municipality of Ptuj, the samples of the sales of flats and houses are too small to facilitate more than a rough estimate of the ranges and trends of prices.

FIGURE 26:
Selected municipalities (highlighted) and the geographical distribution of the sales of flats (red dots), Štajerska region, 2019

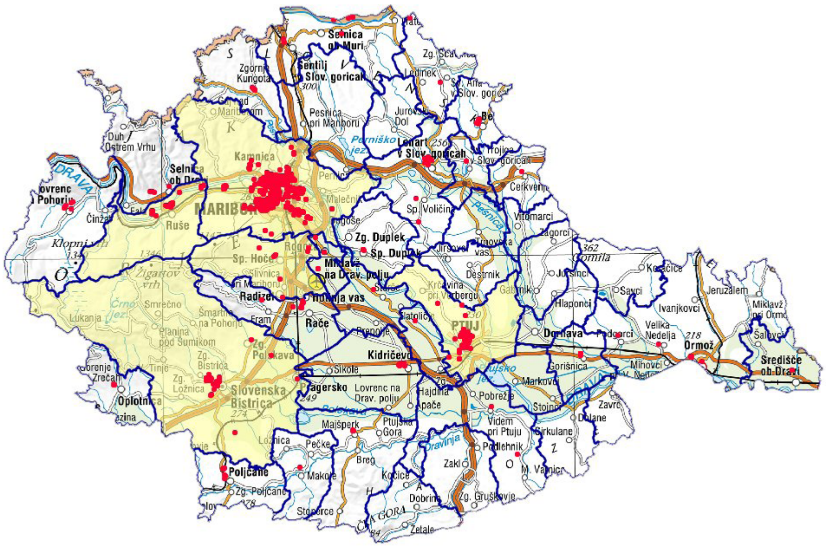
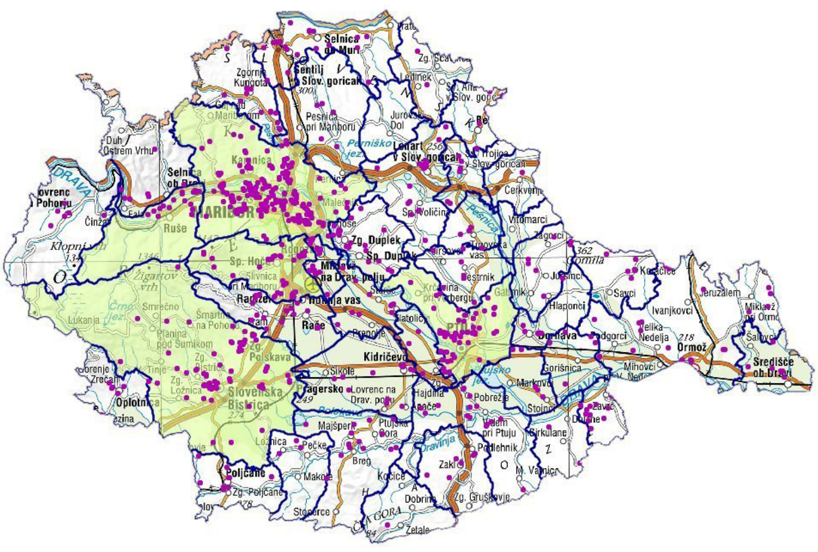


FIGURE 27:
Selected municipalities (highlighted) and the geographical distribution of the sales of houses (violet dots), Štajerska region, 2019



Municipality of Maribor

The Municipality of Maribor is home to around 52,500 residential units, including flats in multi-dwelling buildings, detached, semi-detached and terraced houses, which is around four per cent of the whole Slovenian housing stock or almost 40 per cent of stock in the Štajerska Region. Almost 15 per cent of all market sales of flats and around five per cent of all market sales of houses in Slovenia were realised in the Municipality of Maribor.

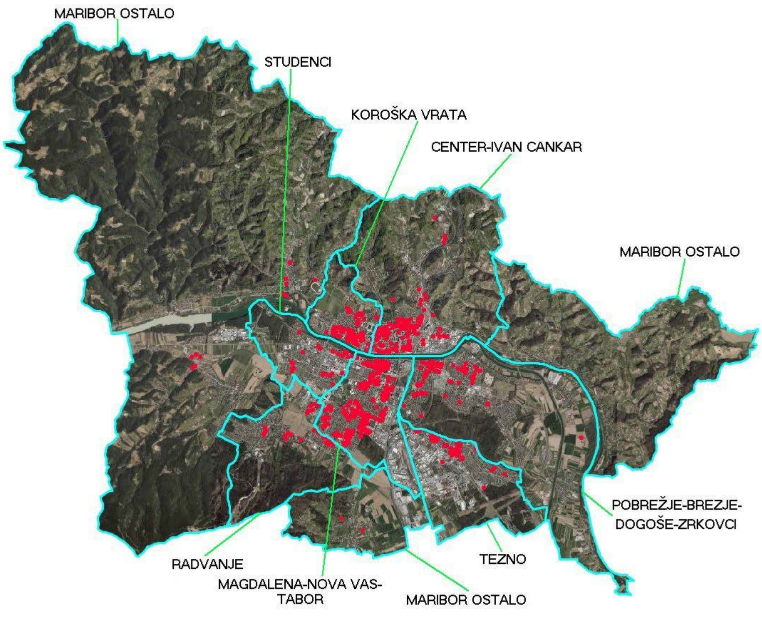
Following the crisis, the housing market in Maribor recovered rather late, so that increased demand for new flats stimulated new construction more markedly only in 2018. Last year, the first new flats from smaller projects began appearing on the market, while a more significant increase in the supply of new flats in accordance with planned construction is expected in the next three years. Around 350 new residential units (flats in multi-dwelling buildings and terraced houses) are expected to be completed in 2020 with a further 600 units and around 350 non-profit flats to be built by the Housing Fund of the Republic of Slovenia by the end of 2022.

However, the planned new constructions in Maribor are at risk due to the coronavirus epidemic.

Flats

In the report, the data on the sales of flats in the Municipality of Maribor in total and by eight districts is provided in accordance with the relative size of the market. Districts were determined by merging quarters recorded in the Register of Spatial Units.

FIGURE 28:
Geographical distribution of the sales of flats (red dots) by districts, Municipality of Maribor, 2019



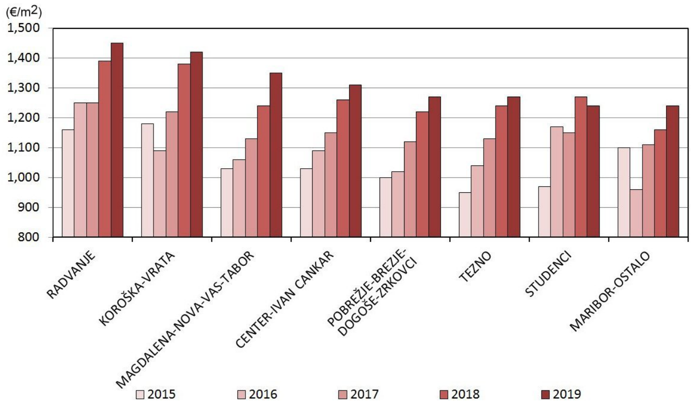
In 2016 and 2017, the Municipality of Maribor saw a rather strong growth trend in the number of the realised sales of flats. In 2018, the trend stopped, and a slight decline in the number of transactions continued last year. However, the prices continued to grow despite the stabilisation of trading, nearing the record-breaking prices of 2008. The average price of an existing flat in 2019 was five per cent higher than in 2018, and 27 per cent higher than in 2015. The prices of flats in Maribor were almost 30 per cent below the Slovenian average and more than a half lower than in Ljubljana.

TABLE 31:
Average prices and characteristics of sold existing flats by districts, Municipality of Maribor, 2015–2019

MUNICIPALITY	INDICATOR	2015	2016	2017	2018	2019
MARIBOR	Sample size	800	890	962	942	888
	Average price (EUR/m^2)	**1,050**	**1,070**	**1,150**	**1,270**	**1,330**
	Year of construction (median)	1971	1970	1969	1969	1968
	Usable floor area (m^2)	51	53	52	52	52
MAGDALENA - NOVA VAS - TABOR	Sample size	334	369	374	350	336
	Average price (EUR/m^2)	**1,030**	**1,060**	**1,130**	**1,240**	**1,350**
	Year of construction (median)	1972	1971	1971	1971	1972
	Usable floor area (m^2)	49	51	51	50	51
CENTER - IVAN CANKAR	Sample size	150	139	166	167	153
	Average price (EUR/m^2)	**1,030**	**1,090**	**1,150**	**1,260**	**1,310**
	Year of construction (median)	1959	1959	1952	1952	1950
	Usable floor area (m^2)	57	65	64	64	63
POBREŽJE - BREZJE - DOGOŠE - ZRKOVCI	Sample size	102	102	130	128	131
	Average price (EUR/m^2)	**1,000**	**1,020**	**1,120**	**1,220**	**1,270**
	Year of construction (median)	1977	1976	1975	1975	1975
	Usable floor area (m^2)	46	46	46	46	46
KOROŠKA VRATA	Sample size	92	111	112	123	93
	Average price (EUR/m^2)	**1,180**	**1,090**	**1,220**	**1,380**	**1,420**
	Year of construction (median)	1965	1962	1962	1962	1962
	Usable floor area (m^2)	56	55	53	54	53
TEZNO	Sample size	48	80	87	83	77
	Average price (EUR/m^2)	**950**	**1,040**	**1,130**	**1,240**	**1,270**
	Year of construction (median)	1964	1964	1964	1964	1964
	Usable floor area (m^2)	45	49	48	45	47
RADVANJE	Sample size	33	41	45	35	45
	Average price (EUR/m^2)	**1,160**	**1,250**	**1,250**	**1,390**	**1,450**
	Year of construction (median)	1990	1988	1990	1990	1990
	Usable floor area (m^2)	56	56	54	56	55
STUDENCI	Sample size	32	30	34	43	36
	Average price (EUR/m^2)	**970**	**1,170**	**1,150**	**1,270**	**1,240**
	Year of construction (median)	1965	1969	1965	1967	1964
	Usable floor area (m^2)	43	46	48	47	44
REST OF THE MUNICIPALITY OF MARIBOR	Sample size	9	18	14	13	17
	Average price (EUR/m^2)	**1,100**	**960**	**1,110**	**1,160**	**1,240**
	Year of construction (median)	2003	1943	1968	1982	1977
	Usable floor area (m^2)	64	51	60	49	45

The districts of Radvanje and Koroška vrata led the way in the prices of flats in the Municipality of Maribor, where the average price of an existing flat exceeded 1,400 EUR/m2. These were followed by the Magdalena-Nova vas-Tabor district with an average price of 1,350 EUR/m^2. The prices of existing flats in Center-Ivan Cankar, Pobrežje-Brezje-Dogoše-Zrkovci and Tezno were around 1,300 EUR/m^2, and around 1,250 EUR/m^2 in Studenci and other areas of the municipality, where the stock of flats and the number of the realised sales of flats are rather low. The differences in the prices of flats in Maribor are not significant. The prices in the suburban areas of the municipality are around 15 per cent lower than in the most expensive district, Radvanje, which has the youngest stock of flats and where the newest and second largest flats – second only to those of the Center-Ivan Cankar district - are sold.

FIGURE 29:
Average prices of existing flats (in EUR/m^2) by districts,
Municipality of Maribor, 2015–2019



The prices of flats have been constantly growing in all districts of the Municipality of Maribor in the last four years. In comparison to 2015, the prices of flats have grown the most in Tezno, i.e. by almost 35 per cent, and the least in Koroška vrata, where the prices are otherwise among the highest, i.e. by around 20 per cent.

TABLE 32:
Average prices of sold existing flats by size classes,
Municipality of Maribor, 2015–2019

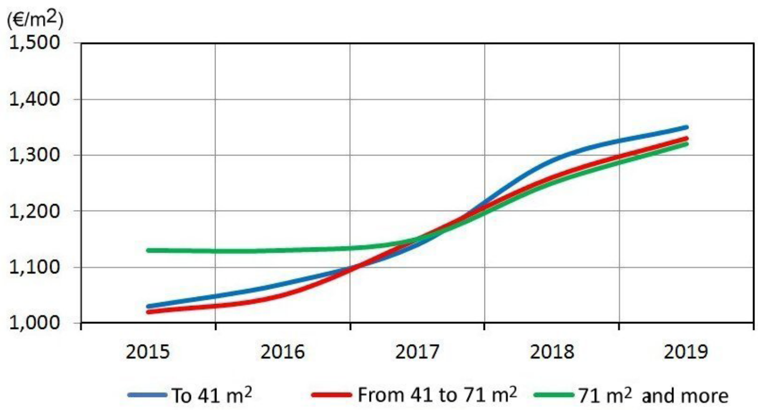
ANALYSIS AREA	FLAT SIZE	INDICATOR	2015	2016	2017	2018	2019
MARIBOR	To 41 m^2	Sample size	279	259	289	295	269
		Average price (EUR/m^2)	**1,030**	**1,070**	**1,140**	**1,290**	**1,350**
	From 41 to 71 m^2	Sample size	415	510	543	523	496
		Average price (EUR/m^2)	**1,020**	**1,050**	**1,150**	**1,260**	**1,330**
	71 m^2 and more	Sample size	106	121	130	124	123
		Average price (EUR/m^2)	**1,130**	**1,130**	**1,150**	**1,250**	**1,320**

On average, the sales of medium-sized flats (two bedroom and smaller three bedroom flats) account for around 55 per cent, the sales of small (studios and one bedroom) flats for around 30 per cent and the sales of large flats (large three and more bedroom) for around 15 per cent of all realised sales in the Municipality of Maribor.

The differences in prices in terms of the size of flats in the Municipality of Maribor are not significant. Last year, the prices of the relatively most expensive studios and one bedroom flats were around 1,350 EUR/m^2, while a square metre of larger flats was on average one or two percent cheaper.

Small and medium-sized flats were 30 per cent more expensive, and large flats were 15 to 20 per cent more expensive than in 2015.

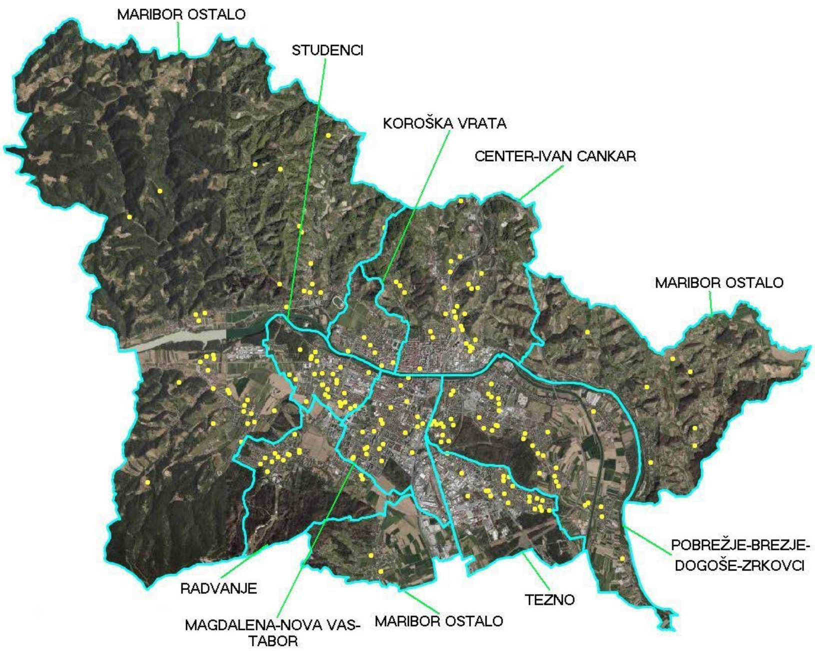
FIGURE 30:
Average prices of existing flats (in EUR/m^2) by size classes,
Municipality of Maribor, 2015–2019



Houses

The average prices and characteristics of sold houses with pertaining land by districts in the Municipality of Maribor are included in the report. The sample sizes of the realised sales of houses by districts are rather small; therefore, the provided data are largely statistical and informative. Therefore, the ranges and trends of prices by districts were only roughly estimated by taking into account changes in the age and size of sold houses.

FIGURE 31:
Geographical distribution of the sales of houses (yellow dots) by districts, Municipality of Maribor, 2019



The market of residential houses in the Municipality of Maribor has been very active since 2015. The prices of houses markedly increased only in 2018 despite a rapid growth in the number of transactions; however, their growth stabilised in 2019.

The average contractual price of a residential house in the Municipality of Maribor stood at EUR 120,000 last year. It grew by three per cent in comparison to the year before and by 18 per cent in comparison to 2015.

Houses larger by seven square metres and associated land larger by 20 square metres was sold in 2019 in comparison to 2018. The average year of construction of sold houses did not change, so that they were a year older on average. Houses larger by 13 square metres and pertaining land larger by 20 square metres, which were a year older, were sold in comparison to 2015.

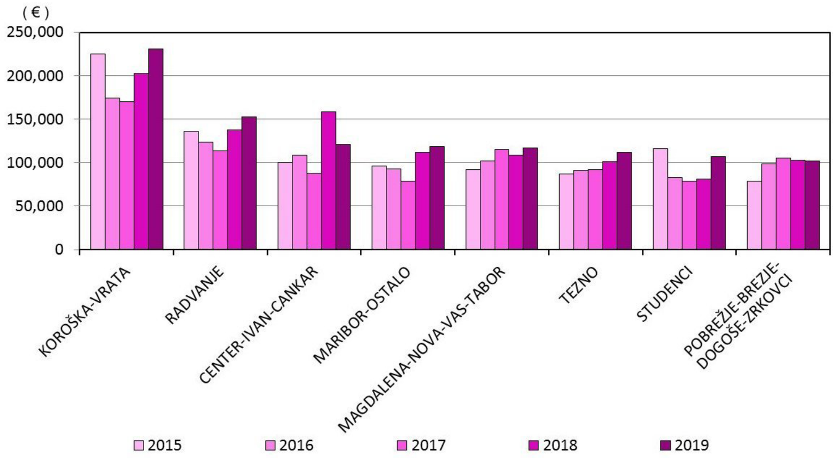
Last year, the sales of detached houses accounted for three quarters and the sales of terraced houses accounted for slightly less than a quarter of houses sold in the Municipality of Maribor. The share of the sales of semi-detached houses was negligible and accounted for a mere per cent, while the year before, it was three per cent, and ten to 15 per cent between 2015 and 2017. Taking into account the size and age of sold houses, we estimate that the prices of houses with pertaining land stagnated in the Municipality of Maribor in comparison to 2018, while they grew by around 15 per cent in comparison to 2015, which is significantly less than the prices of flats in multi-dwelling buildings.

TABLE 33:
Average prices and characteristics of sold houses by districts, Municipality of Maribor, 2015–2019

ANALYSIS AREA	INDICATOR	2015	2016	2017	2018	2019
MARIBOR	Sample size	115	123	147	181	183
	Average price (EUR)	**102,000**	**104,000**	**98,000**	**117,000**	**120,000**
	Year of construction (median)	1965	1969	1968	1968	1968
	House floor area (m^2)	158	165	145	164	171
	Land area (m^2)	590	610	610	630	610
Rest of the MUNICIPALITY OF MARIBOR	Sample size	25	28	41	28	41
	Average price (EUR)	**96,000**	**93,000**	**79,000**	**112,000**	**119,000**
	Year of construction (median)	1980	1977	1981	1982	1984
	House floor area (m^2)	167	162	137	155	187
	Land area (m^2)	790	860	920	1110	940
POBREŽJE – BREZJE – DOGOŠE-ZRKOVCI	Sample size	23	25	25	42	31
	Average price (EUR)	**79,000**	**99,000**	**105,000**	**103,000**	**102,000**
	Year of construction (median)	1950	1970	1965	1970	1964
	House floor area (m^2)	133	159	170	160	151
	Land area (m^2)	590	510	640	550	560
STUDENCI	Sample size	9	13	15	18	27
	Average price (EUR)	**116,000**	**83,000**	**79,000**	**81,000**	**107,000**
	Year of construction (median)	1972	1967	1938	1961	1964
	House floor area (m^2)	149	161	148	142	156
	Land area (m^2)	430	480	470	490	490
CENTER-IVAN CANKAR	Sample size	13	19	9	23	25
	Average price (EUR)	**100,000**	**109,000**	**88,000**	**159,000**	**121,000**
	Year of construction (median)	1968	1965	1972	1965	1965
	House floor area (m^2)	191	182	135	192	194
	Land area (m^2)	730	730	760	740	600
MAGDALENA –NOVA VAS- TABOR	Sample size	17	14	16	27	20
	Average price (EUR)	**92,000**	**102,000**	**115,000**	**109,000**	**117,000**
	Year of construction (median)	1929	1959	1951	1959	1945
	House floor area (m^2)	150	160	148	161	150
	Land area (m^2)	390	390	390	390	450
TEZNO	Sample size	12	8	23	21	18
	Average price (EUR)	**87,000**	**91,000**	**92,000**	**101,000**	**112,000**
	Year of construction (median)	1968	1972	1975	1961	1960
	House floor area (m^2)	139	161	117	149	147
	Land area (m^2)	500	410	380	500	470
RADVANJE	Sample size	11	9	8	13	15
	Average price (EUR)	**136,000**	**124,000**	**114,000**	**138,000**	**153,000**
	Year of construction (median)	1972	1980	1962	1977	1977
	House floor area (m^2)	182	164	149	180	178
	Land area (m^2)	540	590	510	560	540
KOROŠKA VRATA	Sample size	5	7	10	9	6
	Average price (EUR)	**225,000**	**174,000**	**170,000**	**203,000**	**231,000**
	Year of construction (median)	1960	1929	1966	1961	1988
	House floor area (m^2)	172	171	176	209	261
	Land area (m^2)	630	500	310	610	410

Last year, the prices of houses were, as usual, the highest in the Koroška vrata district, which is deemed the most desirable district in Maribor for housing. In terms of the age and size structure of sold houses with pertaining land, the prices were slightly lower in Radvanje, while they were 30 to 40 per cent lower in other areas of the Municipality of Maribor.

FIGURE 32:
Average prices of existing houses (in EUR) by districts, Municipality of Maribor, 2015–2019



Regardless of the fluctuation in average prices, which is the result of changes in the average characteristics of sold houses and their pertaining land, there has been no significant difference in the actual growth in prices between districts in recent years. In comparison to 2015, the prices of houses everywhere grew significantly less than the prices of flats and are far from record highs, unlike the prices of flats.

The rest of the Štajerska Region

To present statistical indicators on the sales of flats and houses in this area, we have selected the four municipalities with the highest number of sales. The patterns of the sales of flats and houses by municipalities are also too small to support a more accurate comparison between municipalities and by municipalities and years of the movement of the prices of flats and houses. Therefore, the interpretation of trends must take into account the changes in the size and age structure of sold flats and houses with pertaining land.

Flats

In the Municipality of Maribor and other municipalities in Štajerska, the prices of flats have been constantly growing since 2015, albeit slowly. The prices of flats have not come close to the record highs of 2008.

TABLE 34:
Average prices and characteristics of sold flats by selected municipalities, Štajerska Region, 2015–2019

MUNICIPALITY	INDICATOR	2015	2016	2017	2018	2019
PTUJ	Sample size	69	97	85	93	82
	Average price (EUR/m^2)	**990**	**920**	**1,010**	**1,010**	**1,090**
	Year of construction (median)	1976	1975	1978	1975	1977
	Usable floor area (m^2)	51	52	52	55	53
SLOVENSKA BISTRICA	Sample size	40	53	52	49	45
	Average price (EUR/m^2)	**980**	**990**	**1,090**	**1,110**	**1,260**
	Year of construction (median)	1986	1982	1994	1983	1990
	Usable floor area (m^2)	56	54	55	56	54
RUŠE	Sample size	16	27	31	32	39
	Average price (EUR/m^2)	**850**	**880**	**940**	**990**	**980**
	Year of construction (median)	1978	1977	1980	1977	1984
	Usable floor area (m^2)	49	56	46	49	47
HOČE-SLIVNICA	Sample size	4	8	4	14	6
	Average price (EUR/m^2)	**1,190**	**1,140**	**1,010**	**1,250**	**1,500**
	Year of construction (median)	1986	1994	1976	2005	2005
	Usable floor area (m^2)	58	43	61	55	51

In recent years, the Municipality of Slovenska Bistrica has deviated slightly in regard to the prices of flats. There, prices are even closer to those of Maribor due to a favourable position near the Ljubljana - Maribor motorway and a relatively young stock of flats. This is followed by the Municipality of Hoče-Slivnica, where the stock of flats is the youngest and newer flats are sold on average, and Ptuj, where the stock of flats is significantly older. The prices are the lowest in the Municipality of Ruše, where the average price of an existing flat has not exceeded 1,000 EUR/m^2 and the prices are generally 20 to 25 per cent lower than those in Maribor.

Around 50 new flats were sold in Ptuj last year. The flats had been sold prior to being built. The prices including VAT were between 1,150 and 1,900 EUR/m^2.

Houses

The market for residential houses in the other selected municipalities in Štajerska was very active last year in a similar way to the market in the Municipality of Maribor. Unlike the prices of flats, the prices of houses in other municipalities in Štajerska, particularly in the municipalities of Hoče-Slivnica and Ptuj, have grown more in the last four years than those in the Municipality of Maribor. This was the result of a more significant growth in prices in the past year while the prices of houses in the Municipality of Maribor stagnated.

TABLE 35:
Average prices and characteristics of sold houses by selected municipalities, Štajerska Region, 2015–2019

MUNICIPALITY	INDICATOR	2015	2016	2017	2018	2019
SLOVENSKA BISTRICA	Sample size	38	43	44	53	56
	Average price (EUR)	**85,000**	**74,000**	**94,000**	**95,000**	**95,000**
	Year of construction (median)	1980	1977	1983	1982	1984
	House floor area (m^2)	151	149	167	162	159
	Land area (m^2)	980	1250	910	1210	1100
PTUJ	Sample size	31	31	51	45	52
	Average price (EUR)	**62,000**	**89,000**	**78,000**	**82,000**	**100,000**
	Year of construction (median)	1969	1970	1971	1975	1978
	House floor area (m^2)	119	170	145	145	161
	Land area (m^2)	1140	1080	870	1030	950
HOČE-SLIVNICA	Sample size	24	31	26	23	31
	Average price (EUR)	**78,000**	**93,000**	**90,000**	**106,000**	**127,000**
	Year of construction (median)	1982	1978	1984	1986	1987
	House floor area (m^2)	159	164	149	156	175
	Land area (m^2)	850	900	840	950	750
RUŠE	Sample size	9	19	11	14	13
	Average price (EUR)	**85,000**	**78,000**	**81,000**	**79,000**	**97,000**
	Year of construction (median)	1974	1974	1986	1978	1973
	House floor area (m^2)	138	169	155	179	156
	Land area (m^2)	910	780	1210	1150	980

In the selected municipalities, detached houses accounted for around 90 per cent of sold residential houses, semi-detached houses for slightly less than three per cent and terraced houses for slightly more than seven per cent.

Taking into account the characteristics of sold houses, the prices of houses in Hoče-Slivnica were virtually the same as those in the Municipality of Maribor last year. This was followed by the municipalities of Ptuj and Ruše, where houses with pertaining land were around ten per cent cheaper than those in the Municipality of Maribor.

SAVINJA REGION

The Savinja Region has the third largest housing stock in the Country after Central Slovenia and Štajerska. The Savinja Region is home to 12 per cent of all residential units or 11 per cent of all flats in multi-dwelling buildings and 13 per cent of residential houses in the country. Flats in houses account for two thirds of the housing stock. The share of sales in this area corresponded to the share of residential units in the Slovenian stock in the past year. 11 per cent of all sales of flats and 13 per cent of all sales of houses were realised.

Between 2015 and 2019, the number of recorded sales of flats in the Savinja Region increased by 16 per cent and the sales of houses with pertaining land by 36 per cent.

According to our estimates, the prices of flats in the Savinja Region grew by almost 20 per cent and the prices of houses by around 25 per cent. At the end of 2019, the prices of flats and houses showed a moderate trend of further growth.

Recent years have not seen any major activity and planning for the new construction of flats for the market. The largest residential project in Celje is currently the municipal construction of the Dečkovo naselje neighbourhood with around 140 non-profit flats. 35 non-profit and around 80 market flats, most of which were sold, were completed last year in Velenje. This year, approximately 90 market flats in multi-dwelling buildings are expected to be completed in Žalec, Polzela and Vransko.

TABLE 36:
Number of recorded sales and sample sizes, and the price and characteristics of sold residential property, Savinja Region, 2015–2019

PROPERTY TYPE	2015	2016	2017	2018	2019
Flats					
Recorded number	991	1,091	1,074	1,237	1,146
Sample size	615	754	784	813	733
Average contractual price (EUR)	52,000	56,000	55,000	60,000	64,000
Average price (EUR/m^2)	1,010	1,060	1,060	1,140	1,200
Year of construction (median)	1975	1975	1973	1973	1975
Average usable floor area (m^2)	52	53	51	53	54
Houses					
Recorded number	598	703	814	802	815
Sample size	241	284	350	367	310
Average contractual price (EUR)	79,000	82,000	87,000	90,000	103,000
Year of construction (median)	1973	1972	1973	1975	1974
Average house floor area (m^2)	150	157	153	158	183
Average land area (m^2)	1,010	940	920	1,040	1,040

Notes:
- “Recorded number” refers to how many sales of flats or houses were recorded in the Property Market Register in a certain year.
- “Sample size” refers to how many sales of flats or houses were used for market analyses and the calculation of statistical indicators in the report.

To analyse the housing market and present data for the Savinja Region, we have selected three municipalities, in addition to the Municipality of Celje, where the highest number of the sales of flats and houses have been recorded in the last five years. Apart from the samples of the sales of flats in the municipalities of Celje and Velenje, the samples are too small to facilitate more than a rough estimate of the ranges and trends of prices.

FIGURE 33:
Selected municipalities (highlighted) and the geographical distribution of the sales of flats (red dots), Savinja Region, 2019

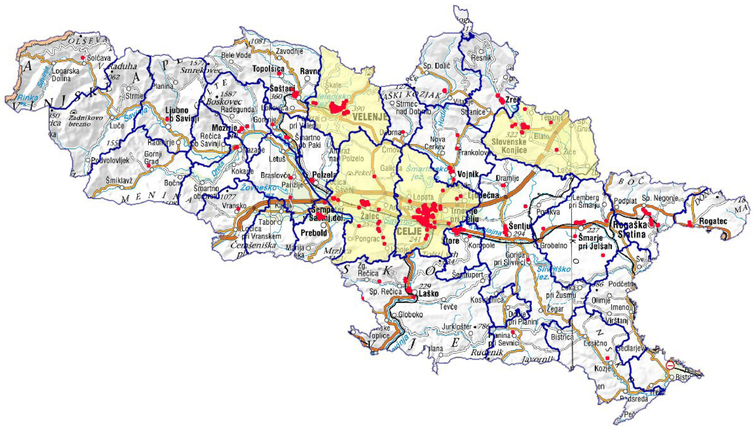


FIGURE 34:
Selected municipalities (highlighted) and the geographical distribution of the sales of houses (violet dots), Savinja Region, 2019

Houses

Between 2015 and 2017, the market of residential houses in the Savinja Region grew rapidly, while in 2018 and 2019, the number of realised transactions more or less stagnated. There were no significant differences between the individual selected municipalities.

TABLE 37:
Average prices and characteristics of sold houses by selected municipalities, Savinja Region, 2015–2019

MUNICIPALITY	INDICATOR	2015	2016	2017	2018	2019
CELJE	Sample size	57	57	72	71	50
	Average price (EUR)	**91,000**	**101,000**	**100,000**	**113,000**	**138,000**
	Year of construction (median)	1963	1968	1964	1965	1967
	House floor area (m^2)	144	159	153	159	200
	Land area (m^2)	680	720	630	770	640
ŽALEC	Sample size	25	32	49	35	29
	Average price (EUR)	**83,000**	**83,000**	**111,000**	**94,000**	**110,000**
	Year of construction (median)	1971	1973	1975	1983	1974
	House floor area (m^2)	156	162	159	158	192
	Land area (m^2)	1000	970	850	970	880
VELENJE	Sample size	17	30	20	28	25
	Average price (EUR)	**103,000**	**116,000**	**109,000**	**133,000**	**134,000**
	Year of construction (median)	1982	1976	1974	1978	1979
	House floor area (m^2)	182	185	175	200	204
	Land area (m^2)	800	650	700	760	1060
SLOVENSKE KONJICE	Sample size	16	15	18	24	21
	Average price (EUR)	**70,000**	**84,000**	**56,000**	**96,000**	**97,000**
	Year of construction (median)	1974	1971	1969	1980	1984
	House floor area (m^2)	146	184	142	180	180
	Land area (m^2)	820	1520	890	1300	1300

In relation to house types, detached houses accounted for 90 per cent of residential houses sold in the Savinja Region, while semi-detached and terraced houses accounted for five per cent respectively.

The prices of houses are the highest in the Municipality of Celje. The prices of flats and houses in Celje are comparable to the prices in Maribor. The prices of comparable houses in Velenje are close to the prices of those in Celje, while the prices in Žalec and Slovenske Konjice are 15 to 25 per cent lower.

The prices of houses with pertaining land have grown in the selected municipalities in the last four years even more than the prices of flats in multi-dwelling buildings, while prices everywhere have remained virtually unchanged or even declined slightly in the past year.

Flats

With almost 13,000 flats in multi-dwelling buildings, the Municipality of Celje is the third largest market for flats in the country.

In 2016 and 2017, the number of sales of flats grew rapidly here, stopped growing in 2018 and decreased significantly in 2019.

The prices of flats in Celje have been gradually rising since 2015. The average price of an existing flat in the Municipality of Celje last year was six per cent higher in 2019 than in the year before and 26 per cent higher than in 2015.

The level of the prices of flats in Celje is similar to that in Maribor, and the same goes for the growth in prices in the last four years. Unlike Maribor, however, the prices of flats in Celje are not close to the record highs of 2008.

TABLE 38:
Average prices and characteristics of sold flats by selected municipalities, Savinja Region, 2015–2019

MUNICIPALITY	INDICATOR	2015	2016	2017	2018	2019
CELJE	Sample size	244	297	327	320	275
	Average price (EUR/m^2)	**1,050**	**1,130**	**1,140**	**1,240**	**1,320**
	Year of construction (median)	1971	1971	1969	1969	1972
	Usable floor area (m^2)	52	54	51	53	56
VELENJE	Sample size	155	182	187	198	148
	Average price (EUR/m^2)	**1,010**	**1,020**	**1,050**	**1,120**	**1,170**
	Year of construction (median)	1975	1976	1974	1974	1975
	Usable floor area (m^2)	54	55	55	55	58
ŽALEC	Sample size	26	56	34	45	47
	Average price (EUR/m^2)	**1,010**	**1,050**	**1,130**	**1,190**	**1,150**
	Year of construction (median)	1978	1975	1976	1977	1974
	Usable floor area (m^2)	50	50	47	51	49
SLOVENSKE KONJICE	Sample size	27	26	37	35	41
	Average price (EUR/m^2)	**980**	**1,010**	**980**	**970**	**1,170**
	Year of construction (median)	1980	1984	1985	1984	1983
	Usable floor area (m^2)	57	56	53	55	55

The trends of transactions and prices of flats in multi-dwelling buildings in other municipalities in the Savinja Region in the last four years were similar to those in Celje but with slightly lower growth. Last year, the prices of flats in Velenje, Žalec and Slovenske Konjice were similar and were over ten per cent lower than in Celje.

GORENJSKA REGION

More than 60 per cent of the housing stock in the Gorenjska Region are flats in houses and slightly less than 40 per cent are flats in multi-dwelling buildings.

Nine per cent of all sales of flats in multi-dwelling buildings and eight per cent of all sales of residential houses with pertaining land were recorded in Gorenjska last year.

The Gorenjska Region is characterised by a significant growth in the residential property market in 2015 and 2016. However, the number of sales of flats and houses stabilised and even declined in 2019. Last year, this was the only region where a decline in trading in flats (three per cent) and in houses (nine per cent) was recorded. The number of recorded sales of flats in Gorenjska was 23 per cent higher and the sales of houses 34 per cent higher in 2019 than in 2015.

According to our estimates, the prices of flats in Gorenjska grew by almost 30 per cent and the prices of houses grew by around 25 per cent between 2015 and 2019.

Gorenjska has not seen a real boom in the construction of market flats in recent years. In Kranj, where the housing market is the largest, there are currently no major housing projects under construction and none are planned. The largest current housing project in Gorenjska is the construction of 110 market flats in Škofja Loka. Smaller market housing projects are planned in the coming years in various places in Gorenjska, particularly in the municipalities of Bled, Kranjska Gora and Bohinj, and also Kranj.

TABLE 39:
Number of recorded sales and sample sizes, and the price and characteristics of sold residential property, Gorenjska Region, 2015–2019

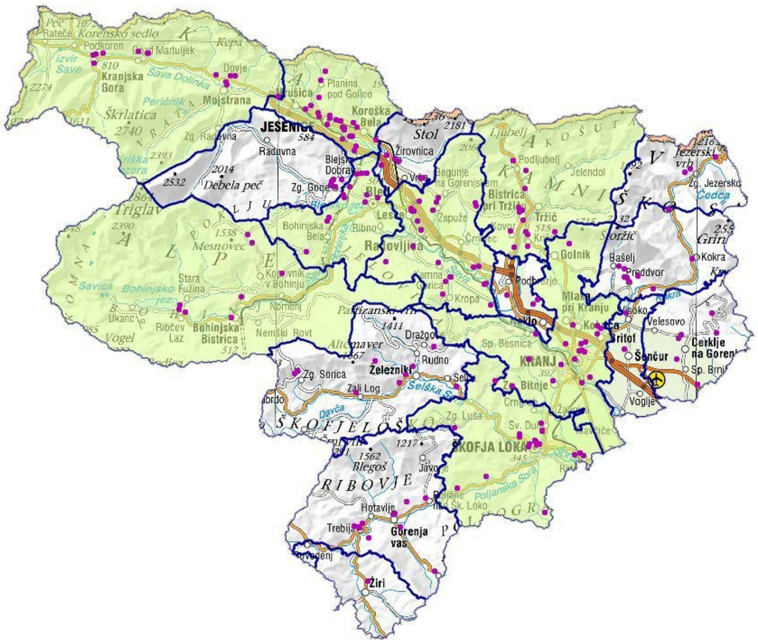
PROPERTY TYPE	2015	2016	2017	2018	2019
Flats					
Recorded number	791	992	1,097	1,007	972
Sample size	482	626	627	555	577
Average contractual price (EUR)	71,000	72,000	79,000	88,000	98,000
Average price (EUR/m^2)	1,450	1,460	1,550	1,750	1,860
Year of construction (median)	1976	1974	1975	1974	1974
Average usable floor area (m^2)	49	49	51	50	53
Houses					
Recorded number	380	458	524	556	508
Sample size	165	236	225	248	172
Average contractual price (EUR)	140,000	141,000	156,000	174,000	155,000
Year of construction (median)	1973	1972	1974	1972	1970
Average house floor area (m^2)	172	172	178	183	169
Average land area (m^2)	700	680	670	670	650

Notes:
- "Recorded number" refers to how many sales of flats or houses were recorded in the Property Market Register in a certain year.
- "Sample size" refers to how many sales of flats or houses were used for market analyses and the calculation of statistical indicators in the report.

To analyse the market and present data, we have selected seven municipalities, in addition to the Municipality of Kranj, where the highest number of sales of flats and houses have been recorded in the last five years. Apart from the samples of the sales of flats in Kranj, the samples are too small to facilitate more than a rough estimate of the ranges and trends of prices.

FIGURE 35:
Selected municipalities (highlighted) and the geographical distribution of the sales of flats (red dots), Gorenjska Region, 2019

FIGURE 36:
Selected municipalities (highlighted) and the geographical distribution of the sales of houses (violet dots), Gorenjska Region, 2019



Flats

A relatively high growth of the housing market has been characteristic of all the selected municipalities in Gorenjska, except for the municipalities of Kranj and Škofja Loka, since 2015. In Kranj, the number of the sales of flats has been gradually declining since 2017, which may be attributed primarily to the lack of supply. The number of the realised sales of flats in the tourist municipalities of Kranjska Gora, Bled and Bohinj significantly declined last year for the same reason, while this number significantly increased in Jesenice, Radovljica, Tržič and Škofja Loka.

TABLE 40:
Average prices and characteristics of sold flats by selected municipalities, Gorenjska Region, 2015–2019

MUNICIPALITY	INDICATOR	2015	2016	2017	2018	2019
KRANJ	Sample size	190	241	213	206	201
	Average price (EUR/m^2)	**1,550**	**1,610**	**1,690**	**1,830**	**2,020**
	Year of construction (median)	1975	1974	1972	1972	1974
	Usable floor area (m^2)	50	50	52	54	53
JESENICE	Sample size	68	96	137	89	106
	Average price (EUR/m^2)	**1,010**	**1,040**	**1,060**	**1,140**	**1,320**
	Year of construction (median)	1964	1966	1969	1963	1966
	Usable floor area (m^2)	50	49	52	52	52
RADOVLJICA	Sample size	45	68	45	44	63
	Average price (EUR/m^2)	**1,450**	**1,610**	**1,670**	**1,780**	**2,090**
	Year of construction (median)	1976	1978	1981	1975	1986
	Usable floor area (m^2)	48	48	51	49	55
TRŽIČ	Sample size	34	68	51	37	54
	Average price (EUR/m^2)	**1,180**	**1,080**	**1,230**	**1,260**	**1,330**
	Year of construction (median)	1968	1968	1967	1960	1960
	Usable floor area (m^2)	45	52	50	46	52
ŠKOFJA LOKA	Sample size	55	55	54	44	51
	Average price (EUR/m^2)	**1,550**		**1,660**	**1,800**	**2,030**
	Year of construction (median)	1978	1975	1977	1970	1980
	Usable floor area (m^2)	49	50	52	48	55
KRANJSKA GORA	Sample size	31	24	55	59	45
	Average price (EUR/m^2)	**2,000**	**2,200**	**2,400**	**2,650**	**2,500**
	Year of construction (median)	1980	1990	1991	1989	1988
	Usable floor area (m^2)	42	38	45	43	52
BLED	Sample size	19	16	17	24	18
	Average price (EUR/m^2)	**1,580**	**1,730**	**2,020**	**2,260**	**2,170**
	Year of construction (median)	1974	1978	1982	1980	1978
	Usable floor area (m^2)	48	51	53	51	50
BOHINJ	Sample size	9	20	18	15	10
	Average price (EUR/m^2)	**1,970**	**1,440**	**1,560**	**2,040**	**2,030**
	Year of construction (median)	1986	1982	1980	1985	1984
	Usable floor area (m^2)	39	47	43	43	41

In all municipalities in Gorenjska or their major towns, the prices of flats rose considerably between 2015 and 2019. They reached record highs last year, except in Kranjska Gora and Bled. The prices of flats in Kranjska Gora and Bled were traditionally the highest last year as well. The prices of flats in Kranj, Radovljica and Škofja Loka significantly grew last year and, for the first time in history, the average price of existing flats in these municipalities exceeded 2,000 EUR/m^2. The prices of flats in Jesenice also rose considerably last year, coming close to the prices in Tržič. The prices of flats in the municipalities of Tržič and Jesenice were around 35 per cent lower last year than in the Municipality of Kranj.

Houses

The trends of transactions and prices of houses in the selected municipalities in Gorenjska in 2019 were similar to those of flats; however, the decline in the number of transactions with houses in municipalities was less significant than with flats, and their prices grew slightly less.

TABLE 41:
Average prices and characteristics of sold houses by selected municipalities, Gorenjska Region, 2015–2019

MUNICIPALITY	INDICATOR	2015	2016	2017	2018	2019
JESENICE	Sample size	23	10	20	20	24
	Average price (EUR)	**99,000**	**103,000**	**106,000**	**112,000**	**123,000**
	Year of construction (median)	1972	1976	1964	1972	1959
	House floor area (m^2)	186	158	184	168	162
	Land area (m^2)	770	730	860	790	760
RADOVLJICA	Sample size	19	28	32	30	20
	Average price (EUR)	**161,000**	**131,000**	**148,000**	**154,000**	**146,000**
	Year of construction (median)	1970	1962	1975	1974	1968
	House floor area (m^2)	178	185	191	197	183
	Land area (m^2)	600	790	630	640	650
ŠKOFJA LOKA	Sample size	10	16	22	22	18
	Average price (EUR)	**129,000**	**109,000**	**159,000**	**160,000**	**173,000**
	Year of construction (median)	1972	1968	1968	1983	1982
	House floor area (m^2)	192	173	169	193	201
	Land area (m^2)	470	510	630	640	500
KRANJ	Sample size	33	54	50	47	18
	Average price (EUR)	**149,000**	**148,000**	**158,000**	**183,000**	**181,000**
	Year of construction (median)	1980	1970	1974	1969	1970
	House floor area (m^2)	191	184	195	203	174
	Land area (m^2)	590	590	610	650	550
TRŽIČ	Sample size	11	18	10	17	13
	Average price (EUR)	**131,000**	**105,000**	**109,000**	**144,000**	**122,000**
	Year of construction (median)	1990	1974	1964	1974	1968
	House floor area (m^2)	193	157	168	197	154
	Land area (m^2)	800	600	590	680	680
KRANJSKA GORA	Sample size	5	17	7	13	11
	Average price (EUR)	**186,000**	**154,000**	**191,000**	**260,000**	**239,000**
	Year of construction (median)	1900	1976	1972	1970	1975
	House floor area (m^2)	210	167	161	163	188
	Land area (m^2)	1160	810	490	560	850
BLED	Sample size	11	16	18	19	9
	Average price (EUR)	**174,000**	**255,000**	**301,000**	**325,000**	**238,000**
	Year of construction (median)	1972	1973	1972	1963	1950
	House floor area (m^2)	162	212	205	214	160
	Land area (m^2)	800	630	790	800	580
BOHINJ	Sample size	12	16	10	16	8
	Average price (EUR)	**159,000**	**173,000**	**202,000**	**215,000**	**195,000**
	Year of construction (median)	1964	1970	1975	1970	1973
	House floor area (m^2)	125	126	99	185	140
	Land area (m^2)	850	850	700	750	700

Last year, detached houses accounted for 85 per cent, semi-detached houses for five per cent and terraced houses for ten per cent of sold residential houses in the selected municipalities.

As usual, the prices of houses last year were the highest in the tourist municipalities of Bled, Kranjska Gora and Bohinj, where they are primarily sold as holiday houses or rented out to tourists. Houses in Kranj reached the highest price among towns last year as expected. The prices of comparable houses in Škofja Loka, Radovljica and Tržič were 20 to 25 per cent lower and 30 per cent lower in Jesenice.

DOLENJSKA REGION

In the Dolenjska Region, almost 80 per cent of all residential units were flats in houses, which, by the share of residential houses in comparison to the share of flats in multi-dwelling buildings, ranks it second among the regions, behind the Pomurje Region. Four per cent of all sales of flats in multi-dwelling buildings and nine per cent of all sales of residential houses with pertaining land were recorded in Dolenjska last year.

The number of recorded sales of flats in Dolenjska was 11 per cent higher and the sales of houses 25 per cent higher in 2019 than in 2018. In comparison to 2015, the number of recorded sales of flats was 28 per cent higher and houses 74 per cent higher, which indicates the highest growth of the markets for residential houses in this period among all regions.

According to our estimates, the prices of flats in Dolenjska grew by 30 per cent and the prices of houses grew only by approximately 15 per cent between 2015 and 2019. The growth in the prices of flats in this period was the second highest in the country, after Notranjska.

Dolenjska is among the regions where residential houses predominate over flats in multi-dwelling buildings and the tradition of the construction of family houses by owners is very deep rooted. Therefore, the share of housing construction for the market is relatively low. In recent years, housing construction in Dolenjska has been recovering. The scope of housing construction is growing, and investors are most focused on the construction of neighbourhoods of detached or semi-detached houses. Most of these were under construction last year. The demand for flats in multi-dwelling buildings is higher only in Novo mesto, where some of these types of flats were completed last year. Despite good sales, there is no sign of plans for new larger multi-dwelling projects.

TABLE 42:
Number of recorded sales and sample sizes, and the price and characteristics of sold residential property, Dolenjska Region, 2015–2019

PROPERTY TYPE	2015	2016	2017	2018	2019
Flats					
Recorded number	359	371	475	413	458
Sample size	233	263	340	281	310
Average contractual price (EUR)	53,000	56,000	57,000	65,000	69,000
Average price (EUR/m^2)	1,060	1,100	1,180	1,280	1,380
Year of construction (median)	1977	1976	1977	1978	1975
Average usable floor area (m^2)	50	51	49	51	50
Houses					
Recorded number	312	415	417	436	544
Sample size	148	234	222	227	272
Average contractual price (EUR)	68,000	68,000	75,000	80,000	85,000
Year of construction (median)	1973	1975	1976	1978	1974
Average house floor area (m^2)	133	148	152	154	165
Average land area (m^2)	1170	1320	1270	1190	1110

Notes:
- “Recorded number” refers to how many sales of flats or houses were recorded in the Property Market Register in a certain year.
- “Sample size” refers to how many sales of flats or houses were used for market analyses and the calculation of statistical indicators in the report.

To analyse the market and present data on the housing market in Dolenjska, we selected three municipalities, in addition to the Municipality of Novo mesto, where the highest number of the sales of flats and houses have been recorded in the last five years. Apart from the samples of the sales of flats in Novo mesto, the samples are too small to facilitate more than a rough estimate of the ranges and trends of prices.

FIGURE 37:
Selected municipalities (highlighted) and the geographical distribution of the sales of flats (red dots), Dolenjska Region, 2019

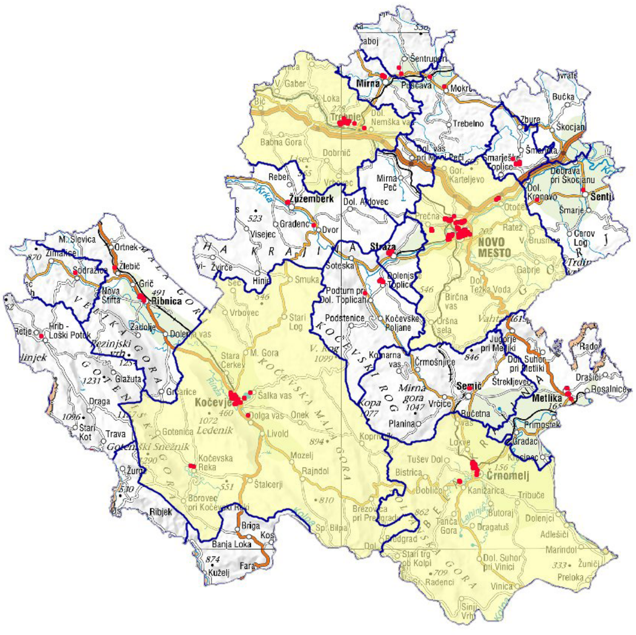
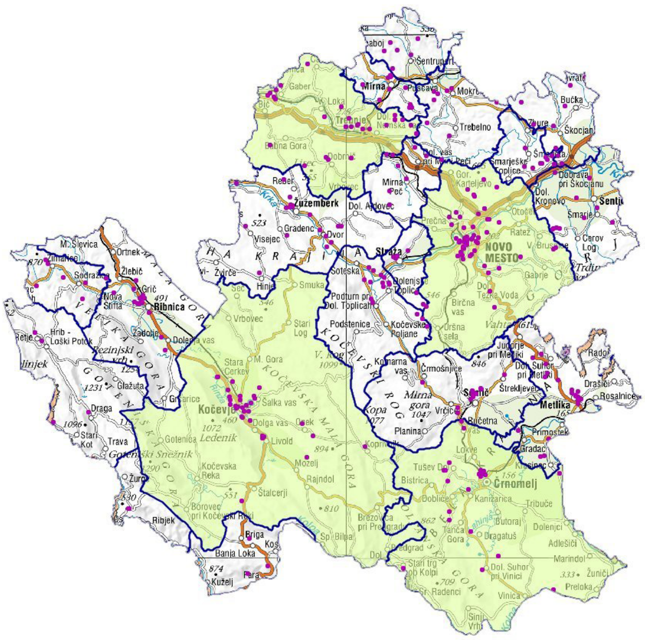


FIGURE 38:
Selected municipalities (highlighted) and the geographical distribution of the sales of houses (violet dots), Dolenjska Region, 2019



Flats

Despite a significant decline in the number of transactions in 2018, the Municipality of Novo mesto has seen some of the most considerable growth in the housing market in the country since 2015. At the same time, the prices of flats also rose, so that the average price of an existing flat reached a record-breaking value in 2019 and was 31 per cent higher than in 2015.

TABLE 43:
Average prices and characteristics of sold flats by selected municipalities, Dolenjska Region, 2015–2019

MUNICIPALITY	INDICATOR	2015	2016	2017	2018	2019
NOVO MESTO	Sample size	108	121	156	134	155
	Average price (EUR/m²)	**1,240**	**1,270**	**1,380**	**1,510**	**1,630**
	Year of construction (median)	1978	1976	1978	1978	1975
	Usable floor area (m²)	47	53	50	54	50
KOČEVJE	Sample size	28	34	41	38	44
	Average price (EUR/m²)	**950**	**880**	**930**	**960**	**1,040**
	Year of construction (median)	1966	1966	1967	1964	1966
	Usable floor area (m²)	50	48	48	47	49
ČRNOMELJ	Sample size	27	23	39	25	29
	Average price (EUR/m²)	**690**	**750**	**850**	**790**	**940**
	Year of construction (median)	1975	1970	1973	1970	1973
	Usable floor area (m²)	56	46	49	46	49
TREBNJE	Sample size	22	28	34	19	18
	Average price (EUR/m²)	**1,140**	**1,190**	**1,270**	**1,590**	**1,630**
	Year of construction (median)	1992	1982	1978	1995	1996
	Usable floor area (m²)	57	52	49	54	58

In the past year, the prices of flats in Trebnje reached record highs, with the prices of comparable flats nearing those in Novo mesto. Due to the large rise in prices in the last year, the prices of flats in Črnomelj were also record-breaking, although they are among the lowest in the country and were still about 40 percent lower last year than in Novo mesto. In Kočevje, where the prices of flats grew the slowest among the Dolenjska municipalities, they were around 35 per cent lower than those in Novo mesto.

Houses

The number of the sales of residential houses with pertaining land in the selected municipalities significantly increased in 2016 and 2017. Similar to other parts of the country, trading in residential houses stabilised in 2018 here as well but gained momentum again in 2019. The prices of houses in all municipalities in Dolenjska soared in the past year. In comparison to 2015, the prices of houses in all the selected municipalities grew considerably less than the prices of flats.

TABLE 44:
Average prices and characteristics of sold houses by selected municipalities, Dolenjska Region, 2015–2019

MUNICIPALITY	INDICATOR	2015	2016	2017	2018	2019
NOVO MESTO	Sample size	38	44	60	61	51
	Average price (EUR)	**87,000**	**92,000**	**105,000**	**110,000**	**135,000**
	Year of construction (median)	1974	1979	1975	1973	1975
	House floor area (m²)	131	152	183	160	200
	Land area (m²)	1200	1100	1130	850	820
KOČEVJE	Sample size	8	20	16	19	31
	Average price (EUR)	**63,000**	**83,000**	**76,000**	**72,000**	**87,000**
	Year of construction (median)	1958	1976	1956	1970	1973
	House floor area (m²)	134	166	168	145	167
	Land area (m²)	580	1230	760	860	800
TREBNJE	Sample size	15	23	27	21	29
	Average price (EUR)	**64,000**	**71,000**	**70,000**	**81,000**	**82,000**
	Year of construction (median)	1981	1975	1978	1987	1975
	House floor area (m²)	115	130	132	135	151
	Land area (m²)	1210	1330	1350	1330	1190
ČRNOMELJ	Sample size	14	26	27	23	18
	Average price (EUR)	**60,000**	**51,000**	**61,000**	**49,000**	**59,000**
	Year of construction (median)	1972	1973	1974	1968	1974
	House floor area (m²)	164	143	163	143	168
	Land area (m²)	1120	1630	1280	1220	1220

Last year, detached houses accounted for 94 per cent of sold residential houses, semi-detached houses for two per cent and terraced houses for four per cent in the selected municipalities.

The prices of houses are by far the highest in the Municipality of Novo mesto. Last year, the average price of a house with pertaining land in the Municipality of Novo mesto reached a record-breaking 135,000 EUR, whereas it must be taken into account that the average floor area of a sold house (200 m^2) was also record-breaking.

Taking into account the size and age structure of sold houses, comparable houses in the municipalities of Trebnje and Kočevje were around 20 per cent cheaper and almost a half cheaper in the Municipality of Črnomelj than in the Municipality of Novo mesto.

GORIŠKA REGION

In the Goriška Region, approximately 30 per cent of all residential units are flats in multi-dwelling buildings and 70 per cent are flats in residential houses with pertaining land. Four per cent of all sales of flats and six per cent of all sales of houses were recorded there.

The number of recorded sales of flats in the Goriška Region was 11 per cent higher in 2019 than in 2018, while recorded sales of houses were 12 per cent higher. The number of recorded sales of flats was 35 per cent higher and the sales of houses 56 per cent higher than in 2015.

According to our estimates, the prices of flats in Goriška grew by 15 to 20 per cent and the prices of houses grew by around 15 per cent between 2015 and 2019.

There is no extensive supply of new residential units in Goriška. Currently, the only major project is the construction of 73 flats in Nova Gorica, which are expected to be completed by 2021.

TABLE 45:
Number of recorded sales and sample sizes, and the price and characteristics of sold residential property, Goriška Region, 2015–2019

PROPERTY TYPE	2015	2016	2017	2018	2019
Flats					
Recorded number	292	330	401	355	394
Sample size	194	203	239	192	247
Average contractual price (EUR)	66,000	67,000	71,000	76,000	76,000
Average price (EUR/m^2)	1,280	1,220	1,360	1,410	1,500
Year of construction (median)	1976	1974	1974	1975	1974
Average usable floor area (m^2)	51	55	52	54	51
Houses					
Recorded number	254	329	423	353	396
Sample size	120	155	176	144	168
Average contractual price (EUR)	77,000	81,000	84,000	82,000	87,000
Year of construction (median)	1946	1946	1943	1922	1930
Average house floor area (m^2)	140	146	145	151	159
Average land area (m^2)	560	720	790	670	620

Notes:
- "Recorded number" refers to how many sales of flats or houses were recorded in the Property Market Register in a certain year.
- "Sample size" refers to how many sales of flats or houses were used for market analyses and the calculation of statistical indicators in the report.

To analyse the market and present data for the Goriška Region, we selected three municipalities, in addition to the Municipality of Nova Gorica, where the highest number of sales of flats and houses has been recorded in the last five years. Apart from the samples of the sales of flats in the Municipality of Nova Gorica, the samples are too small to facilitate more than a rough estimate of the ranges and trends of prices.

FIGURE 39:
Selected municipalities (highlighted) and the geographical distribution of the sales of flats (red dots), Goriška Region, 2019

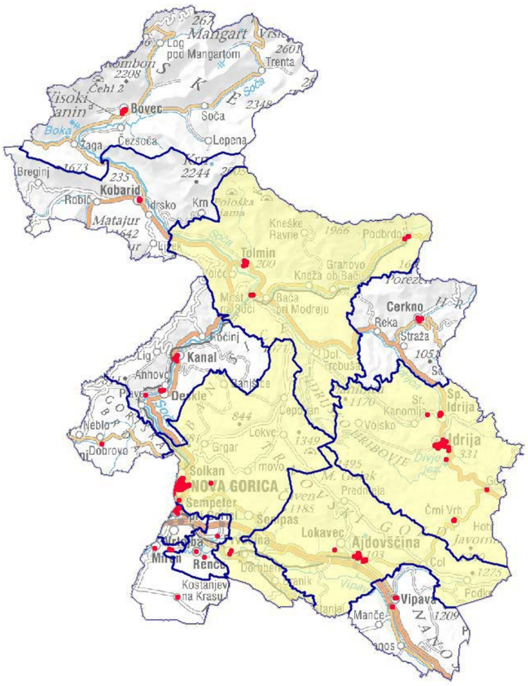
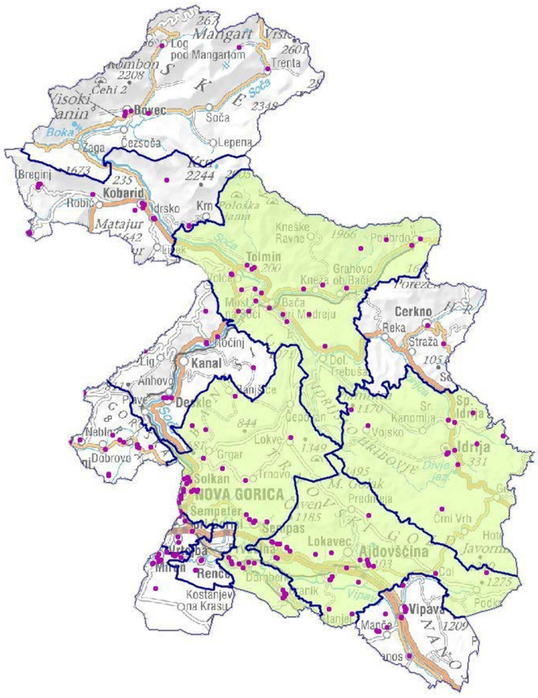


FIGURE 40:
Selected municipalities (highlighted) and the geographical distribution of the sales of houses (violet dots), Goriška Region, 2019



Flats

A special feature of the municipalities in the Goriška region is that, unlike other parts of the country, the prices of flats hit bottom only in 2016, regardless of the recovery of the market after 2014. The growth in the prices of flats between 2015 and 2019 was one of the lowest among all regions, and the prices of flats have not reached record highs.

TABLE 46:
Average prices and characteristics of sold flats by selected municipalities, Goriška Region, 2015–2019

MUNICIPALITY	INDICATOR	2015	2016	2017	2018	2019
NOVA GORICA	Sample size	91	91	117	76	96
	Average price (EUR/m^2)	**1,480**	**1,400**	**1,560**	**1,620**	**1,800**
	Year of construction (median)	1975	1973	1975	1975	1972
	Usable floor area (m^2)	52	58	54	56	54
IDRIJA	Sample size	24	38	25	28	44
	Average price (EUR/m^2)	**1,000**	**950**	**1,020**	**1,120**	**1,010**
	Year of construction (median)	1973	1970	1971	1970	1966
	Usable floor area (m^2)	48	52	49	52	48
AJDOVŠČINA	Sample size	29	23	44	33	35
	Average price (EUR/m^2)	**1,180**	**1,180**	**1,260**	**1,470**	**1,560**
	Year of construction (median)	1978	1976	1974	1978	1978
	Usable floor area (m^2)	48	51	49	50	49
TOLMIN	Sample size	16	18	12	13	18
	Average price (EUR/m^2)	**1,120**	**950**	**1,070**	**1,030**	**1,150**
	Year of construction (median)	1976	1981	1956	1976	1978
	Usable floor area (m^2)	54	47	53	54	54

The prices of flats began growing in the Municipality of Nova Gorica in 2017. They were 22 per cent higher in 2019 than in 2015, particularly on account of the 11 per cent growth in the price of existing flats in the past year, but far from their peak in 2008, when they averaged 2,000 EUR/m^2.

Last year, the prices of flats in the Municipality of Ajdovščina were ten to 15 per cent lower than in the Municipality of Nova Gorica. They were 35 per cent lower in the Municipality of Tolmin, where they grew the most in 2019, and around 45 per cent lower in the Municipality of Idrija.

Houses

The prices of houses in the Nova Gorica area are the highest in Nova Gorica, where the stock of houses is the youngest. Nova Gorica was characterised by a considerable decline in house sales in 2018 and the recovery thereof in 2019. House prices began growing only in 2017, when, according to our estimate, they grew the most due to the age and size structure of the houses sold, while they have stagnated in the last two years.

TABLE 47:
Average prices and characteristics of sold houses by selected municipalities, Goriška Region, 2015–2019

MUNICIPALITY	INDICATOR	2015	2016	2017	2018	2019
NOVA GORICA	Sample size	30	34	39	21	41
	Average price (EUR)	**105,000**	**94,000**	**108,000**	**101,000**	**124,000**
	Year of construction (median)	1952	1922	1964	1957	1957
	House floor area (m^2)	139	147	146	143	182
	Land area (m^2)	500	810	800	590	720
AJDOVŠČINA	Sample size	19	36	30	25	27
	Average price (EUR)	**67,000**	**89,000**	**75,000**	**77,000**	**74,000**
	Year of construction (median)	1873	1962	1946	1900	1900
	House floor area (m^2)	136	139	149	158	165
	Land area (m^2)	400	480	680	620	700
TOLMIN	Sample size	16	22	19	19	23
	Average price (EUR)	**60,000**	**51,000**	**62,000**	**45,000**	**74,000**
	Year of construction (median)	1928	1924	1963	1918	1970
	House floor area (m^2)	128	142	125	112	150
	Land area (m^2)	570	460	770	790	690
IDRIJA	Sample size	9	11	10	9	12
	Average price (EUR)	**49,000**	**62,000**	**86,000**	**67,000**	**58,000**
	Year of construction (median)	1926	1963	1975	1885	1964
	House floor area (m^2)	134	152	177	145	140
	Land area (m^2)	780	1160	1430	890	760

Last year, detached houses accounted for 63 per cent of all sold residential houses, terraced houses for 30 per cent and semi-detached houses for seven per cent in the selected municipalities.

As with the Karst, the sales of very old and relatively cheap houses in need of renovation, which are usually bought as holiday homes, have increased in recent years in the Nova Gorica area. In view of the average age of sold houses, the fluctuation of average house prices between individual years is high, so that their prices cannot be directly compared.

POSAVJE REGION

Almost 70 per cent of the housing stock in the Posavje Region is residential houses and slightly more than 30 per is flats in multi-dwelling buildings. Last year, six per cent of all sales of residential houses and four per cent of all sales of flats in multi-dwelling buildings in the country were recorded here.

The number of recorded sales of flats in Posavje was five per cent higher in 2019 than in 2018, while the sales of houses declined by four per cent. The number of recorded sales of flats was 11 per cent higher and the sales of houses 30 per cent higher than in 2015.

According to our estimates, the prices of flats in Posavje grew by around 20 per cent and the prices of houses grew by ten to 15 per cent between 2015 and 2019 after beginning to increase only in 2018.

The situation in terms of new construction in Posavje is similar to that in Dolenjska. In Lower Posavje, residential construction has been recovering in the last two years, particularly due to the prevailing construction of family houses by owners themselves, but increasing numbers of houses are also being built for the market. In Brežice, several multi-dwelling buildings were under construction last year and will be completed this year. New construction is currently at a standstill in Posavje.

TABLE 48:
Number of recorded sales and sample sizes, and the price and characteristics of sold residential property, Posavje Region, 2015–2019

PROPERTY TYPE	2015	2016	2017	2018	2019
Flats					
Recorded number	402	413	457	425	445
Sample size	250	299	328	307	310
Average contractual price (EUR)	38,000	39,000	41,000	45,000	49,000
Average price (EUR/m^2)	760	770	820	900	920
Year of construction (median)	1965	1970	1972	1973	1970
Average usable floor area (m^2)	50	50	51	50	53
Houses					
Recorded number	279	307	425	380	364
Sample size	111	134	217	167	150
Average contractual price (EUR)	61,000	57,000	58,000	64,000	73,000
Year of construction (median)	1972	1972	1972	1970	1975
Average house floor area (m^2)	156	138	141	162	169
Average land area (m^2)	1120	1120	1310	1300	1220

Notes:
- "Recorded number" refers to how many sales of flats or houses were recorded in the Property Market Register in a certain year.
- "Sample size" refers to how many sales of flats or houses were used for market analyses and the calculation of statistical indicators in the report.

To analyse the market and present data for the Posavje Region, we selected three municipalities in Zasavje and three municipalities in Lower Posavje where the highest number of sales of flats and houses has been recorded in the last five years. Small samples of the sales of flats and houses only facilitate a rough estimate of the ranges and trends of prices in the selected municipalities.

FIGURE 41:
Selected municipalities (highlighted) and the geographical distribution of the sales of flats (red dots), Posavje Region, 2019

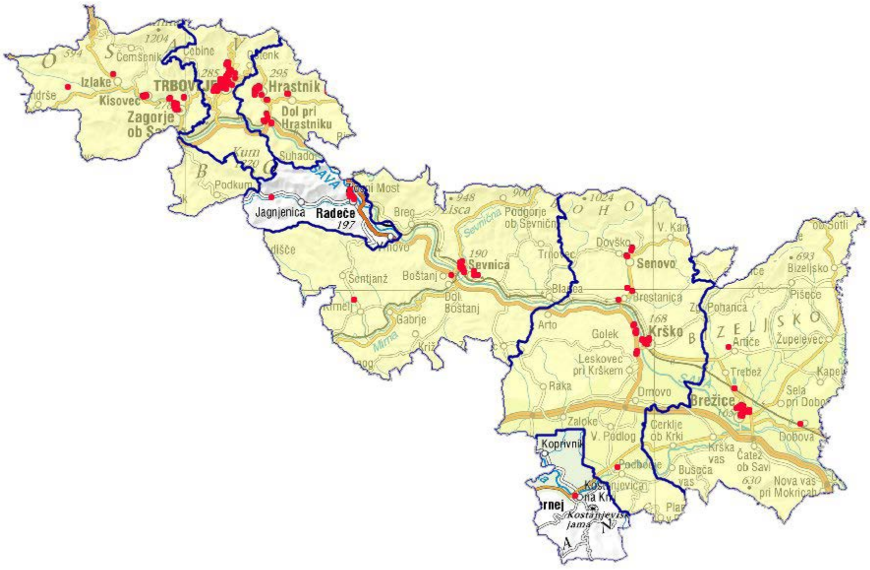
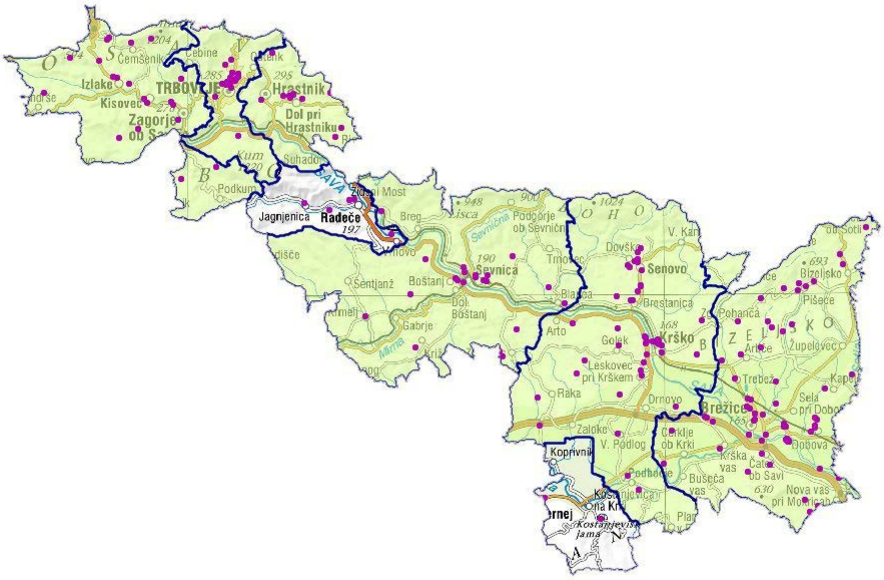


FIGURE 42:
Selected municipalities (highlighted) and the geographical distribution of the sales of houses (violet dots), Posavje Region, 2019



Flats

Posavje and Pomurje are deemed regions where the average prices of flats are the lowest in the country. One of the reasons for the low prices in Posavje is the relatively old housing stock in Zasavje.

As in most of the country, we witnessed growth in the number of sales of flats in the municipalities in Posavje in 2016 and 2017, a decline in trading in 2018, when the prices of flats grew the most, and growth in the number of transactions and prices again last year.

TABLE 49:
Average prices and characteristics of sold flats by selected municipalities, Posavje Region, 2015–2019

MUNICIPALITY	INDICATOR	2015	2016	2017	2018	2019
TRBOVLJE	Sample size	84	90	99	93	101
	Average price (EUR/m^2)	**710**	**660**	**750**	**810**	**820**
	Year of construction (median)	1962	1962	1965	1966	1962
	Usable floor area (m^2)	51	46	52	48	53
ZAGORJE OB SAVI	Sample size	50	42	45	37	43
	Average price (EUR/m^2)	**690**	**850**	**860**	**1,060**	**1,050**
	Year of construction (median)	1960	1972	1969	1976	1968
	Usable floor area (m^2)	52	54	50	53	52
BREŽICE	Sample size	32	48	46	46	42
	Average price (EUR/m^2)	**910**	**950**	**1,010**	**1,030**	**1,160**
	Year of construction (median)	1961	1971	1964	1970	1977
	Usable floor area (m^2)	45	50	51	56	58
KRŠKO	Sample size	32	43	51	43	42
	Average price (EUR/m^2)	**870**	**870**	**860**	**950**	**990**
	Year of construction (median)	1978	1978	1978	1980	1979
	Usable floor area (m^2)	53	55	52	50	56
HRASTNIK	Sample size	18	31	38	36	40
	Average price (EUR/m^2)	**670**	**590**	**620**	**680**	**660**
	Year of construction (median)	1962	1967	1961	1966	1962
	Usable floor area (m^2)	48	56	48	44	46
SEVNICA	Sample size	24	34	29	37	24
	Average price (EUR/m^2)	**790**	**760**	**840**	**990**	**990**
	Year of construction (median)	1976	1975	1977	1976	1976
	Usable floor area (m^2)	54	45	48	47	52

Taking into account changes in the age and size structure of sold flats, the differences between the municipalities in Posavje in the growth in the prices of flats have not been significant in recent years. Last year, flats in Brežice reached the highest prices, the prices of flats in Zagorje ob Savi were almost ten per cent lower, but the flats sold there were around ten years younger than those in Brežice. Flats in Sevnica and Krško were around 15 per cent cheaper than in Brežice. The prices of flats were the lowest in Trbovlje and Hrastnik, where they were 30 and 45 per cent, respectively, lower than in Brežice.

Houses

Like the prices of flats in multi-dwelling buildings, the prices of residential houses in Posavje are among the lowest in the country. The areas of land belonging to the houses sold in Posavje are traditionally the second largest, immediately after the Pomurje Region, particularly due to the Lower Sava municipalities.

TABLE 50:
Average prices and characteristics of sold houses by selected municipalities, Posavje Region, 2015–2019

MUNICIPALITY	INDICATOR	2015	2016	2017	2018	2019
BREŽICE	Sample size	39	47	71	56	53
	Average price (EUR)	**61,000**	**56,000**	**54,000**	**57,000**	**65,000**
	Year of construction (median)	1978	1980	1979	1980	1980
	House floor area (m^2)	148	117	127	134	145
	Land area (m^2)	1010	1190	1380	1180	1380
KRŠKO	Sample size	24	26	47	34	31
	Average price (EUR)	**58,000**	**66,000**	**59,000**	**67,000**	**82,000**
	Year of construction (median)	1968	1973	1973	1964	1970
	House floor area (m^2)	145	164	141	172	181
	Land area (m^2)	1560	1020	1450	1560	1250
ZAGORJE OB SAVI	Sample size	15	9	18	18	20
	Average price (EUR)	**72,000**	**50,000**	**78,000**	**80,000**	**73,000**
	Year of construction (median)	1975	1955	1970	1965	1978
	House floor area (m^2)	172	136	195	209	181
	Land area (m^2)	760	750	930	880	1080
SEVNICA	Sample size	14	22	33	34	16
	Average price (EUR)	**55,000**	**54,000**	**47,000**	**64,000**	**78,000**
	Year of construction (median)	1970	1969	1970	1968	1978
	House floor area (m^2)	166	128	131	176	169
	Land area (m^2)	1370	1630	1610	1490	1790
TRBOVLJE	Sample size	10	6	19	4	15
	Average price (EUR)	**64,000**	**51,000**	**74,000**	**83,000**	**76,000**
	Year of construction (median)	1968	1966	1950	1961	1965
	House floor area (m^2)	166	139	182	224	191
	Land area (m^2)	810	270	800	630	550
HRASTNIK	Sample size	6	13	14	9	11
	Average price (EUR)	**64,000**	**59,000**	**48,000**	**58,000**	**73,000**
	Year of construction (median)	1968	1969	1958	1963	1971
	House floor area (m^2)	175	177	119	156	192
	Land area (m^2)	1100	680	790	1000	900

Last year, detached houses accounted for 92 per cent of sold residential houses, terraced houses for five per cent and semi-detached houses for three per cent in the selected municipalities.

Houses in the municipalities in Zasavje were around 15 per cent cheaper on average last year than in the municipalities of Sevnica, Brežice and Krško. The prices of residential house in the Lower Sava municipalities are slightly higher than in Zasavje, as slightly older and smaller houses with small areas of land belonging thereto are sold in Zasavje.

POMURJE REGION

Almost 85 per cent of the housing stock in Pomurje are residential houses, which is the highest share of residential houses and the lowest share of flats in multi-dwelling buildings among all regions.

In 2019, eight per cent of all sales of residential houses and three per cent of all sales of flats in multi-dwelling buildings were recorded in Prekmurje.

The number of recorded sales of residential houses was 8 per cent higher and the sales of flats was 16 per cent higher in 2019 than in 2018. The number of recorded sales of residential houses and flats grew by a half in comparison to 2015. Since 2015, the increase in the number of transactions involving residential houses in Prekmurje was the highest among all regions.

According to our estimates, the prices of flats in Pomurje grew by 20 to 25 per cent and the prices of flats by around 30 per cent between 2015 and 2019, which was the highest growth among all regions.

In recent years, Pomurje has seen new construction of residential property to be sold in the market. In addition to scattered house building, flats in multi-dwelling buildings and other flats are under construction in Murska Sobota and Gornja Radgona and in the health resorts of Moravske toplice and Radenci. A new neighbourhood with blocks of flats is under construction in Njiverce near Kidričevo.

Last year, 44 new flats were completed and immediately sold in Murska Sobota at a price of 1,800 EUR/m^2 including VAT. The last few flats in Trate in Gornja radgona, which were completed in 2017, were also sold. The average prices including VAT was around 1,700 EUR/m^2. A further 30 flats in the same location are under construction and expected to be completed this year.

TABLE 51:
Number of recorded sales and sample sizes, and the price and characteristics of sold residential property, Pomurje Region, 2015–2019

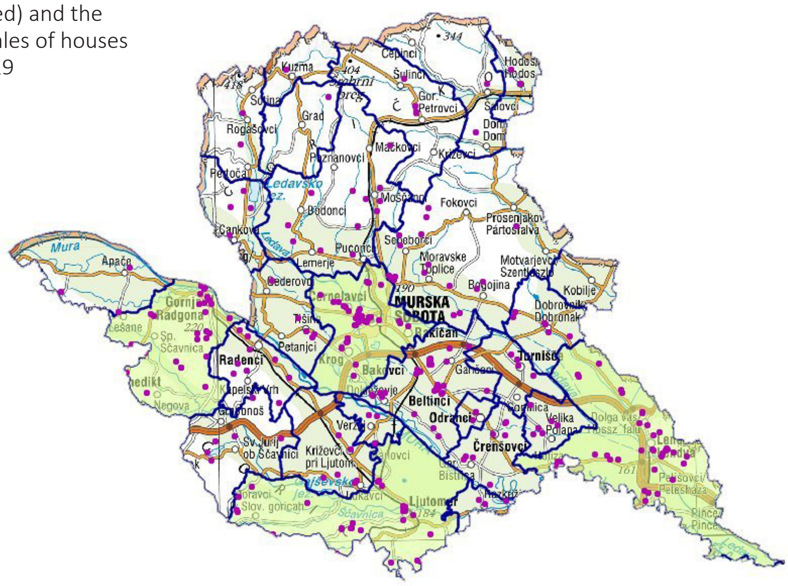
PROPERTY TYPE	2015	2016	2017	2018	2019
Flats					
Recorded number	199	219	244	255	297
Sample size	135	144	155	160	170
Average contractual price (EUR)	39,000	42,000	43,000	46,000	51,000
Average price (EUR/m^2)	790	820	880	900	960
Year of construction (median)	1976	1975	1976	1976	1976
Average usable floor area (m^2)	49	52	49	51	53
Houses					
Recorded number	351	379	502	489	527
Sample size	181	185	206	213	223
Average contractual price (EUR)	49,000	51,000	60,000	60,000	63,000
Year of construction (median)	1965	1970	1972	1969	1971
Average house floor area (m^2)	127	128	155	136	136
Average land area (m^2)	1440	1470	1370	1380	1500

Notes:
- “Recorded number” refers to how many sales of flats or houses were recorded in the Property Market Register in a certain year.
- “Sample size” refers to how many sales of flats or houses were used for market analyses and the calculation of statistical indicators in the report.

To analyse the market and present data for the Pomurje Region, in addition to the Municipality of Murska Sobota, where the housing stock is the largest, we have selected three municipalities where the highest number of sales of flats and houses have been recorded in the last five years. Apart from the samples of sales of flats in multi-dwelling buildings in the Municipality of Murska Sobota, the samples are too small to facilitate more than a rough estimate of the ranges and trends of prices.

FIGURE 43:
Selected municipalities (highlighted) and the geographical distribution of the sales of flats (red dots), Pomurje Region, 2019

FIGURE 44:
Selected municipalities (highlighted) and the geographical distribution of the sales of houses (violet dots), Pomurje Region, 2019



Flats

The average prices of flats in multi-dwelling buildings in the municipalities in Pomurje, which is deemed a region with the lowest property prices in general along with Posavje.

Constant growth in the numbers of the sales of flats has been characteristic of the municipalities in Pomurje since 2015. In 2018, slight stabilisation in trading growth could be noticed, while in 2019, the growth in the number of transactions was the highest in the last four years.

TABLE 52:
Average prices and characteristics of sold flats by selected municipalities, Pomurje Region, 2015–2019

MUNICIPALITY	INDICATOR	2015	2016	2017	2018	2019
MURSKA SOBOTA	Sample size	67	61	73	74	79
	Average price (EUR/m^2)	**880**	**900**	**930**	**990**	**1,050**
	Year of construction (median)	1976	1975	1976	1977	1976
	Usable floor area (m^2)	48	53	47	47	51
GORNJA RADGONA	Sample size	12	17	27	28	22
	Average price (EUR/m^2)	**790**	**760**	**860**	**990**	**1,080**
	Year of construction (median)	1979	1978	1980	1982	1982
	Usable floor area (m^2)	52	46	51	52	50
LENDAVA	Sample size	15	18	16	17	25
	Average price (EUR/m^2)	**590**	**640**	**780**	**690**	**770**
	Year of construction (median)	1968	1976	1978	1976	1976
	Usable floor area (m^2)	48	54	49	61	58
LJUTOMER	Sample size	17	20	14	16	16
	Average price (EUR/m^2)	**770**	**860**	**910**	**900**	**940**
	Year of construction (median)	1983	1976	1966	1972	1974
	Usable floor area (m^2)	53	53	54	55	52

The largest housing market in this region is Murska Sobota, where the relatively small stock of flats in multi-dwelling buildings is the greatest. Similarly, the prices of flats in Pomurje are the highest in Murska Sobota. The average price of a flat in the Municipality of Murska Sobota exceeded 1,000 EUR/m2 last year for the first time since 2008. Statistically, the prices of flats in Gornja Radgona surpassed even those in Murska Sobota last year due to the lower average age of the flats sold and a higher growth in prices in recent years. The prices of flats in the remaining two selected municipalities have grown more rapidly since 2015 than those in Murska Sobota. Last year, the prices of flats in the municipalities of Ljutomer and Lendava were still ten and 30 per cent, respectively, lower than in the Municipality of Murska Sobota.

Houses

The average prices of residential houses in Pomurje are the lowest in the country as it is mainly old houses that are sold, particularly in Goričko and other less urban areas. It is also characteristic that the houses sold in Pomurje have the largest areas of associated land.

The market for residential houses in Pomurje was the most active in the country between 2015 and 2019, immediately after that of Štajerska. In addition to a high growth in the number of realised sales, which was at its highest in 2017, but came to a temporary standstill in 2018, the prices of houses in Pomurje grew considerably during this period. The prices of houses in Murska Sobota remained almost the same as in 2015, which indicates that the growth in the average price of a house in Pomurje may be attributed to a relatively high price growth in other municipalities in Pomurje.

TABLE 53:
Average prices and characteristics of sold houses by selected municipalities, Pomurje Region, 2015–2019

MUNICIPALITY	INDICATOR	2015	2016	2017	2018	2019
MURSKA SOBOTA	Sample size	22	28	36	37	40
	Average price (EUR)	**78,000**	**67,000**	**77,000**	**92,000**	**77,000**
	Year of construction (median)	1970	1966	1966	1969	1970
	House floor area (m^2)	137	156	184	165	135
	Land area (m^2)	660	910	810	780	730
LENDAVA	Sample size	26	26	18	25	27
	Average price (EUR)	**34,000**	**35,000**	**55,000**	**49,000**	**44,000**
	Year of construction (median)	1956	1960	1968	1971	1966
	House floor area (m^2)	112	110	168	118	104
	Land area (m^2)	1260	1510	1590	1310	1790
LJUTOMER	Sample size	15	19	14	20	25
	Average price (EUR)	**55,000**	**50,000**	**50,000**	**61,000**	**59,000**
	Year of construction (median)	1973	1965	1966	1962	1972
	House floor area (m^2)	162	142	127	130	133
	Land area (m^2)	1990	1350	1540	1400	1510
GORNJA RADGONA	Sample size	15	14	21	13	24
	Average price (EUR)	**47,000**	**57,000**	**61,000**	**62,000**	**80,000**
	Year of construction (median)	1950	1981	1980	1985	1982
	House floor area (m^2)	148	152	177	151	186
	Land area (m^2)	1540	1840	1180	1720	1680

Last year, detached houses accounted for slightly more than 95 per cent of sold residential houses, terraced houses for slightly less than three per cent and semi-detached houses for slightly less than two per cent in the selected municipalities.

Despite the stagnation of the prices of residential houses in Murska Sobota and rapid growth in other selected municipalities, the prices in Murska Sobota remain the highest. Taking into account the age and size structure of sold houses and the areas of land belonging thereto, we estimate that houses in the municipalities of Ljutomer, Gornja Radgona and Lendava were around 25 per cent cheaper last year than in the Municipality of Murska Sobota.

COAST REGION

In the Coast Region, 51 per cent of all residential units are flats in multi-dwelling buildings and 49 per cent are residential houses.

The Coast Region, which is the smallest among the discussed regions by area, is characterised by excessive demand for residential property due to its seaside location and resorts. The Coast housing markets are therefore among the most active housing markets in the country despite a relatively small stock and the limited number of flats and houses on offer. Seven per cent of all sales of flats in multi-dwelling buildings and four per cent of all sales of residential houses with pertaining land were recorded in the Coast Region last year.

The number of recorded sales of flats in the Coast Region was 17 per cent higher and the sales of houses ten per cent higher in 2019 than in 2018. The number of recorded sales of flats was six per cent higher and the sales of houses 18 per cent higher than in 2015.

According to our estimates, the prices of flats in the Coast Region grew by 25 per cent and the prices of houses grew by five to 10 per cent between 2015 and 2019, which is the least among all the regions. The prices of new flats grew significantly more than the prices of existing flats, as the average price of new flats rose by an incredible 50 per cent last year in Koper.

The Coast housing market in 2019 was characterised by the sales of flats that were part of projects that ran aground during the crisis in the Municipality of Koper. In recent years, abandoned and uncompleted buildings, which ended up in the bankruptcy estate of various investors, have changed hands, been completed and put on the market as new constructions. For this reason, the supply of new flats in Koper was unusually high last year. Among all the regions, the most flats were sold in the primary market in the Coast Region. Last year, almost 200 flats were completed in Koper and most of them were sold by the end of the year. The prices of new flats including VAT exceeded 3,300 EUR/m^2 but were lower on average than the prices in Ljubljana.

There are currently no major housing projects in the Coast Region. Last year, there were also sales of large plots of land for building, but investors have not yet announced their plans, with the exception of the construction of a modern residential building with 34 flats in Koper.

TABLE 54:
Number of recorded sales and sample sizes, and the price and characteristics of sold residential property, Coast Region, 2015–2019

PROPERTY TYPE	2015	2016	2017	2018	2019
Flats					
Recorded number	757	817	864	690	806
Sample size	448	504	465	414	413
Average contractual price (EUR)	99,000	109,000	112,000	130,000	138,000
Average price (EUR/m^2)	1,990	2,110	2,220	2,380	2,490
Year of construction (median)	1975	1974	1975	1975	1978
Average usable floor area (m^2)	50	52	50	55	55
Houses					
Recorded number	228	258	252	243	268
Sample size	100	127	133	134	139
Average contractual price (EUR)	194,000	210,000	209,000	231,000	205,000
Year of construction (median)	1966	1967	1969	1970	1966
Average house floor area (m^2)	153	147	148	143	151
Average land area (m^2)	640	470	490	530	430

Notes:
- “Recorded number” refers to how many sales of flats or houses were recorded in the Property Market Register in a certain year.
- “Sample size” refers to how many sales of flats or houses were used for market analyses and the calculation of statistical indicators in the report.

To analyse the market and present data, we selected all four municipalities in the Coast Region. The samples of data on the sales of houses, and in Ankaran for the sales of flats, are too small to facilitate more than a rough estimate of the ranges and trends of prices.

FIGURE 45:
Selected municipalities and the geographical distribution of the sales of flats (red dots), Coast Region, 2019

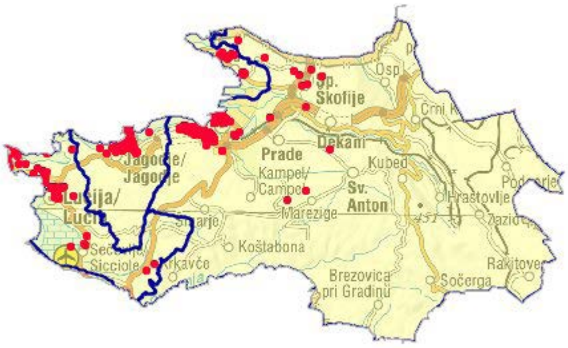
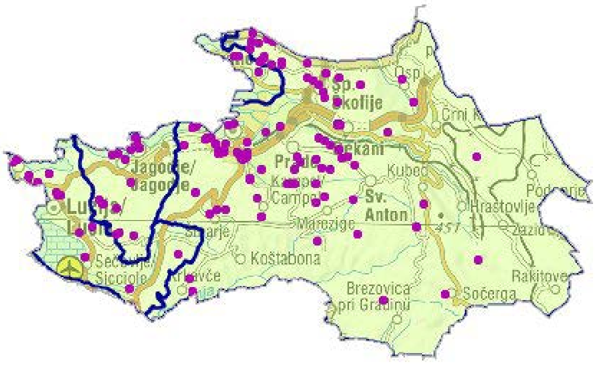


FIGURE 46:
Selected municipalities and the geographical distribution of the sales of houses (violet dots), Coast Region, 2019



Flats

The number of sales of flats in the Coast Region significantly declined in 2018 following growth in 2016 and 2017. Last year, it grew again due to the sales of new flats in Koper.

Following a gradual and steady rise in prices in the last four years, the prices of flats in the Coast Region last year neared the record highs of 2008. Nevertheless, the prices of flats in Coast resorts, which were the highest in the country prior to the last crisis, have not yet reached the level of those in the capital.

TABLE 55:
Average prices and characteristics of sold flats by selected municipalities, Coast Region, 2015–2019

MUNICIPALITY	INDICATOR	2015	2016	2017	2018	2019
KOPER	Sample size	183	251	201	166	196
	Average price (EUR/m^2)	**1,800**	**1,950**	**2,080**	**2,230**	**2,410**
	Year of construction (median)	1975	1975	1975	1972	1978
	Usable floor area (m^2)	53	51	52	56	58
PIRAN	Sample size	133	144	138	142	109
	Average price (EUR/m^2)	**2,210**	**2,320**	**2,460**	**2,620**	**2,640**
	Year of construction (median)	1972	1970	1967	1976	1971
	Usable floor area (m^2)	47	53	49	53	52
IZOLA	Sample size	97	86	98	82	85
	Average price (EUR/m^2)	**2,030**	**2,220**	**2,210**	**2,300**	**2,500**
	Year of construction (median)	1973	1972	1980	1976	1978
	Usable floor area (m^2)	48	51	51	57	57
ANKARAN	Sample size	35	23	28	24	23
	Average price (EUR/m^2)	**2,160**	**2,100**	**2,170**	**2,320**	**2,460**
	Year of construction (median)	1989	1990	1988	1987	1989
	Usable floor area (m^2)	49	50	42	51	43

Last year, the prices of flats were the highest in the Municipality of Piran, as usual. They were around ten per cent higher than in the Municipality of Koper. The prices of flats in the municipalities of Izola and Ankaran were five per cent higher than in the Municipality of Koper.

Houses

The prices of houses in the Coast Region depend most on the micro-location, i.e. the distance from the sea or a view of the sea. The average house prices are strongly increased by the rare sales of villas by the sea. Due to such sales and with a relatively low number of transactions, average prices by municipalities and years fluctuate rather considerably. In 2018, we recorded three sales of houses worth over a million euros, two in the Municipality of Piran and one in the Municipality of Izola, and only two in the Municipality of Piran in 2019, which is the same as in 2017. There were no sales of houses for over a million euros in the Coast Region in 2015 and 2016 [13].

In general, the prices of residential houses in the Coast Region last year did not reach the record highs of 2008. On average, they have not yet reached the level of the prices in the capital, where the number of sales of houses worth over a million euros has been significantly higher in recent years.

TABLE 56:
Average prices and characteristics of sold houses by selected municipalities, Coast Region, 2015–2019

MUNICIPALITY	INDICATOR	2015	2016	2017	2018	2019
KOPER	Sample size	61	70	84	84	102
	Average price (EUR)	**143,000**	**143,000**	**156,000**	**165,000**	**174,000**
	Year of construction (median)	1959	1968	1966	1969	1966
	House floor area (m^2)	138	134	142	127	142
	Land area (m^2)	620	420	490	510	390
PIRAN	Sample size	21	37	29	31	17
	Average price (EUR)	**275,000**	**343,000**	**360,000**	**400,000**	**330,000**
	Year of construction (median)	1972	1970	1976	1975	1973
	House floor area (m^2)	159	167	176	172	172
	Land area (m^2)	750	630	610	550	520
IZOLA	Sample size	12	16	16	14	16
	Average price (EUR)	**302,000**	**204,000**	**221,000**	**178,000**	**256,000**
	Year of construction (median)	1972	1950	1974	1969	1952
	House floor area (m^2)	219	154	129	118	175
	Land area (m^2)	530	370	330	400	520
ANKARAN	Sample size	6	4	4	5	4
	Average price (EUR)	**218,000**	**173,000**	**179,000**	**436,000**	**250,000**
	Year of construction (median)	1976	1937	1972	1987	1982
	House floor area (m^2)	142	147	164	293	178
	Land area (m^2)	690	210	300	1140	490

The Coast Region is the region with by far the highest share of terraced houses, which are characteristic particularly of Koper and Coast resorts. Consequently, detached houses accounted for a “mere” 50 per cent of sold residential houses, terraced houses for around 43 three per cent and semi-detached houses for the remaining seven per cent in the selected municipalities last year.

Due to the aforementioned statistical fluctuation of prices by years and municipalities, simple comparisons of prices are generally misleading. It is clear, however, that the prices of residential houses in the Coast Region are by far the highest in the Municipality of Piran, and the lowest in the Municipality of Koper, which is the largest and which also covers the inland areas away from the sea.

Taking into account the age and size structure of the sold houses and pertaining land, the prices of houses have grown the most in the last four years in the Municipality of Koper, while they decreased slightly in the Municipality of Ankaran.

[13] All recorded sales are not necessarily taken into account in the calculation of average prices, as the market price of an individual house cannot always be deduced from the data on a transaction.

KOROŠKA REGION

The housing stock of the Koroška Region is the third smallest in the country. Slightly less than two thirds of the housing stock in Koroška is residential houses, while flats in multi-dwelling buildings account for slightly more than a third. This region is also home to three per cent of all flats in multi-dwelling buildings and residential houses, respectively, in Slovenia. The same percentage of all sales of flats and houses in Slovenia was recorded last year.

In Koroška, the number of recorded sales of flats was 15 per cent higher and the sales of houses five per cent higher in 2019 than in 2018. The number of recorded sales of flats was 19 per cent higher and the sales of houses 50 per cent higher than in 2015.

Last year, detached houses accounted for 90 per cent of the sold residential houses, terraced houses for seven per cent and semi-detached houses for three per cent in the selected municipalities.

We also estimate that the prices of flats and houses in Koroška grew by around ten per cent between 2015 and 2019.

In recent years, Koroška has also seen increased demand for new residential property. However, there is no major residential construction for the market in progress. The only current larger project is a block of 15 flats in Mežica, which is expected to be completed this year.

TABLE 57:
Number of recorded sales and sample sizes, and the price and characteristics of sold residential property, Koroška Region, 2015–2019

PROPERTY TYPE	2015	2016	2017	2018	2019
Flats					
Recorded number	276	283	319	284	328
Sample size	137	164	179	149	193
Average contractual price (EUR)	47,000	49,000	51,000	54,000	53,000
Average price (EUR/m^2)	900	910	940	1,010	1,000
Year of construction (median)	1975	1974	1974	1975	1968
Average usable floor area (m^2)	53	54	54	54	53
Houses					
Recorded number	107	169	146	153	160
Sample size	38	63	70	67	48
Average contractual price (EUR)	85,000	91,000	84,000	92,000	96,000
Year of construction (median)	1971	1982	1974	1972	1976
Average house floor area (m^2)	176	180	171	174	193
Average land area (m^2)	990	820	750	830	910

Notes:
- “Recorded number” refers to how many sales of flats or houses were recorded in the Property Market Register in a certain year.
- “Sample size” refers to how many sales of flats or houses were used for market analyses and the calculation of statistical indicators in the report.

To show data for the Koroška Region, we have selected four municipalities where the highest number of sales of flats and houses has been recorded in the last five years. For a more detailed analysis of the market of flats and houses by selected municipalities, the sample sizes are not sufficient. Therefore, the data is only statistical and informative.

Flats

FIGURE 47:
Selected municipalities (highlighted) and the geographical distribution of the sales of flats (red dots), Koroška Region, 2019

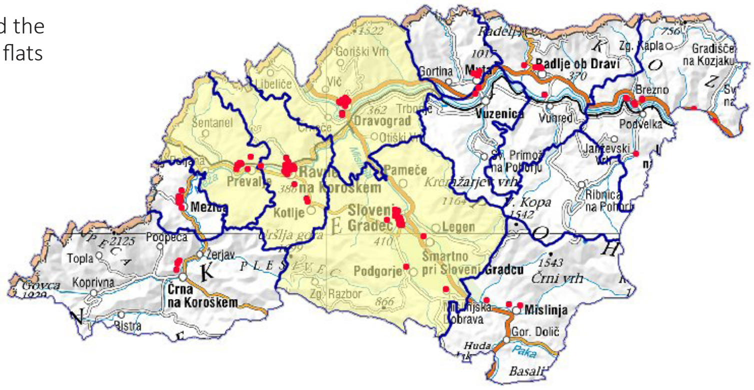


TABLE 58:
Average prices and characteristics of sold flats by selected municipalities, Koroška Region, 2015–2019

MUNICIPALITY	INDICATOR	2015	2016	2017	2018	2019
RAVNE NA KOROŠKEM	Sample size	46	51	58	51	66
	Average price (EUR/m²)	**900**	**920**	**970**	**1,000**	**1,040**
	Year of construction (median)	1974	1974	1968	1975	1965
	Usable floor area (m²)	54	53	53	54	54
SLOVENJ GRADEC	Sample size	30	33	36	35	39
	Average price (EUR/m²)	**1,010**	**1,120**	**1,140**	**1,190**	**1,190**
	Year of construction (median)	1976	1977	1976	1974	1979
	Usable floor area (m²)	51	60	54	54	53
PREVALJE	Sample size	17	16	19	14	21
	Average price (EUR/m²)	**880**	**900**	**850**	**1,020**	**900**
	Year of construction (median)	1974	1978	1971	1974	1968
	Usable floor area (m²)	54	54	62	51	53
DRAVOGRAD	Sample size	18	15	26	12	17
	Average price (EUR/m²)	**860**	**870**	**890**	**940**	**1,030**
	Year of construction (median)	1980	1970	1980	1979	1975
	Usable floor area (m²)	51	52	54	61	55

Houses

FIGURE 48:
Selected municipalities (highlighted) and the geographical distribution of the sales of houses (violet dots), Koroška Region, 2019

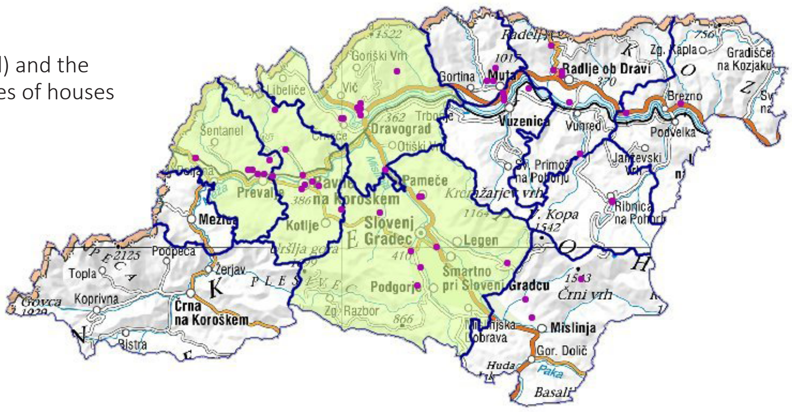


TABLE 59:
Average prices and characteristics of sold houses by selected municipalities, Koroška Region, 2015–2019

MUNICIPALITY	INDICATOR	2015	2016	2017	2018	2019
DRAVOGRAD	Sample size	4	10	8	9	9
	Average price (EUR)	**72,000**	**91,000**	**74,000**	**70,000**	**95,000**
	Year of construction (median)	1976	1989	1970	1965	1972
	House floor area (m^2)	113	175	134	163	214
	Land area (m^2)	1670	850	740	740	750
RAVNE NA KOROŠKEM	Sample size	3	5	17	5	8
	Average price (EUR)	**115,000**	**123,000**	**99,000**	**142,000**	**107,000**
	Year of construction (median)	1982	1983	1970	1962	1980
	House floor area (m^2)	212	194	180	231	203
	Land area (m^2)	370	1100	510	660	1190
SLOVENJ GRADEC	Sample size	8	10	11	14	7
	Average price (EUR)	**111,000**	**112,000**	**83,000**	**90,000**	**136,000**
	Year of construction (median)	1980	1976	1985	1978	1987
	House floor area (m^2)	200	183	139	149	222
	Land area (m^2)	1120	610	760	780	950
PREVALJE	Sample size	8	10	11	9	7
	Average price (EUR)	**85,000**	**98,000**	**100,000**	**104,000**	**108,000**
	Year of construction (median)	1965	1970	1980	1974	1957
	House floor area (m^2)	201	220	203	206	231
	Land area (m^2)	820	960	1050	890	1150

NOTRANJSKA REGION

The housing stock of the Notranjska Region is the second smallest in the country. Over 70 per cent of the housing stock is residential houses, while flats in multi-dwelling buildings account for slightly less than 30 per cent. The Notranjska Region is home to three per cent of all residential houses and two per cent of all flats in multi-dwelling buildings in the country. Last year, we recorded less than three per cent of the sales of all houses and around two per cent of the sales of all flats in the country in this area.

In Notranjska, the number of recorded sales of flats was 15 per cent higher and the sales of houses 13 per cent higher in 2019 than in 2018. The number of recorded sales of flats was four per cent higher and the sales of houses 52 per cent higher than in 2015. Last year, detached houses accounted for 84 per cent of sold residential houses, terraced houses for ten per cent and semi-detached houses for six per cent in the selected municipalities.

Following the shift in prices in 2015, the number of transactions with flats in multi-dwelling buildings began declining in Notranjska and did not increase until 2019.

According to our estimates, the prices of flats in Notranjska grew by around 35 per cent and the prices of houses grew by 25 to 30 per cent between 2015 and 2019. The total growth in the prices of residential property in Notranjska was the second highest in the country, immediately after Central Slovenia.

Despite higher demand for flats, there has been no more noticeable activity in the primary housing market in Notranjska in recent years.

TABLE 60:
Number of recorded sales and sample sizes, and the price and characteristics of sold residential property, Notranjska Region, 2015–2019

PROPERTY TYPE	2015	2016	2017	2018	2019
Flats					
Recorded number	220	205	201	200	229
Sample size	137	140	159	135	173
Average contractual price (EUR)	50,000	53,000	55,000	58,000	70,000
Average price (EUR/m²)	930	1,000	1,050	1,090	1,250
Year of construction (median)	1975	1974	1975	1972	1972
Average usable floor area (m²)	54	53	53	53	55
Houses					
Recorded number	116	114	146	156	176
Sample size	41	50	66	83	60
Average contractual price (EUR)	66,000	73,000	84,000	69,000	92,000
Year of construction (median)	1953	1942	1963	1950	1963
Average house floor area (m²)	151	152	170	152	182
Average land area (m²)	930	910	930	1070	900

Notes:
- "Recorded number" refers to how many sales of flats or houses were recorded in the Property Market Register in a certain year.
- "Sample size" refers to how many sales of flats or houses were used for market analyses and the calculation of statistical indicators in the report.

Flats

FIGURE 49:
Selected municipalities (highlighted) and the geographical distribution of the sales of flats (red dots), Notranjska Region, 2019

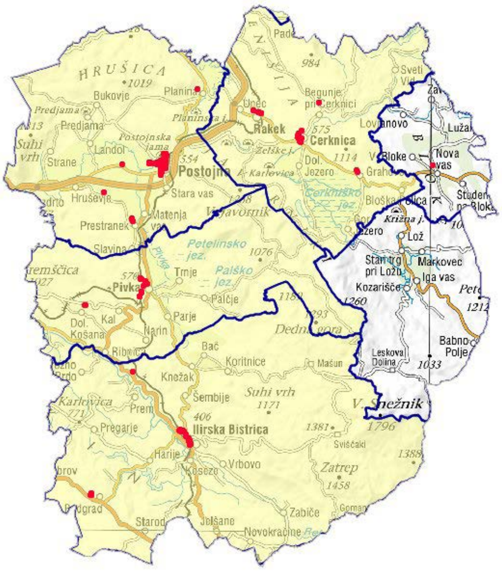


TABLE 61:
Average prices and characteristics of sold flats by selected municipalities, Notranjska Region, 2015–2019

MUNICIPALITY	INDICATOR	2015	2016	2017	2018	2019
POSTOJNA	Sample size	78	71	91	66	106
	Average price (EUR/m^2)	**1,000**	**1,070**	**1,180**	**1,190**	**1,330**
	Year of construction (median)	1974	1974	1975	1972	1970
	Usable floor area (m^2)	55	53	53	54	58
CERKNICA	Sample size	23	32	16	24	27
	Average price (EUR/m^2)	**1,040**	**1,060**	**1,130**	**1,270**	**1,310**
	Year of construction (median)	1982	1982	1984	1976	1976
	Usable floor area (m^2)	51	50	49	53	51
ILIRSKA BISTRICA	Sample size	24	20	30	24	26
	Average price (EUR/m^2)	**730**	**910**	**790**	**890**	**1,020**
	Year of construction (median)	1974	1971	1972	1971	1973
	Usable floor area (m^2)	55	56	55	50	51
PIVKA	Sample size	12	14	20	15	13
	Average price (EUR/m^2)	**710**	**760**	**820**	**840**	**900**
	Year of construction (median)	1970	1970	1976	1960	1975
	Usable floor area (m^2)	45	52	51	55	54

Houses

FIGURE 50:
Selected municipalities (highlighted) and the geographical distribution of the sales of houses (violet dots), Notranjska Region, 2019

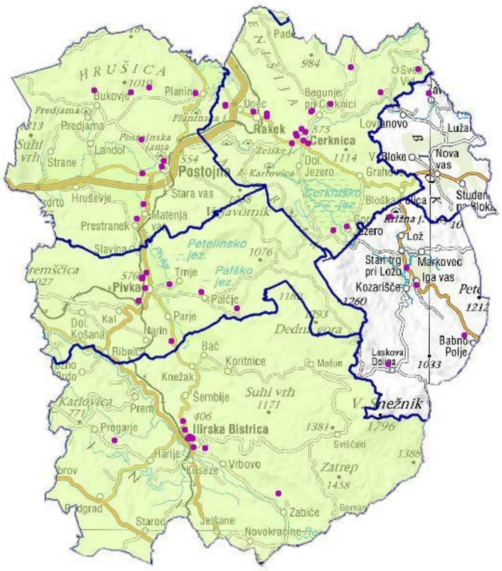


TABLE 62:
Average prices and characteristics of sold houses by selected municipalities, Notranjska Region, 2015–2019

MUNICIPALITY	INDICATOR	2015	2016	2017	2018	2019
CERKNICA	Sample size	10	14	16	16	20
	Average price (EUR)	**76,000**	**68,000**	**69,000**	**59,000**	**87,000**
	Year of construction (median)	1962	1952	1952	1946	1962
	House floor area (m^2)	146	158	151	137	197
	Land area (m^2)	900	630	960	940	930
PIVKA	Sample size	2	6	6	10	12
	Average price (EUR)	**78,000**	**58,000**	**76,000**	**69,000**	**109,000**
	Year of construction (median)	1960	1946	1954	1972	1999
	House floor area (m^2)	188	123	147	135	164
	Land area (m^2)	980	540	1350	1050	560
ILIRSKA BISTRICA	Sample size	9	13	18	23	12
	Average price (EUR)	**54,000**	**64,000**	**71,000**	**58,000**	**82,000**
	Year of construction (median)	1910	1948	1966	1950	1959
	House floor area (m^2)	121	163	189	137	202
	Land area (m^2)	860	760	910	1070	720
POSTOJNA	Sample size	14	14	24	19	10
	Average price (EUR)	**69,000**	**98,000**	**106,000**	**110,000**	**119,000**
	Year of construction (median)	1944	1936	1967	1960	1974
	House floor area (m^2)	180	159	174	196	160
	Land area (m^2)	950	1090	680	740	1430

KARST REGION

The housing stock of the Karst Region is by far the smallest in the country, as flats in multi-dwelling buildings account for less than one per cent and residential houses account for less than two per cent of the Slovenian stock. Three quarters of the housing stock in the municipalities in the Karst are residential houses, while flats in multi-dwelling buildings account for one quarter. Last year, slightly more than one per cent of all sales and residential houses and around 1.5 per cent of all sales of flats in the country were recorded in the Karst Region.

The number of recorded sales of flats in the Karst was 12 per cent higher in 2019 than in 2018, while the sales of houses declined by 21 per cent. The number of recorded sales of flats was 24 per cent higher than in 2015, while the sales of houses declined by eight per cent. The Karst Region is the only region where the number of realised sales of houses declined in 2019 in comparison to 2015.

Last year, detached houses accounted for slightly more than 70 per cent of sold residential houses, terraced houses for slightly less than a quarter and semi-detached houses for slightly more than five per cent in the selected municipalities.

According to our estimates, the prices of flats grew by around 15 per cent and the prices of houses grew by around ten per cent between 2015 and 2019.

Despite a relatively high demand for residential property, including that of Italian buyers along the border, there are virtually no major new construction projects in the Karst.

TABLE 63:
Number of recorded sales and sample sizes, and the price and characteristics of sold residential property, Karst Region, 2015–2019

PROPERTY TYPE	2015	2016	2017	2018	2019
Flats					
Recorded number	118	123	122	130	146
Sample size	67	69	79	94	78
Average contractual price (EUR)	65,000	68,000	68,000	72,000	66,000
Average price (EUR/m^2)	1,260	1,270	1,430	1,400	1,440
Year of construction (median)	1975	1979	1976	1973	1971
Average usable floor area (m^2)	51	53	48	51	46
Houses					
Recorded number	84	98	100	98	77
Sample size	34	49	41	41	50
Average contractual price (EUR)	114,000	121,000	105,000	131,000	121,000
Year of construction (median)	1950	1900	1910	1968	1936
Average house floor area (m^2)	185	158	160	179	179
Average land area (m^2)	720	850	620	730	670

Notes:
- "Recorded number" refers to how many sales of flats or houses were recorded in the Property Market Register in a certain year.
- "Sample size" refers to how many sales of flats or houses were used for market analyses and the calculation of statistical indicators in the report.

To show data for the Karst Region, we have selected three[14] municipalities in regard to flats and all four municipalities in regard to houses. For a more detailed analysis of the market of flats and houses by selected municipalities, the samples are not sufficient. Therefore, the data is only statistical and informative.

Flats

FIGURE 51:
Selected municipalities (highlighted) and the geographical distribution of the sales of flats (red dots), Karst Region, 2019

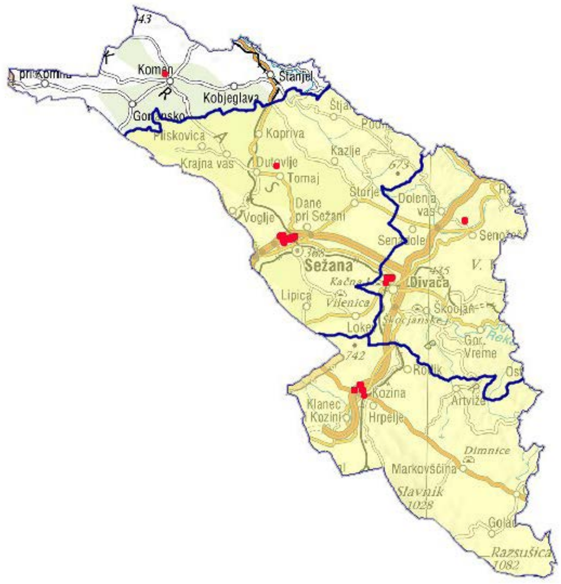


TABLE 64:
Average prices and characteristics of sold flats by selected municipalities, Karst Region, 2015–2019

MUNICIPALITY	INDICATOR	2015	2016	2017	2018	2019
SEŽANA	Sample size	48	49	56	63	56
	Average price (EUR/m²)	**1,310**	**1,360**	**1,450**	**1,400**	**1,460**
	Year of construction (median)	1976	1978	1972	1967	1966
	Usable floor area (m²)	52	52	45	49	44
DIVAČA	Sample size	14	13	16	18	15
	Average price (EUR/m²)	**1,090**	**1,050**	**1,340**	**1,160**	**1,320**
	Year of construction (median)	1959	1980	2004	1974	1982
	Usable floor area (m²)	48	57	56	53	49
HRPELJE-KOZINA	Sample size	4	7	7	13	6
	Average price (EUR/m²)	**1,400**	**1,110**	**1,530**	**1,690**	**1,640**
	Year of construction (median)	1960	1979	2009	2008	1974
	Usable floor area (m²)	50	56	49	63	43

[14] Less than one sale of a flat per year has been recorded in recent years in the Municipality of Komen.

Houses

FIGURE 52:
Selected municipalities and the geographical distribution of the sales of houses (violet dots), Karst Region, 2019

TABLE 65:
Average prices and characteristics of sold houses by selected municipalities, Karst Region, 2015–2019

MUNICIPALITY	INDICATOR	2015	2016	2017	2018	2019
SEŽANA	Sample size	16	26	19	20	21
	Average price (EUR)	**125,000**	**140,000**	**128,000**	**166,000**	**138,000**
	Year of construction (median)	1948	1895	1930	1982	1952
	House floor area (m^2)	164	167	176	166	186
	Land area (m^2)	640	910	850	780	600
HRPELJE-KOZINA	Sample size	7	8	5	7	12
	Average price (EUR)	**125,000**	**108,000**	**104,000**	**127,000**	**138,000**
	Year of construction (median)	1979	1954	1991	1980	1969
	House floor area (m^2)	229	141	154	174	181
	Land area (m^2)	1010	960	460	820	780
KOMEN	Sample size	6	8	10	8	9
	Average price (EUR)	**89,000**	**94,000**	**77,000**	**91,000**	**72,000**
	Year of construction (median)	1941	1855	1881	1866	1860
	House floor area (m^2)	164	156	119	220	156
	Land area (m^2)	700	590	370	620	660
DIVAČA	Sample size	5	7	7	6	8
	Average price (EUR)	**93,000**	**97,000**	**85,000**	**68,000**	**106,000**
	Year of construction (median)	1914	1926	1903	1961	1950
	House floor area (m^2)	216	144	183	176	181
	Land area (m^2)	620	800	460	590	690

FINAL COMMENT

With the declaration of the COVID-19 epidemic, the Slovenian property market was hit by a crisis overnight as trading in property virtually stopped. The development and depth of the situation, following the declaration of the end of the epidemic, will depend on the speed at which the number of transactions grows in the property markets of large towns. The speed of the property market recovery will, first and foremost, depend on the economic consequences of the epidemic and their effect on purchasing power or its reduction due to the loss of jobs and reduced creditworthiness. Also of importance will be the further development of the COVID-19 epidemic in Slovenia and worldwide, particularly in countries that are our most important trading partners.

Probably the most important aspect will be the psychological effect of the epidemic on the supply of, and demand for, residential property. If optimism prevails after the epidemic and the number of sales of residential property rapidly grows, it is possible that property market activity will come close to last year's level by the end of 2020. This will be particularly the case if the flats under construction are completed as predicted and the time it takes for them to sell is not significantly protracted. On the other hand, it is possible that pessimism will prevail in the market, and that the changed expectations of buyers regarding prices and a potential lack of adaptability of sellers will result in a crunch in the sales of residential property, particularly that which is newly constructed. This could bring about a deeper crisis and a lengthy recovery of the property market.

Following the epidemic, a rapid decline in property prices in Slovenia is not to be expected in any event. The prices of flats may even grow this year, at least statistically. This happened in 2008 when the Slovenian property market suffered a crisis and the number of property transactions drastically declined, but the prices of residential property statistically peaked. At that time, few new sales transactions were concluded, and the small number that attained conclusion, usually for better and relatively more expensive flats or houses, were concluded at (too) high prices due to market inertia.

The movement of property prices in the next few years will crucially depend on developments in the primary residential property market in large towns. If investors offer long overdue new flats, which will be put on the market this and next year, at acceptable market prices, the pressure on the prices of existing flats will reduce and property prices will stabilise for a certain period. If the prices of new flats are too high for the solvency of the demand and investors are not willing to reduce them for too long, the property market crisis will deepen. Property transactions will be modest, the time required to sell a property will extend and the stock of unsold new constructions will accumulate. The number of residential projects that will run aground will increase until the prices considerably decrease. Under this scenario and drawing on the experience gained from the last crisis, it may take years for the prices of residential property to decline and more years for them to reach bottom. This is particularly the case as property investors today are less indebted than in 2008 and borrowing will continue to be relatively cheap, as interest rates cannot be expected to increase any time soon.

SURVEYING AND MAPPING AUTHORITY OF THE REPUBLIC OF SLOVENIA
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