SLOVENIAN PROPERTY MARKET REPORT FOR 2020

The Surveying and Mapping Authority
of the Republic of Slovenia
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2020

INTRODUCTORY EXPLANATION

In this report, the Surveying and Mapping Authority has made some changes to the concept and methodology of Slovenian property market reports. The objective is for the expert and general public to be better and more comprehensively informed regarding the turnover and prices of property.

The content of the report focuses mainly on the market for residential properties and residential building plots. Residential building plots are now treated separately and together with other building plots. Also included are the markets for agricultural and forest land, however the sale and rental market for commercial properties will be addressed in separate reports due to its specificity.

The main methodological changes in respect of previous reports are related to improving analysis areas, property price indicators and the assessments of price trends and movements.

NEW ANALYSIS AREAS

Property markets for various types of properties are still viewed at the level of the entire country; at lower levels, they are viewed by new analysis areas. Based on the structure of the stock of the included types of properties, new market analysis areas and local analysis area are much more homogeneous than the administratively decided regional areas and municipalities that were used for the property market in previous reports. That is why the price indicators for new areas based on the newest market analyses have higher explanatory value.

Market analysis areas (MAAs) are areas with very similar characteristics of supply and demand by certain property group (residential property and their building plots, agricultural land, forest land) and consequently similar trend prices for a certain type of property regardless of the price range. Local analysis areas (LAAs) are smaller areas within the MAAs, where both the price trends and prices of comparable properties are very similar.

NEW PRICE INDICATORS

Easy to understand, unambiguous, and professional reporting on market developments is crucial for ensuring its transparency and effective functioning of market mechanisms that decrease side costs for market stakeholders. Reporting on the prices of properties that are subject to sales and purchase transaction plays a key role. Mean values are usually used, however both the reporter and the reader are expected to understand and know the characteristics of specific measures of mean values related to the heterogeneity of the property market. The decision on which measures of mean values are the most suitable for reporting on the property market is therefore key.

The mean price in reports is supposed to represent the property price for which the willing buyer and willing seller would be prepared to conclude a sales transaction for a typical property in a certain area. Based on this we choose the most suitable mean value. In property price reports the most often used are the arithmetic mean (the sum of the value of the variable divided by the number of units) and the median (divides all values of the variable categorised by type into two equal parts, where values in one half are higher than the median and values in the other are lower). By far the most known and used is the arithmetic mean, which is synonymous with the average for the majority of the public. The arithmetic mean is suitable when the data is distributed symmetrically. Outliers (extremely low or extremely high values) significantly impact the arithmetic mean, especially if not a lot of data is available. Until recently, the mean value for property prices in reports was the listed average (arithmetic mean) and the balanced average, mainly for reasons of simplicity and understanding of the statistical measurement as such. When we are dealing with extreme values and smaller quantities of data, this can be misleading, because more expensive properties can significantly impact the arithmetic mean when the quantity of data is small. That is why the median and the interval (price range) between the 25th and 75th percentile, where half of all prices are located (the lowest 25% and the highest 25% of the prices are omitted) are now used to show property prices instead of using average prices. New metrics are more credible in explaining the actual price levels, because the distribution of the realised property prices is usually uneven, and the rare, highest prices have a decisive impact on the average price, which is in turn misleading. The median and the interval define the price level more robustly and unambiguously.

This is also why we decided to use the median to show the mean values for the characteristics of the properties sold, such as the year of construction, building size or the size of a part of the building, and land area.

A NEW WAY TO ASSESS PRICE CHANGES

Instead of assessing price trends or movements for properties based on comparing average prices, we now use the so-called SPAR method (sale price appraisal ratio) to calculate price movements. It is based on comparing coefficients of the realised market prices and the generalised values of these same properties, calculated using models of mass valuation of properties on a certain date. In that way the calculations at least partially exclude the impact of the changes in the structure of the sold properties (size, age, quality) on price movements, because the comparison unit is the same. The price on the date of conclusion of the sales transaction is compared to the value of the same property on a certain date. The change in ratio between the price and value through time describes the price movements significantly better than comparing average prices for a given year.

1. THE PROPERTY MARKET IN 2020

In 2020, which was in all aspects marked by the COVID-19 pandemic, the volume of trade on the Slovenian market was smaller than before the epidemic, however the property prices continued to grow.

In 2021, the property turnover continued to decrease until February, when the ban on conducting property viewings was lifted. Following the normalisation of property business, the number of property transactions jumped; by April it reached about the same level as in the year before the epidemic.

Last year, the number of realised transactions with residential properties (flats in multi-family residential buildings and residential houses) compared to the "normal" year 2019 has decreased by 17 per cent at the country level, while the number of commercial property transactions (offices and hospitality premises) decreased by 30 per cent. The decrease in the number of transactions in residential property was almost exclusively caused by the government's restrictive measures to contain the epidemic, which for the most time limited normal property activities. The demand for residential properties has not decreased during the epidemic. The larger decline in the number of commercial property transactions shows that the uncertainty of business entities regarding the economic consequences of the epidemic has decreased the demand for commercial properties.

The total number of transactions for agricultural and forest lands last year fell by 12 per cent at the country level. Despite the epidemic, the number of building plot transaction has increased; by 4 per cent compared to 2019. That is mainly the result of increased demand for family house building plots, which is similar to the demand for houses moving towards the suburbs and the surrounding areas of cities due to the high prices of flats in larger cities.

The most significant decline in the property turnover last year occurred during the first wave of the epidemic from March to May. The number of realised residential properties in April 2020, when it was at its lowest, was two thirds lower than in April 2019; the sales of commercial properties were almost 70 per cent lower, and the sales of building plots fell by half. In the period before the second wave of the epidemic in October, the sellers and buyers of mainly residential properties and residential building plots attempted to at least partially make up for the spring loss of trade. This resulted in a higher number of realised property transactions in that period than in the same period in 2019.

The second wave of the epidemic brought along a new ban on property viewings and a new decrease in the turnover of property, however it was not as severe as the first one. In December 2020 the number of realised transactions for residential and commercial properties was about a quarter less than in December 2019, however the number of building plot transactions increased by 10 per cent.

The epidemic did not have a major effect on the prices of Slovenian properties and property building plots. The demand for residential properties and residential building plots remained high, and the supply of new builds continued to lag behind the demand. In urban centres and in tourist areas the demand considerably exceeds the supply and the property prices are growing. The high demand for residential properties has been sustained despite the high prices mainly due to historically low interest rates and high savings in the population. The low interest rates have been boosting the purchase of properties for own use as well as investment purchases and investments in the construction of new flats for market sales.

At the country level the prices of residential properties and residential building plots increased by between 3 and 4 per cent in 2020 compared to 2019. Last year property prices were higher practically everywhere in the country, but have probably grown somewhat less because of the epidemic than they otherwise would have. The growth in residential property prices continued in the first half of this year. In addition to the aforementioned supply of new flats, and additional pressure on the residential property price increase is the substantial increase in building material prices, which is mainly the result of increased prices of transportation and raw materials due to the pandemic.

The differences in property prices across Slovenia are considerable and are continuing to increase because of the differences in the growth of prices following the turn in prices in 2015. The highest property prices are in Ljubljana, in the tourist areas in Gorenjska and at the Coast (Kranjska Gora, Bled, Portorož, Piran), in the surroundings of Ljubljana (Lavrica, Škofljica, Brezovica, Grosuplje, Domžale, Trzin, Mengeš, Medvode) and in Kranj. In these areas the property prices have grown the most during the past five years. The coastal area is somewhat of an exception; the prices continue to grow, but the increase is not among the highest, and lately the prices of residential properties in Kranjska Gora and at Bled have overtaken the prices in towns by the coast.

The capital is a strong outlier in residential property prices, and especially residential building plots; the price increase since 2015 broke the record and the prices of flats in multi-family residential buildings increased practically by half. In Ljubljana, due to the high growth in demand for new flats following the turn in prices in 2015, the residential construction expansion started first and is the strongest. Considering all the flats currently under construction, an inflow of a larger number of new flats on the market is expected in the next two years. Buyers in other larger cities are also expecting new flats, which are slowly coming on the market; the demand for residential new constructions more or less exceeds the supply in all areas.

2. SALES VOLUMES ON THE PROPERTY MARKET

NUMBER AND VALUE OF SALES AGREEMENTS

In 2020, Slovenia recorded around 31,800 property sales agreements with a total value of EUR 2.2 billion. Compared to 2019 the number of concluded agreements was 13 per cent lower, and their total value was 21 per cent lower. The number of agreements and their total value were the lowest since 2015, when the prices on the property market turned.

Table 1: Number and total value of concluded sales agreements for properties, Slovenia, by year from 2015 to 2020

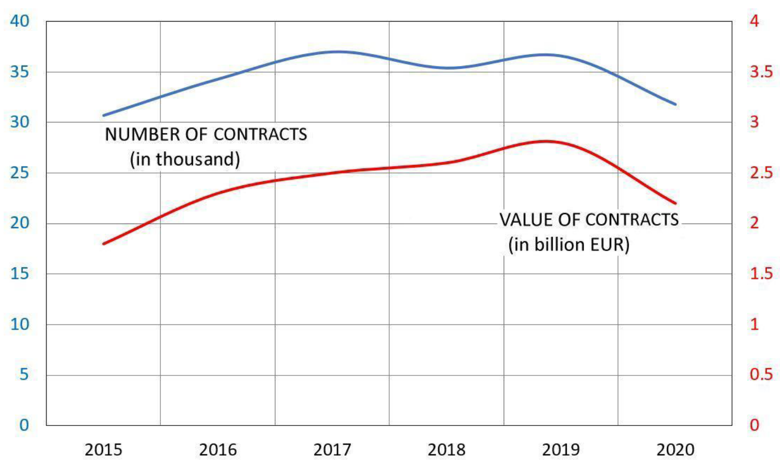
	2015	2016	2017	2018	2019	2020
NUMBER OF TRANSACTIONS (in € thousand)	30.7	34.3	37.0	35.4	36.6	31.8
TRANSACTION VALUE (in € billion)	1.8	2.3	2.5	2.6	2.8	2.2

Note:

To illustrate the number and value of sales transactions, all recorded property transactions (parts of buildings and plots) are taken into account; this includes all sales agreements that were concluded on the free market, voluntary public actions, through public sales in enforcement and bankruptcy proceedings, sales agreements concluded between related physical or legal persons, and agreements for financial lease of properties.

Last year, free market transactions by number of agreements were just over 94 per cent of all concluded property transactions, and just under 96 per cent in terms of their value. The share of voluntary public sales by number was just under two per cent, and just over 2 per cent by value. The share of enforced public sales by number was two per cent, and just under 2 per cent by value. A trend of increasing share of sales of properties on the free market and decreasing share of sales on enforced public auctions has been recorded from 2015 onward.

Image 1: Number and value of sales agreements for properties, Slovenia, annually 2015–2020



Taking into account the limited property trade as a result of anti-coronavirus measures, which included a ban of viewings, the drop in the property turnover in the previous year was actually smaller than expected.

Following the declaration of an epidemic in March and the halt to public life the number and value of property sales transactions dropped drastically. In April, the number of transactions was lower by 56 per cent and their total value was 57 per cent lower than in February before the epidemic. Compared to April 2019 the number of concluded transactions was lower by 63 per cent, and their value was lower by 59 per cent.

In May, after the lifting of the measures banning property viewings, the total turnover of properties began to quickly increase, especially due to increased residential property sales transactions. By June, the number of property transactions was already larger than in the previous year. However, mainly due to smaller sales of commercial properties, the value of concluded transactions did not exceed the value of transactions in the previous year until August.

By the second wave of the epidemic in October and the re-instatement of the property trade limits, the number of concluded transactions and their value were significantly higher than in the same period the previous year. In August, they were higher by 13 per cent, and in September by 10 per cent.

Following the declaration of the second wave of the epidemic the decline in the property turnover was slower and less drastic than in the spring. The number of transactions concluded in December last year compared to October was lower by 23 per cent, and their total value was 7 per cent lower. Compared to December the previous year the number of transactions was lower by 22 per cent, and their value was lower by 26 per cent.

Image 2: Number and value of concluded sales agreements for properties, Slovenia, by month from January 2019 to December 2020

The drop in property turnover continued until the relaxation of measures in February, when viewings of properties were again allowed. According to the preliminary data for the first quarter of this year, the number of concluded sales agreements in January 2021 was 22 per cent lower than in January 2020 and 26 per cent lower than in January 2019. In February 2021, it was 33 per cent lower than in February 2020 and 27 per cent lower than in February 2019.

Following this year's transition into the orange phase of the epidemic and the relaxation of property brokerage activities, the number of concluded property transactions jumped again in March. Compared to February, the number in March 2021 was higher by 60 per cent, and was also more than a third higher than the "corona" March 2020. Compared to the "normal" March 2019, the number of concluded sales agreements in March 2021 was lower by only 7 per cent.

The value of turnover in residential properties (flats in multi-family residential building and residential buildings) in 2020 was just under a billion and a half euro, which was two thirds of the total property turnover. The share of residential property turnover was the largest in the last six years, mainly due to the record increase in the share of sales of residential houses, namely from 23 per cent in 2019 to just over 27 per cent.

In the achieved turnover and the share in the total value of the property turnover, the residential properties are followed by building plots, around 80 per cent of which are intended for the construction of residential buildings. Their turnover last year was almost 300 million, which is over 13 per cent of the total property turnover, a record share in the last six years. Compared to 2019, the value of turnover of building plots has increased by 4 per cent despite the total drop in property turnover, and its share in the total turnover increased from 10 per cent to just over 13 per cent.

Compared to the "normal" property year 2019, the shares of turnover with residential properties and residential building plots have significantly increased in the "corona" year 2020. This was largely due to smaller sales numbers in retail, service and hospitality premises, which broke its record in the year before, and partially because the number of residential property sales transactions during the epidemic has increased less than for other property types, while the number of sales transactions for residential building plots has increased.

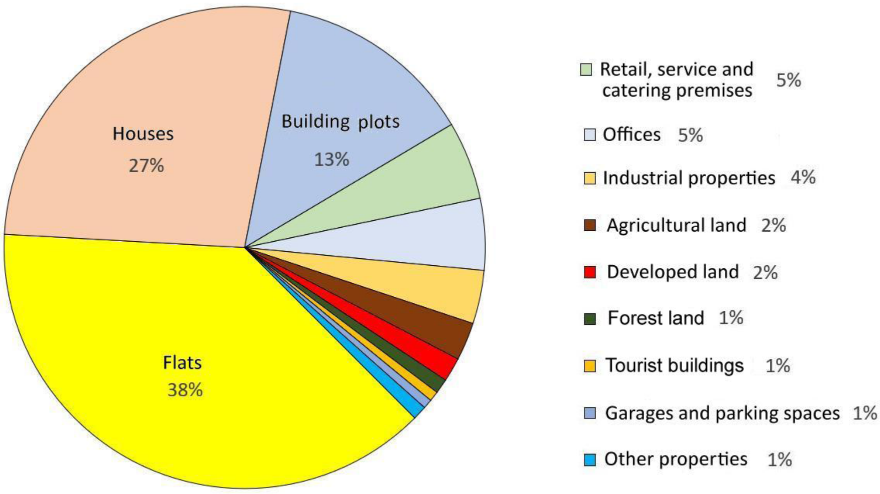
Table 2: Values and turnover shares by property type, Slovenia, in 2019 and 2020

PROPERTY TYPE	2019 – value (in € million)	2019 – share	2020 – value (in € million)	2020 – share
Flats	1033	36.5%	856	38.4 %
Houses	650	22.9 %	606	27.2 %
Building plots	288	10.2 %	299	13.4 %
Retail, service and hospitality premises	449	15.9 %	117	5.3 %
Offices	104	3.7 %	107	4.8 %
Industrial properties	92	3.3 %	80	3.6 %
Agricultural land	60	2.1 %	57	2.6 %
Developed land	49	1.7 %	36	1.6 %
Forest land	25	0.9 %	22	1.0 %
Tourist buildings	28	1.0 %	15	0.7 %
Garages and parking spaces	32	1.1 %	14	0.6 %
Other properties	22	0.8 %	21	0.9 %

The turnover share of commercial properties (offices, retail, service and hospitality premises) was around 10 per cent in the previous year. The share for catering premises decreased significantly compared to 2019, while the share for offices has increased. The decrease turnover share for catering premises, which broke its record in 2019 due to the sale/ownership change of the Mercator, Qlandija, and Merkur shopping centres, was expected. Last year, the divestiture of Slovenian traders continued with the sale of Tuš stores, however their total sales value was significantly lower than in the previous year.

In addition to building plots, offices were the only property type where the total value of concluded sales contracts, despite the general decrease in property turnover, has increased compared to 2019. The value of transactions for offices increased last year mainly because of the sale of two large commercial buildings, one in Ljubljana on Dunajska Street (for around EUR 14 million) and the other in Maribor on Vita Kraigherja Street (for around EUR 8.5 million), while in 2019 only one major sale was recorded, of the commercial part of the building on Trdinova Street in Ljubljana (for around EUR 5 million) [1].

Image 3: Turnover shares by property type, Slovenia, 2020



NUMBER OF TRANSACTIONS INVOLVING RESIDENTIAL AND COMMERCIAL PROPERTIES

The number of realised transactions for all types of residential and commercial properties and parking spaces. Compared to 2019 the total number of sales of commercial properties has decreased the most (by 30 per cent), followed by parking spaces (by 20 per cent) and residential properties (by 17 per cent).

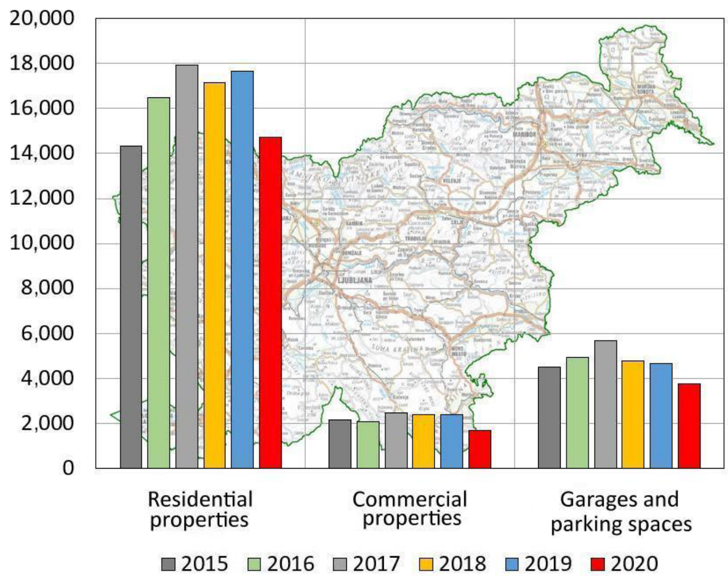
[1] It is worth noting that transfer of ownership of commercial and tourist properties can also frequently happen through acquisitions and sales of companies that own the properties in question. Those transactions cannot be recorded in the Real Estate Market Register.

Table 3: Number of recorded sales of residential properties, commercial properties, and parking spaces, Slovenia, by year from 2015 to 2020

PROPERTY TYPE	2015	2016	2017	2018	2019	2020
Residential total	**14,351**	**16,492**	**17,941**	**17,187**	**17,678**	**14,739**
Flats	9,750	11,035	11,655	10,987	11,185	8,832
Houses	4,601	5,457	6,286	6,200	6,493	5,907
Commercial total	**2,157**	**2,059**	**2,456**	**2,378**	**2,402**	**1,686**
Offices	1,427	1,402	1,629	1,621	1,454	1,040
Commercial premises	730	657	827	757	948	646
Parking spaces total	**4,505**	**4,943**	**5,683**	**4,779**	**4,682**	**3,743**
Garages	2,072	2,189	2,387	2,274	2,746	2,172
Parking spaces in buildings	2,433	2,754	3,296	2,505	1,936	1,571

Note:
- *Flats are flats in multi-family residential buildings;*
- *Houses are detached, semi-detached, or terraced houses with corresponding plots;*
- *Offices are office premises, customer service premises, and medical offices;*
- *Commercial premises are retail, service and hospitality premises;*
- *Garages are detached and terraced garages and garages in multi-storey garage premises, as well as garages in common garage spaces in residential and commercial buildings;*
- *Parking spaces in buildings are parking spaces in multi-storey garages and common garage spaces in residential and commercial buildings*

Image 4: Total number of recorded sales of residential properties, commercial properties, and parking spaces, Slovenia, by year from 2015 to 2020



RESIDENTIAL PROPERTIES

Around 8,800 sales of flats in multi-family residential buildings and around 5,900 sales of houses were realised in 2020. Of the sold houses, 83 per cent were detached houses and 17 per cent were semi-detached and terraced houses. The share of transactions for semi-detached and terraced houses has been relatively constant and corresponds more or less to the existing housing stock. In the last six years the share of sold detached houses has been between 80 and 83 per cent.

Compared to 2019, 21 per cent fewer flats and only 9 per cent fewer houses were sold. The smaller numbers of residential property transactions were largely the result of the limited property trade due to the measures to contain the epidemic. The demand for residential properties has not decreased. The demand for residential houses of all types and ages is continuing to increase. Despite the anti-coronavirus restrictions, the number of transactions for houses last year was larger than in 2015 and 2016, however the number of transactions for flats was still the smallest that it has been in the last six years.

Table 4: Number of recorded sales of flats and houses on the primary and secondary markets, Slovenia, by year from 2015 to 2020

SLOVENIA	2015	2016	2017	2018	2019	2020
Flats	**9,750**	**11,036**	**11,655**	**10,985**	**11,182**	**8,834**
Primary market	1,108	1,051	1,068	968	982	585
Secondary market	8,642	9,985	10,587	10,017	10,200	8,249
Houses	**4,601**	**5,457**	**6,271**	**6,185**	**6,493**	**5,905**
Primary market	82	51	80	108	89	87
Secondary market	4,519	5,406	6,191	6,077	6,404	5,818

Note:

- Primary market transactions are the sales of new or newly habitable properties;

- Secondary market transactions are the sales of used properties.

During the epidemic, the number of transactions for flats in multi-family residential buildings on the primary market has decreased more significantly than on the secondary market.

The trend of the decreasing numbers and share of new flats which has been observable since 2015 and from the sale of stocks of unsold new flats from the last crisis is therefore continuing. The share of transactions for new flats has dropped to under 7 per cent from 11 per cent in 2015; in 2019, it was just under 9 per cent.

On the other hand, the share of transactions for new residential houses has even increased last year, from 1.4 to 1.5 per cent (it was 1.8 per cent in 2015). The reason for that is the change from the demand for expensive city flats to the alternative purchases of relatively cheaper residential houses on the periphery, which has grown more pronounced because of the pandemic and the resulting changes in housing preferences.

In 2020, 40 per cent of newly built houses were sold unfinished (they are usually sold in the fourth or extended third building phase). The share in sales of unfinished houses on the primary market in the last six years was the smallest in 2017, when it was 24 per cent; the largest was 46 per cent in 2016.

COMMERCIAL PROPERTIES

In commercial properties in 2020, around 1,050 transactions were realised for office premises and around 650 transactions for retail, service and hospitality premises. For offices, 65 per cent of sales were classic office premises, 30 per cent were customer service premises, and 5 per cent were medical offices. Of other commercial premises, 72 per cent of the sales were retail and service premises and 28 per cent were hospitality premises. Compared to 2019 the total number of sales of offices decreased by 29 per cent, and sales of retail, service and hospitality premises decreased by 32 per cent. As opposed to the decreased number of transactions for residential properties, the smaller number of transactions for commercial properties during the epidemic is not only the result of epidemic containment measures, but also a result of decreased demand, which was caused by the uncertainty perceived by economic entities regarding the economic consequences of the epidemic on the commercial property market.

PARKING SPACES

In 2020, around 2,200 transactions were realised for garages and 1,600 for parking spaces in buildings. Sales of garages represented 58 per cent of all sales of parking spaces, while parking spaces in buildings represented 42 per cent. Compared to 2019 the total number of sales of garages decreased by 21 per cent, and sales of parking spaces in buildings decreased by 19 per cent.

The numbers of sales of parking spaces in common garages in multi-family residential buildings have been steadily dropping in the last three years, which is one of the consequences of decreased transactions for new flats in multi-family residential buildings.

NUMBER AND VOLUME OF PLOT TRANSACTIONS

The epidemic has understandably also affected the volume of plot transactions, however to a lesser degree than transactions for buildings or parts of buildings. Despite the epidemic, the number of sales transactions of plots for development has even decreased, while the decline in the number of realised sales transactions of agricultural and forest lands was smaller than for residential and commercial properties.

Table 5: The number of recorded sales and sold size of building plots, agricultural and forest lands, Slovenia, by year from 2015 to 2020

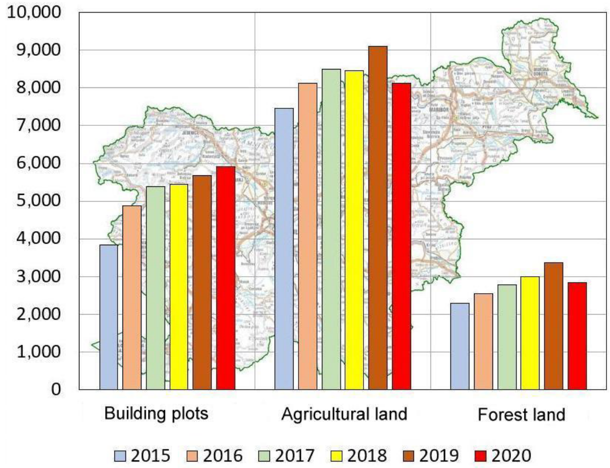
	2015	2016	2017	2018	2019	2020
BUILDING PLOTS						
Number of sales transactions	3,829	4,881	5,379	5,446	5,678	5,915
Sold area (in hectares)	439	632	621	629	643	679
AGRICULTURAL LAND						
Number of sales transactions	7,454	8,135	8,492	8,452	9,100	8,124
Sold area (in hectares)	5,795	5,061	6,580	7,723	5,607	4,279
FOREST LAND						
Number of sales transactions	2,283	2,543	2,786	2,990	3,371	2,845
Sold area (in hectares)	3,183	4,258	5,846	4,440	5,185	4,956

Notes:

- *Building plots are empty plots available for the building of residential houses, plots for the building of multi-family residential buildings, plots for the building of commercial buildings, and plots for the building of industrial buildings, regardless of their administrative or legal status;*
- *Agricultural lands include plots with permanent plantations;*
- *A sale of a plot of a certain type is a sale of all plots of the same kind and their parts, that are a part of the same transaction;*
- *The calculation of the sold area includes the areas of all the plots for an individual type of land that appear in the recorded transactions in a specific period.*

The decline in the number of agricultural and forest land transactions was especially apparent after the halting of public life in the spring, i.e. the first wave of the epidemic. Following the revocation of the epidemic the monthly number of concluded transactions by October exceeded those in the same period in 2019. Another decline in the number of transactions for agricultural and forest lands was recorded in November and December because of the second wave of the epidemic, however it was less pronounced than in the spring.

Image 5: The number of recorded sales of building plots, agricultural and forest lands, Slovenia, by year from 2015 to 2020



BUILDING PLOTS

In 2020 we recorded around 5,900 transactions for building plots, with a total sold surface of just under 700 hectares. Residential houses accounted for 79 per cent of sold plots and 58 per cent of the total sold building plot area , 1 per cent of the sales and of the total sold building plot area were building plots for multi-family residential buildings, 7 per cent of the sales and 7 per cent of the total sold building plot area were building plots for commercial buildings, and 6 per cent of the sales and 21 per cent of the total sold building plot area were building plots for industrial buildings, and the rest were plots for other buildings.

The number of building plot sales transactions in 2020 was 4 per cent higher than in 2019; their total sold area was 6 per cent higher.

Building plots are the only property type where the number of realised transactions grew in the previous year. The reason for that is mainly the large demand for building plots for residential houses as a result of insufficient market supply and high prices of newly built flats. The growth trend in sales transactions for building plots has been noticeable since 2015 due to the construction expansion in residential property. The number of transaction and the sold area have increased by around 55 per cent since 2015.

The decline in the number of transactions for building plots was significant in the first wave of the epidemic, however the autumn wave of the epidemic has been practically unnoticeable, at least until the end of 2020.

AGRICULTURAL LAND

Around 8,100 agricultural land transactions were recorded in 2020. The total sold land area was around 4300 hectares. Compared to 2019 the number of sales transactions was lower by 11 per cent, and their total sold area was lower by 24 per cent. A relatively stable trend in growing numbers of realised transactions had been present from 2015 to 2019, regardless of the usual inter-annual changes in the total sold area.

FOREST LAND

Around 2,800 forest land transactions were recorded in 2020. The total sold area was around 5,000 hectares. Compared to 2019 the number of sales transactions was lower by 16 per cent, and their total sold area was lower by 4 per cent. Similarly to agricultural lands, a trend in growing numbers of realised transactions had been present from 2015 to 2019 for forest land, with significant inter-annual changes in the total sold area.

3. RESIDENTIAL PROPERTY MARKET AND RESIDENTIAL BUILDING PLOTS

Image 6: Market analysis areas (MAAs) for residential properties and residential building plots

3.1. RESIDENTIAL PROPERTY MARKET AND RESIDENTIAL BUILDING PLOTS ON THE COUNTRY LEVEL

Market activity for residential properties and residential building plots

According to surveying records, around 540,000 flat units in houses and around 340,000 units in multi-family residential buildings were recorded in 2020. The value of residential houses, assessed using mass property valuation methods, amounted to around EUR 55 billion, and around EUR 34 billion for flats in multi-family residential buildings. Taking into account the value of the accompanying land of residential buildings and garages or parking spaces, the total value of residential properties was almost two thirds of the total value of Slovenian properties, which is currently assessed at around EUR 160 billion.

Table 6: Number of recorded parts of buildings (stock) [2], number of recorded sales and the share of sales of the total supply, for flats and houses, Slovenia, by market analysis area (MAA), 2020

ANALYSIS AREA	Flats – stock	Flats – sales numbers	Flats – sales share	Houses – stock	Houses – sales numbers	Houses – sales share
SLOVENIA	**336,034**	**8,832**	**2.6 %**	**544,848**	**5,907**	**1.1 %**
LJUBLJANA	96,292	2,316	2.4 %	30,640	332	1.1 %
MARIBOR	35,650	1,018	2.9 %	12,729	236	1.9 %
THE COAST	22,800	565	2.5 %	17,861	176	1.0 %
GORENJSKA AREA	16,535	422	2.6 %	26,210	241	0.9 %
LJUBLJANA SURROUNDINGS – NORTH	13,860	423	3.1 %	28,136	310	1.1 %
CELJE	12,915	393	3.0 %	5,156	94	1.8 %
KRANJ AND SURROUNDINGS	11,430	262	2.3 %	15,932	150	0.9 %
KOROŠKA, POHORJE, KOZJAK	11,042	266	2.4 %	19,946	171	0.9 %
ZASAVJE AREA	10,329	190	1.8 %	8,220	93	1.1 %
NOVA GORICA, VIPAVA VALLEY, BRDA	9,165	187	2.0 %	20,725	169	0.8 %
LJUBLJANA SURROUNDINGS – SOUTH	9,020	290	3.2 %	32,202	350	1.1 %
ŠALEŠKA VALLEY	8,954	201	2.2 %	4,546	55	1.2 %
MARIBOR SURROUNDINGS – SOUTH	8,061	238	3.0 %	30,554	399	1.3 %
NOVO MESTO AND SURROUNDINGS	7,293	205	2.8 %	23,010	229	1.0 %
NOTRANJSKA AREA	6,621	191	2.9 %	17,657	143	0.8 %
PTUJ PLAIN	5,591	165	3.0 %	16,338	161	1.0 %
POSOČJE AND IDRIJA AREA	5,544	165	3.0 %	17,910	179	1.0 %
SLOVENSKE GORICE	5,422	221	4.1 %	36,677	443	1.2 %
PREKMURJE AREA	5,239	137	2.6 %	28,037	314	1.1 %
ALPINE TOURIST AREA	4,746	118	2.5 %	8,230	79	1.0 %
SAVINJA VALLEY	4,745	162	3.4 %	13,485	175	1.3 %
SAVINJA HILLS	4,256	110	2.6 %	26,732	294	1.1 %
KOČEVJE AREA	3,610	110	3.0 %	15,451	147	1.0 %
KRŠKO-BREŽICE PLAIN	3,554	64	1.8 %	10,533	122	1.2 %
KRAS	3,304	134	4.1 %	8,348	82	1.0 %
POSAVJE AREA	2,958	71	2.4 %	27,661	312	1.1 %
HALOZE, BOČ	2,818	72	2.6 %	17,928	232	1.3 %
LJUBLJANA SURROUNDINGS – EAST	2,291	73	3.2 %	11,698	88	0.8 %
BELA KRAJINA	1,808	52	2.9 %	9,034	79	0.9 %
SLOVENIAN ISTRIA	181	11	6.1 %	3,262	52	1.6 %

Notes:

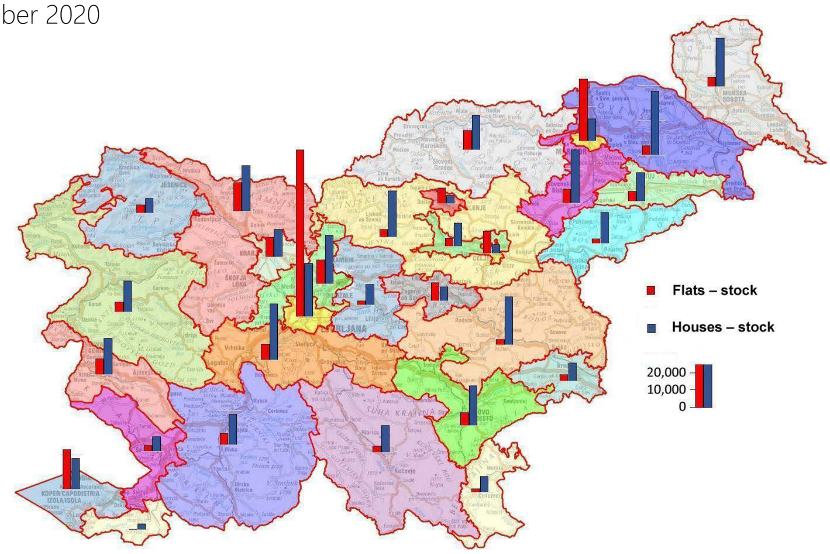
- The number of recorded building parts is as stated in the Real Estate Register (RER) on 31 12 2020

[2] In surveying records every building has a least one part.

Flats in multi-family residential buildings are concentrated in cities and urban areas. Considering our market analysis areas (MAAs), 40 per cent of all flats in multi-family residential buildings is in Ljubljana (29 per cent) and in Maribor (11 per cent). Of this, 7 per cent are in the Gorenjska Area excluding Kranj (which includes Škofja Loka, Radovljica, Tržič in Jesenice) and 5 per cent are in the area of the Coast (including Koper). In all other areas the share of the total supply of flats is lower than 5 per cent. The number of realised transactions over the past six years for flats according to market analysis areas has been in more or less line with the stock of flats.

Residential houses are significantly more dispersed than flats in multi-family residential buildings. The largest share of residential houses is located in Slovenske Gorice (7 per cent of the total stock). This is followed with six per cent of the total stock with the area of Ljubljana, Ljubljana Surroundings – South (including Vrhnika, Logatec, and Grosuplje), and Maribor Surroundings – South (including Slovenska Bistrica and Slovenske Konjice). Five or more per cent of the stock is in the Ljubljana Surroundings – North (including Domžale, Kamnik, and Medvode), Prekmurje Area, Posavje Area, Savinja Hills and the Gorenjska Area. The share of houses in the area of Maribor is around 2 per cent.

Image 7: The number of recorded parts of buildings (stock) for flats and houses, by market analysis areas (MAAs), December 2020



One of the market activity indicators for a certain property type in a certain area is also the share in the number of realised transactions in a certain period considering the stock of that property type in the area.

Last year on the level of Slovenia, the share of realised sales of flats in multi-family residential buildings according to their stock was 2.6 per cent. Ignoring the area of Slovenian Istria, where there are almost no flats in multi-family residential buildings, the Slovenian market for flats in 2020 was the most active in the areas of Slovenske Gorice and Kras, where the share of realised sales was over 4 per cent of the stock. It is worth noting that these are areas with a relatively small stock and market for flats. Comparing only the urban areas with the largest stock of flats, i.e. the largest cities and their surroundings, market indicators show that the market activity for flats last year was above the average in the area of Ljubljana Surroundings – North (3.1 per cent of the stock sold), Celje (3 per cent), and Maribor (2.9 per cent). Market activity in the area of Gorenjska excluding Kranj (2.6 per cent) was at the level of the Slovenian average; at the Coast (2.5 per cent) and in Ljubljana (2.4 per cent) it was below the average.

Table 7: Number of recorded sales of residential house building plots, Slovenia, by market analysis areas (MAAs) and by year from 2015 to 2020

ANALYSIS AREA	2015	2016	2017	2018	2019	2020
SLOVENIA	**3,208**	**3,944**	**4,425**	**4,456**	**4,569**	**4,721**
LJUBLJANA	239	214	241	267	283	227
MARIBOR	108	192	134	173	137	125
THE COAST	78	139	192	111	163	121
GORENJSKA AREA	118	135	168	241	220	247
LJUBLJANA SURROUNDINGS – NORTH	241	238	304	313	275	316
CELJE	44	49	50	42	46	33
KRANJ AND SURROUNDINGS	79	73	124	127	129	124
KOROŠKA, POHORJE, KOZJAK	57	109	112	108	149	117
ZASAVJE AREA	49	71	121	83	59	101
NOVA GORICA, VIPAVA VALLEY, BRDA	60	68	87	124	98	129
LJUBLJANA SURROUNDINGS – SOUTH	194	286	312	307	367	361
ŠALEŠKA VALLEY	54	39	38	49	60	39
MARIBOR SURROUNDINGS – SOUTH	257	340	291	308	290	310
NOVO MESTO AND SURROUNDINGS	148	215	228	248	234	233
NOTRANJSKA AREA	156	166	155	143	140	144
PTUJ PLAIN	98	117	153	143	164	147
POSOČJE AND IDRIJA AREA	19	52	49	101	65	63
SLOVENSKE GORICE	240	255	254	279	287	347
PREKMURJE AREA	192	164	259	249	270	298
ALPINE TOURIST AREA	42	35	78	75	70	60
SAVINJA VALLEY	142	161	170	143	131	151
SAVINJA HILLS	126	137	154	123	155	167
KOČEVJE AREA	72	100	156	92	237	199
KRŠKO-BREŽICE PLAIN	58	68	45	44	49	69
KRAS	63	73	103	113	119	128
POSAVJE AREA	56	105	109	93	78	113
HALOZE, BOČ	56	92	77	102	97	96
LJUBLJANA SURROUNDINGS – EAST	70	99	89	85	82	92
BELA KRAJINA	66	90	115	121	59	95
SLOVENIAN ISTRIA	29	62	58	50	59	68

Notes:

- Included here are the sales of building plots for residential houses and multi-family residential buildings.

For residential houses, the share of sold houses of the totals Slovenian stock of houses was 1.1 per cent in the previous year. In activity on the market of residential houses, the areas that stood out were Maribor (1.9 per cent of sales), Celje (1.8 per cent), and Slovenian Istria (1.6 per cent). The activity on the market of houses in the areas of Ljubljana and its north surroundings was the same as the Slovenian average, while the activity in the areas of the Coast (1.1 per cent of sales), Kranj and Surroundings, and Gorenjska (0.9 per cent) were below the average.

The official record of building plots, which includes the information on developed and undeveloped building plots and their development levels has not been completely set up yet. That is why we currently do not have the information on the stock of available building plots for the construction of residential buildings. The stock of building plots can increase with municipal spatial plans or by changing the planned use of plots (usually agricultural), and decreases with construction. The activity on the market of building plots for residential buildings in a certain area can therefore only be estimated using the movements of the numbers and the total area of sold land. That primarily depends on the supply and demand in a certain area.

Since 2015 Slovenia has experienced a relatively stable trend of increased activity on the market for residential building plots, which is stronger outside urban centres and in the coastal area. The increased market activity is driven by the growing demand for building plots from investors building flats for the market and from the population self-building residential houses. The demand for plots for the construction of family houses is moving further into the surroundings of larger cities due to the lack of supply of plots and their high prices in the largest cities, but partially also due to the new "corona" reality. Increased activity on the market of building plots outside urban centres is therefore mainly the consequence of growing demand for plots for the construction of family houses, relatively larger supply and lower plot prices than in the cities. The relatively active building plot market on the Coast is the result of increased demand for building plots close to the shore and a lack of plots in coastal towns. In the largest cities, mainly in Ljubljana, the market activity is not as big despite large demand because a lack of supply and because of high prices.

Market Prices of Residential Properties and Residential Building Plots

Across Slovenia the prices of residential properties and residential building plots vary greatly. For example, the prices of flats in multi-family residential buildings in the areas with the higher prices are three-times as high as in the areas with the lowest prices, prices of residential houses are over six times as high [3], and residential building plots are thirty times as high.

[3] The diversity of the houses means that the prices in various areas of the country are not as easy to compare as for flats.

Table 8: The sample size and the median for the prices of flats and houses on the secondary market and residential building plots, Slovenia and by market analysis areas, 2020

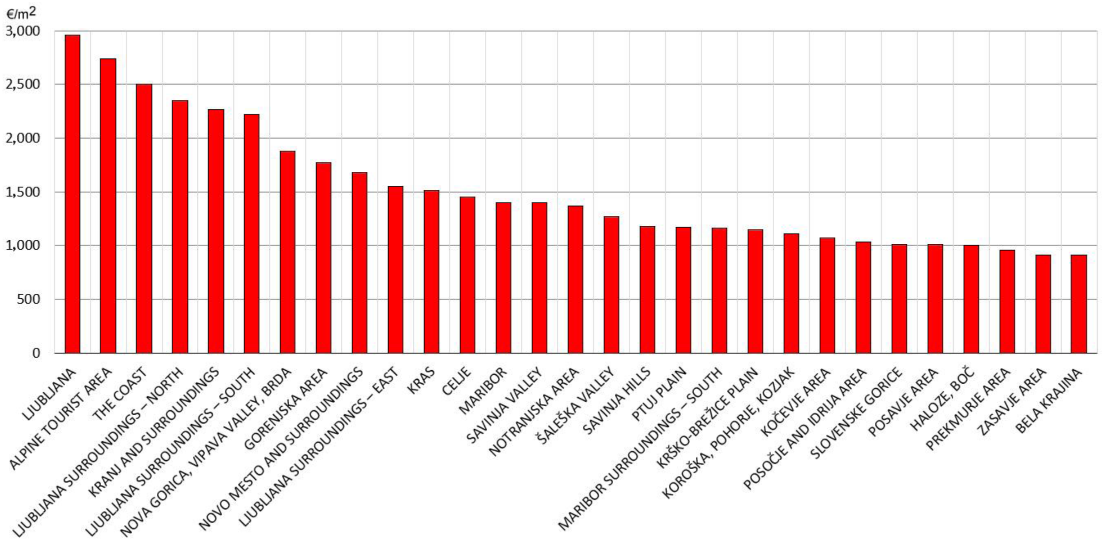
ANALYSIS AREA	Flats – Sample size	Flats – Price per €/m2 (median)	Houses – Sample size	Houses – Price per € (median)	Building plots – sample size	Building plots – Price per €/m² (median)
SLOVENIA	**5,455**	**1,750**	**2,786**	**107,000**	**2,036**	**46**
LJUBLJANA	1,405	2,960	195	290,000	103	311
MARIBOR	770	1,400	125	130,000	42	79
THE COAST	281	2,500	86	215,000	57	118
GORENJSKA AREA	258	1,770	85	157,000	74	79
LJUBLJANA SURROUNDINGS – NORTH	252	2,350	175	205,000	202	135
CELJE	229	1,450	57	129,000	17	95
KRANJ AND SURROUNDINGS	171	2,270	52	192,000	44	130
KOROŠKA, POHORJE, KOZJAK	152	1,110	79	85,000	68	25
ZASAVJE AREA	133	910	44	70,000	20	22
NOVA GORICA, VIPAVA VALLEY, BRDA	119	1,880	82	98,000	54	49
LJUBLJANA SURROUNDINGS – SOUTH	164	2,220	184	180,000	216	77
ŠALEŠKA VALLEY	168	1,270	29	135,000	16	34
MARIBOR SURROUNDINGS – SOUTH	156	1,160	192	105,000	175	36
NOVO MESTO AND SURROUNDINGS	158	1,680	161	66,000	111	30
NOTRANJSKA AREA	100	1,370	59	75,000	60	25
PTUJ PLAIN	100	1,170	96	81,000	77	24
POSOČJE AND IDRIJA AREA	67	1,030	61	80,000	23	31
SLOVENSKE GORICE	119	1,010	182	69,000	144	21
PREKMURJE AREA	90	960	134	50,000	105	10
ALPINE TOURIST AREA	70	2,740	25	225,000	24	163
SAVINJA VALLEY	88	1,400	88	116,000	68	49
SAVINJA HILLS	65	1,180	133	58,000	55	27
KOČEVJE AREA	78	1,070	65	65,000	39	25
KRŠKO-BREŽICE PLAIN	49	1,150	74	55,000	40	27
KRAS	64	1,510	24	133,000	57	57
POSAVJE AREA	40	1,010	126	50,000	31	14
HALOZE, BOČ	37	1,000	70	56,000	30	20
LJUBLJANA SURROUNDINGS – EAST	33	1,550	43	150,000	51	53
BELA KRAJINA	38	910	43	40,000	20	15
SLOVENIAN ISTRIA	1	-	17	146,000	13	60

Notes:
- The sample size is the information on the number of sales that were taken into account for the price calculation;
- Prices of flats for the "Slovenian Istria" area are not shown because the sample size is too small.

FLATS IN MULTI-FAMILY RESIDENTIAL BUILDINGS

In 2020 the mean price for flats (median) on the country level was EUR 1,750/m^2. Prices of flats in multi-family residential buildings in Slovenia have reached a historic high.

Image 8: Mean price of flats (median) by market analysis areas (MAAs), 2020



The prices of flats in the capital are by far the highest. In the previous year, the mean price of a flat in a multi-family residential building was just under 70 per cent higher than at the level of Slovenia and has almost reached EUR 3,000/m^2.

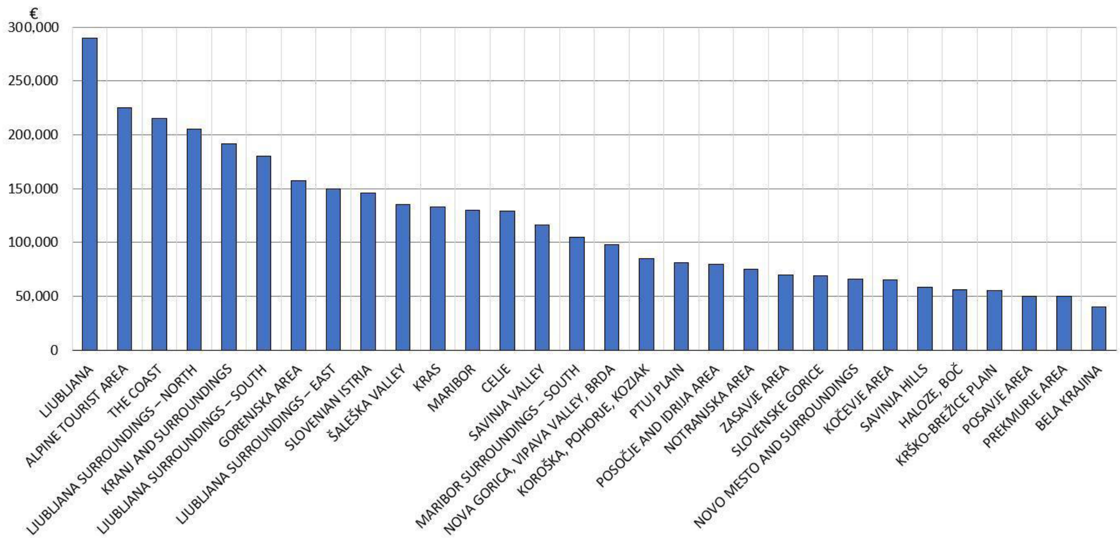
The prices in the Alpine Tourist Area, including Kranjska gora, Bled, and the area around the Bohinj lake are also quite high above the Slovenian average (the mean price for a flat last year was EUR 2,740/m^2), as are prices in the area of the Coast including Koper, Piran, Portorož, Izola, and Ankaran (EUR 2,500/m^2), and in Ljubljana Surroundings – North, including Domžale, Kamnik, and Medvode (EUR 2,350/m^2). In the previous year, the mean prices that were above the Slovenian average and above EUR 2,000/m^2 were also in the area of Kranj and Surroundings (EUR 2,270/m^2) and Ljubljana Surroundings – South, including Grosuplje, Vrhnika, and Logatec (EUR 2,200/m^2).

Flats in Maribor in Celje were less than half the price of those in Ljubljana, in Kranj they were a quarter of the price cheaper, and in Koper just over a fifth cheaper than in Ljubljana. The cheapest flats are in Bela Krajina, Zasavje Area, Prekmurje Area, and Haloze, where the mean price for a flat was under EUR 1,000/m^2 in the previous year.

RESIDENTIAL HOUSES

The mean price for a residential house with accompanying land in 2020 in Slovenia was EUR 107,000. Prices for residential houses on the country level were almost the same as in the record year 2008.

Image 9: Mean price of houses (median) by market analysis areas (MAAs), 2020



Prices for residential houses are above average in the largest Slovenian cities, in the wider surroundings of Ljubljana, and in the tourist areas by the Coast and in Gorenjska. The house prices in Ljubljana are the highest, where the mean size of sold houses is also the largest (around 200 square metres), and the accompanying land area (around 400 square metres) is the second smallest, after the Coast (around 250 square metres).

The mean contractual price for a house in the capital (EUR 290,000) in the previous year exceeded by 2.7 times the country level mean price (EUR 107,000). The second and third highest price levels were in the Alpine Tourist Area (EUR 225,000) and in the area of the Coast (EUR 215,000) respectively. Ljubljana Surroundings – North (EUR 205,000) was the only other area with a mean house price over EUR 200,000.

In Kranj, the mean contractual price for a house was around EUR 190,000; in Celje and Maribor, it was around EUR 130,000. Similarly to flats in multi-family residential buildings, residential houses in Maribor and Celje were less than half the price of those in Ljubljana.

The cheapest houses are in rural areas, where land plots for house construction are also the cheapest, the accompanying land areas of sold houses are the largest (above 1,000 square metres, and the house sizes are the smallest (between 120 and 130 square metres). In the previous year, the cheapest mean contractual price for a house was the lowest in Bela Krajina (EUR 40,000). This was followed by Posavje Area and Prekmurje Area with a mean contractual price of EUR 50,000.

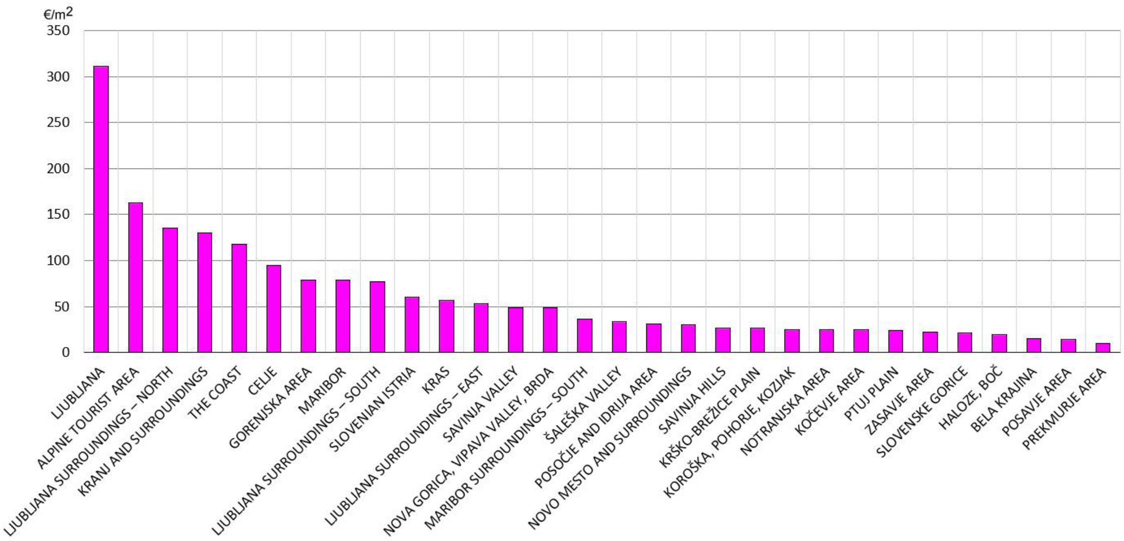
RESIDENTIAL BUILDING PLOTS

Residential building plots are undeveloped building plots for the construction of family houses and multi-family residential buildings, as well as developed building plots for replacement residential buildings, regardless of the municipal utility infrastructure and the administrative and legal status or an existing building permit.

The mean price for residential building plots in 2020 on the level of the state was around EUR 50/m^2. On average, the prices of building plots in the country have not reached the record level, even though in certain areas they were sold for extremely high prices, especially plots for the construction of multi-family residential buildings.

The price differences for residential building plots across the country are the highest, and the gap between the urban centres and rural areas is only increasing. In the capital and its surroundings, in other larger cities and in the tourist areas, where the demand is high and the supply is very limited, the prices of building plots are reaching record highs, while remaining relatively low in the rural areas. The mean residential building plot price in Ljubljana was over EUR 300/m^2 and was almost twice as high as in the Alpine Tourist Area (Kranjska Gora, Bled), which came second in terms of prices. Only other areas with prices over EUR 100/m^2 were Ljubljana Surroundings – North, Kranj and Surroundings, and the Coast (Koper, Piran, Portorož, Izola).

Image 10: Mean price of residential building plots (median) by market analysis areas (MAAs), 2020



The cheapest building plots are usually in Prekmurje Area. Last year was no different, with a mean price of EUR 10/m^2. Same as for houses, the other areas with the lowest prices were Posavje Area (mean price EUR 14/m^2) and Bela Krajina (EUR 15/m^2).

Prices Movements for Residential Properties and Residential Building Plots

Since the turn in prices in 2015, Slovenia has been experiencing a strong trend of property price increases. Residential properties and residential building plots at the level of the country have grown the most in 2018, after which the prices began to stabilise.

Table 9: Price movements for flats, houses, and residential building plots, Slovenia, by year compared to the previous year, from 2016 to 2020

PROPERTY TYPE	2015-2016	2016-2017	2017-2018	2018-2019	2019-2020
Flats	6%	8%	10%	6%	4%
Houses	5%	4%	6%	4%	3%
Building plots	3%	2%	9%	6%	4%

In the previous year, the price increase for residential properties and residential building plots continued despite the pandemic; however, it is likely that had it not been for the pandemic, the growth would be steeper.

Compared to 2019 the prices for flats in multi-family residential buildings and residential building plots were 4 per cent higher, and the prices of residential houses were 3 per cent higher.

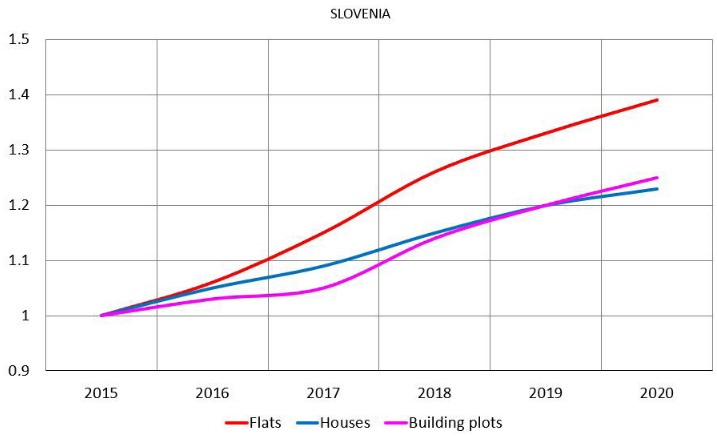
Table 10: Price movements for flats, houses, and residential building plots, Slovenia, cumulatively by year from 2015 to 2020

PROPERTY TYPE	2015-2016	2015-2017	2015-2018	2015-2019	2015-2020
Flats	6%	15%	26%	33%	39%
Houses	5%	9%	15%	20%	23%
Building plots	3%	5%	14%	20%	25%

Prices for flats in multi-family residential buildings have grown the most over the last five years. At the country level their prices have increased by almost 40 per cent from 2015, while the prices for residential houses and residential building plots have increased by about a quarter.

Prices for flats were already record-high in 2019, while the prices for residential houses in the last year were very close to the record values from 2008; however, they had not exceeded them on average by the end of the year. This applies to residential house prices as well as residential building plot prices.

Image 11: Price movements for flats, houses, and residential building plots, Slovenia, from 2015 to 2020 (the bases are the prices in 2015)



After 2015, the steep growth of the prices of flats in multi-family residential buildings is evident in Slovenia, while the price increase for residential houses and building plots was very similar and significantly lower. The steep growth of prices for flats is largely the result of record growth in prices in the capital.

FLATS IN MULTI-FAMILY RESIDENTIAL BUILDINGS

Even though flat prices have increased everywhere over the last five years, the differences between individual areas of the country are significant. As expected, the price increase in the largest cities, where the multi-family residential buildings are concentrated, was faster and greater than in smaller cities and in the countryside, where the stock of flats is the smallest.

From 2015 onwards prices for flats in cities have grown the most. Compared to 2015, prices for flats in Ljubljana were higher almost by half (48 per cent). That is also where the price increase was the steepest following the latest turn in prices. The record increase was in 2017, by 15 per cent. In 2018 they were already 43 per cent higher than in 2015. After that, the growth stabilised and was among the lowest in the country over the last two years.

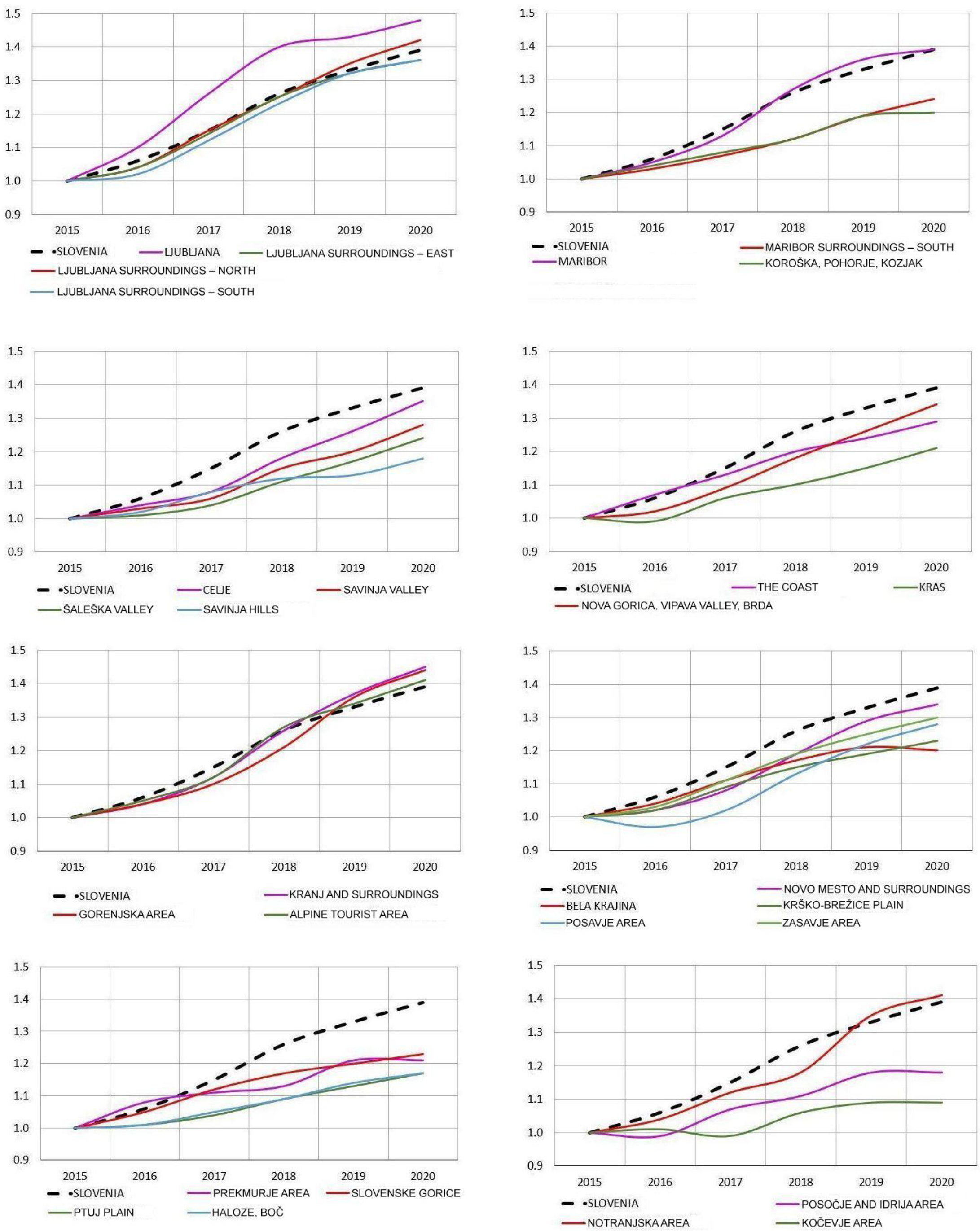
In the period from 2015 the growth of flats was above average, also exceeding 40 per cent in the area of Kranj and Surroundings (45 per cent), in Gorenjska Area (44 per cent), in Ljubljana Surroundings – North and in the Alpine Tourist Area (42 per cent), as well as somewhat surprisingly in the Notranjska Area (41 per cent).

In Maribor, prices for flats have increased by almost 40 per cent since 2015; in Celje, they increased by 35 per cent. In Celje and the surrounding area the growth of prices for flats (7 per cent) in the previous "corona" year was the highest of all areas. In Maribor, it matched Ljubljana (3 per cent) and was among the lowest.

At the Coast and in Koper the growth in prices for flats over the last five years was "only" around 30 per cent. Price growth of under 20 per cent was recorded in Posočje and Idrija Areas, in Savinja area and Ptuj Plain, in Haloze and in the Kočevje area, which is also the only area where the price increase was under 10 per cent.

Comparisons of the movements of prices for flats in multi-family residential buildings for the last few years by regionally related market analysis areas and by the country as a whole are shown in image 12. Movements of prices for the area of Slovenian Istria is not shown, because the number of recorded transactions for flats in multi-family residential buildings is too small to allow for a credible price trend calculation.

Image 12: Price movements for flats, Slovenia and by market analysis areas from 2015 to 2020 (the bases are the prices in 2015)



RESIDENTIAL HOUSES

Price movements for residential houses by areas of the country since 2015 varies similarly to prices for flats in multi-family residential buildings. As opposed to flats, the price increase for houses was the steepest in tourist areas, which is mainly due to the large demand and increased investments in holiday houses in tourist areas. For this reason the prices of residential houses in 2020 in the Alpine Tourist Area were 49 per cent higher than in 2015 and 45 per cent higher in the Posočje and Idrija Area; the price increase was also above average in the area of the Coast including Koper (32 per cent).

The price increase of residential houses at the country level since 2015 is mainly due to the price increase in the capital and its surroundings. In the same period, the price increase in all included analysis areas in and around the capital (Ljubljana, Ljubljana Surroundings – North, Ljubljana Surroundings – East, and Ljubljana Surroundings – South) the price increase for residential houses was consistently above average.

Of all the largest cities the prices of houses compared to 2015 have increased the most in Ljubljana (37 per cent). The price increase in Kranj was also above the average (28 per cent) and in Maribor (26 per cent), while in Celje (21 per cent) it was below the Slovenian average.

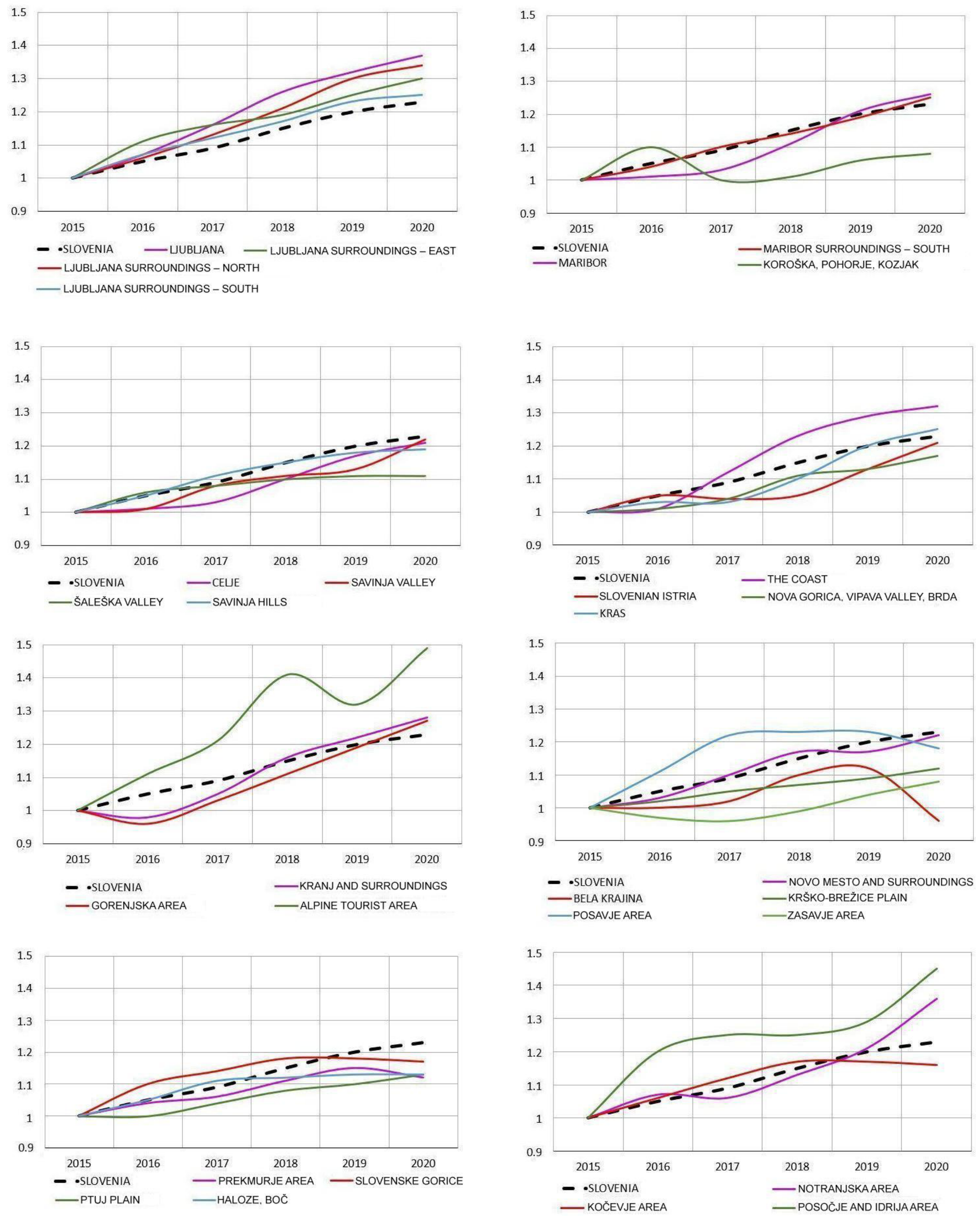
The smallest price increase for houses in the last five years was recorded in the areas where the demand for houses was the smallest. In the areas of Zasavje Area and Koroška, Pohorje, and Kozjak, the prices of houses compared to 2015 increased “only” by 8 per cent. In the Bela Krajina area the prices of house have actually decreased by 4 per cent because of the significant drop in prices in the last year as a result of the epidemic.

As opposed to the years before that, the prices for residential houses in the previous year in the majority of areas have increased more than prices for flats. Compared to 2019 the prices for houses have increased the most in the Notranjska Area (13 per cent), in the Alpine Tourist Area, as well as in the Posočje and Idrija Area (12 per cent).

Compared to 2019, the prices of houses in Ljubljana and Maribor increased by 4 per cent, in Kranj and Surroundings by 5 per cent, in Celje by 3 per cent, and in the area of the Coast by 2 per cent.

Comparisons of the movements of prices for residential houses for the last few years by regionally related market analysis areas and by the country as a whole are shown in image 13.

Image 13: Price movements for residential houses, Slovenia and by market analysis areas from 2015 to 2020 (the bases are the prices in 2015)



RESIDENTIAL BUILDING PLOTS

In the last five years, prices of building plots for multi-family residential buildings and residential houses have been on the rise across the country. Considering the significant differences in the growth of demand for residential building plots after 2015, their price movements in the different areas of the country were also very varied.

The strongest growth in building plot prices since 2015 was recorded in the Kočevje area, where the prices grew by 70 per cent. The main reasons for such significant price growth is in the noticeable economic recovery in this area. This meant more employment and migration, and has, alongside the increase in the already-high prices for flats, caused a strong increase in the demand for building plots for residential houses in this area, where the prices used to be relatively low.

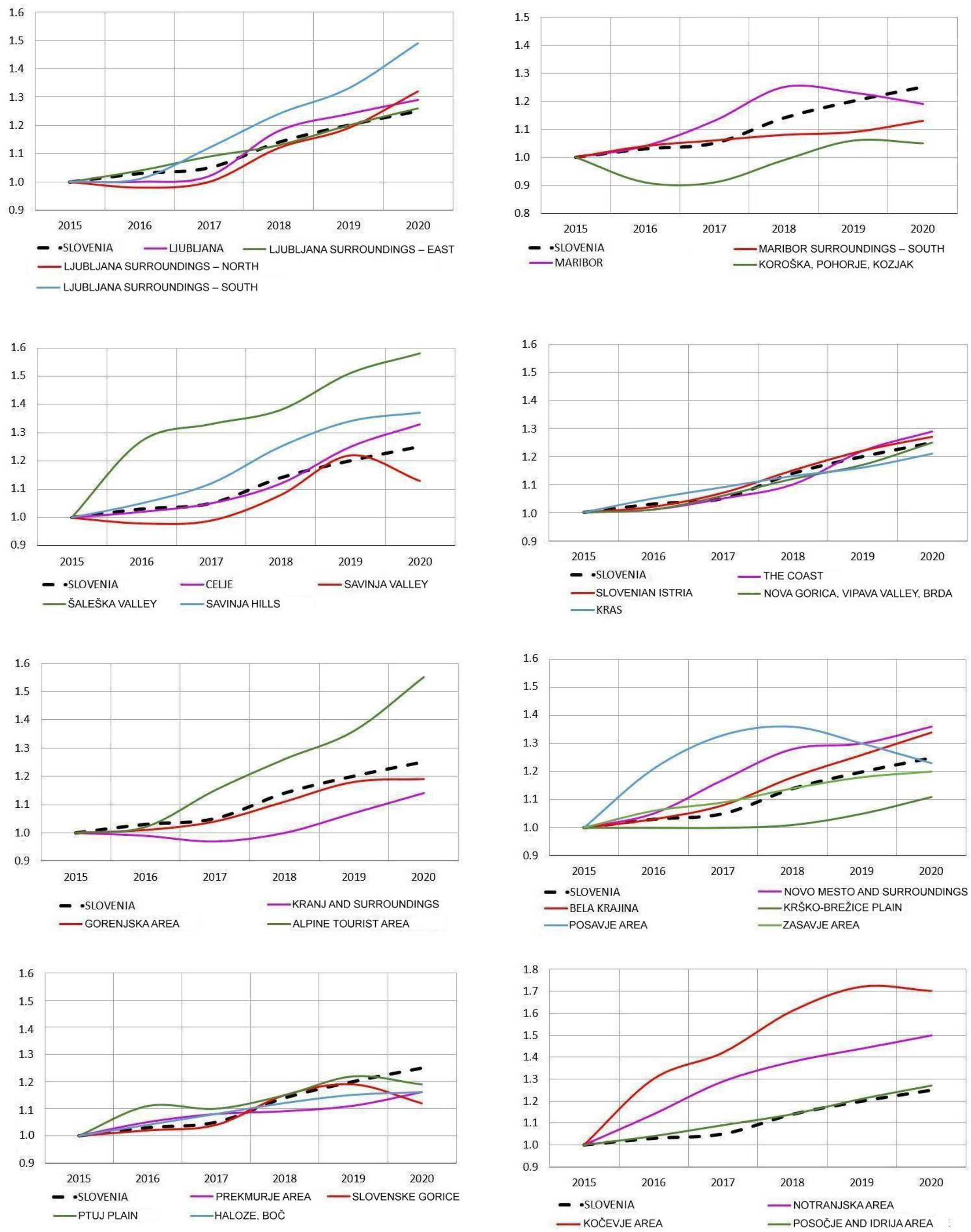
Taking into account the areas where the number of realised transactions for building plots in the last years was relatively large, the increase in their prices since 2015 was among the highest (above 50 per cent) in the Gorenjska tourist areas (Kranjska Gora, Bled, Bohinj area), in the area of Postojna, and in Ljubljana Surroundings – South, mainly due to increased demand for building plots for residential houses.

In Ljubljana, its north surroundings, and at the Coast, where the demand for building plots for residential houses is the largest and the supply is very limited, the prices for building plots have increased by around 30 per cent since 2015. The price increase would have been significantly sharper had there been more building plots available in better locations, and suitable for immediate construction.

Above average price increases (over 30 per cent) were also recorded in Celje. In Maribor and Kranj, where the construction boom started somewhat later, the price increases for building plots were below the average.

The price growth for residential building plots was the lowest in the rural areas of the country.

Image 14: Price movements for residential building plots, Slovenia and by market analysis areas from 2015 to 2020 (the bases are the prices in 2015)



3.2. RESIDENTIAL PROPERTY AND RESIDENTIAL BUILDING PLOT MARKET IN THE LARGEST CITIES

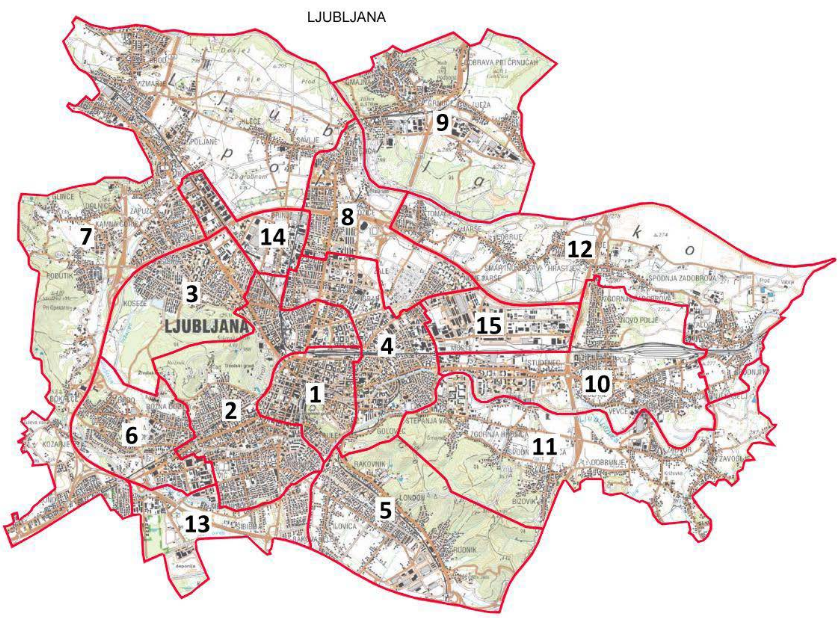
This chapter looks more closely at the market for residential properties and residential building plots by market analysis areas, including the five largest Slovenian cities, where the number of transactions is large enough to talk about relatively developed property markets.

LJUBLJANA

The capital as the country's economic, administrative, and university centre has by far the most developed residential property market in the country.

In the last few years, in which we witnessed economic prosperity and record low interest rates, Ljubljana experienced a steady growth in demand for residential properties for the purpose of living as well as investment and renting potential. On the other hand the lack of supply of new flats, which is a result of the lack of construction of large new residential buildings from 2010 to 2017 and the fact that the reinvigoration of the construction activity, finishing construction projects, and increasing the supply of new flats require time. This quickly caused an excess of demand for residential property and a steep increase in their prices in the capital.

Image 15: Market analysis area (MAA) Ljubljana and local analysis areas (LAAs)



1 LAA CENTRE
2 LAA ROŽNA DOLINA, TRNOVO, BEŽIGRAJSKI DVOR, SP. ŠIŠKA
3 LAA KOSEZE, ŠIŠKA
4 LAA BEŽIGRAD, MOSTE, KODELJEVO, GOLOVEC
5 LAA RUDNIK
6 LAA VIŠKO POLJE, BRDO, VRHOVCI
7 LAA BROD, ŠENTVID, PODUTIK, BOKALCI, DOLGI MOST
8 LAA JEŽICA, BEŽIGRAD, NOVE JARŠE
9 LAA ČRNUČE, NADGORICA
10 LAA FUŽINE, KAŠELJ, POLJE
11 LAA ŠTEPANJSKO, BIZOVIK, SOSTRO
12 LAA TOMAČEVO, ŠMARTNO, SNEBERJE, ZALOG
13 LAA RAKOVA JELŠA, SIBIRIJA, CESTA V GORICE
14 LAA ŠIŠKA INDUSTRIAL ZONE
15 LAA BTC

Based on market characteristics and the price level for residential areas the Ljubljana market analysis area was divided into 15 local analysis areas.

LAA »Centre« is the elite residential location in Ljubljana. It includes the old town centre and the area inside the Ljubljana ring road. Old city houses are the most prevalent, which in addition to flats, often house offices or public administration premises, retail or catering premises. The majority of multi-family residential buildings in the Old Ljubljana were built at the end of the 19th century and in the mid-20th century. There are only a few single-family houses and few new multi-family residential buildings. The single-family houses that do appear on the market are usually bought for commercial or tourism purposes or for replacement building of smaller new multi-family units.

LAA »Rožna dolina, Trnovo, Bežigrajski dvor, Spodnja Šiška« consists of the Ljubljana areas of Rožna dolina, Kolezija and Murgle with predominately detached houses, areas of Trnovo, Spodnja Šiška and Bežigrad with mixed types of houses and various multi-family residential buildings, a part of Vič and the Bežigrad blocks of flats Bežigrajski dvor and Župančičeva jama. Around 20 per cent of all residential units in this area are residential houses. The area is well covered with public transport and allows for fast access to the centre of town. This area has over 17,000 flats and over 4,000 houses. It is the most desirable Ljubljana housing area.

LAA »Koseze, Šiška« includes Zgornja Šiška up to the northern bypass, the area of Koseze, and the new blocks of flats Mostec. Around 90 per cent of all residential units in this area are flats in blocks of flats. Large blocks of flats, built in various periods, are typical for this area. The "Litostroj" blocks of flats in Zgornja šiška were built in the fifties, "Soseska 6" between Celovška Road and Koseze was built in the sixties, terraced blocks of flats in Koseze and the blocks of flats in Dravlje in the seventies and the beginning of the eighties, the Mostec development at the beginning of the millennium, and the Celovški dvori development in the last decade. The values of residential properties in this area are above the average for Ljubljana.

LAA »Bežigrad, Moste, Kodeljevo, Golovec« includes the part of Bežigrad around the stadium, the Savje development, the part between Šmartinska Road and the railway, the old part of Moste, Vodmat, Nove Poljane, and the northern periphery of Golovec by Hradetskega Road. The majority of flats and houses were built in the sixties. The newest flats are in the Zelena jama development by Šmartinska Road, and somewhat older flats built by the national housing fund at the beginning of the millennium are in Nove Poljane by Mesarska Road. The majority, i.e. 85 per cent of all residential units, are flats in multi-family residential buildings (blocks of flats).

LAA »Rudnik« is a suburban area in the southern periphery of Ljubljana. A large part of the area is located in the Ljubljana moor. The Dolenjska Road provides quick access to the centre of the city. The number of residential houses here exceeds the number of flats in multi-family residential buildings. The share of houses is almost 60 per cent of all residential units in this area. Several smaller multi-family residential buildings from the end of the sixties are located by the Dolenjska Road at Rakovnik and by the Dolenjska railway. In the last twenty years, smaller "villa" blocks of flats were usually built in this area, as well as some individual larger multi-family residential buildings.

LAA »Viško polje, Brdo, Vrhovci« is located in the western periphery of the concentrated part of the city. It includes several smaller housing developments built in various periods. For example, settlements from the 1970s along Viška cesta and along the railway, the settlement Grba from the 1980s, Nova Grbina from the beginning of this millennium and the settlement Zeleni gaj (built 2014-2017) in Brdo, and the latest settlement Novo Brdo, where the already built part of flats (174) is planned for non-profit lease, and the larger part of flats (498), which is expected to be completed in 2021, for market lease. In addition to completed settlements in this area, there are mainly growing smaller multi-apartment buildings or so-called "villa" blocks. The location is gaining in popularity, and the prices and values of properties in this area are growing accordingly.

LAA »Brod, Šentvid, Podutik, Bokalci, Dolgi most« encompasses the northern and western periphery of Ljubljana. Larger blocks of flats are in Brod, Šentvid, Dravlje, Kamna gorica; two smaller blocks of flats are in Kosovo polje and under Dolgi most. The share of housing units represented by detached and terraced houses in this area has exceeded over 40 per cent. Despite a larger distance from the city centre the residential area is very desirable and the value of properties in this location have almost reached the level of those in the city core.

LAA »Ježica, Bežigrad, Nove Jarše« includes large blocks of flats Glinškova and Bratovževa ploščad, BS3 and Nove Jarše, built at the end of the seventies and at the beginning of the eighties and some newer multi-family residential buildings built in the first decade of this millennium. Residential houses are mainly located in Stožice, Ježice, north and south of the north Ljubljana bypass and between Šmartinska Road and Žale. They were mainly built in the fifties and sixties. Over 85 per cent of all residential units in this area are flats in multi-family residential buildings (blocks of flats).

LAA »Črnuče, Nadgorica« includes areas Črnuče and Spodnje Črnuče (south of Dunajska Road), Ježa, Nadgorica and the industrial zone by Brnčičeva Road. Also located in that area are smaller multi-family developments in Črnuče (from the second half of the eighties), the residential development in Spodnje Črnuče (gradually built between the sixties and the eighties), the newer development Savski breg, built in 2009, and the new development south of the railway station in Črnuče. Residential houses represent around 60 per cent of the housing units in that area.

LAA »Fužine, Kašelj, Polje« is the area east of the city centre. Because of the large blocks of flats from the eighties in Fužine and the smaller one from the mid-seventies in Polje, around 75 per cent of the housing stock are flats in multi-family residential buildings. In the other parts of the area (Polje, Novo Polje, Kašelj, Vevče, and Zgornja Zadobrova) there are mostly residential houses.

LAA »Štepanjsko, Bizovik, Sostro« is the area in the south-east Ljubljana, north of Golovec and south of the Ljubljanica River. The majority of flats are in the Štepanjsko naselje complex, while elsewhere (Štepanja vas, Bizovik, Hrušica, Dobrunje, Sostro) there are mostly residential houses, representing about a third of the housing stock in that area.

LAA »Tomačevo, Šmartno, Sneberje, Zalog« is a peri-urban area in the north-east of Ljubljana and includes the previously independent settlements Tomačevo, Šmartno ob Savi, Sneberje, and Zalog. This area has mainly residential houses, with only a few multi-family residential buildings in Zalog. Residential houses therefore represent around 70 per cent of the housing units in that area. Not taking into account degraded and industrial areas, the values of residential properties here are the lowest of all the areas of Ljubljana.

LAA »Rakova Jelša, Sibirija, Cesta v Gorice« is located in the south edge of the city on the right bank of Mali graben. The areas of Rakova Jelša and Sibirija have residential houses, in Cesta v Gorice there is temporary housing for asylum seekers, and the majority of the western part of the area is taken up by the industrial commercial area Dolgi most, with the Ljubljana landfill at the southernmost point. Over 70 per cent of the housing units are residential houses. The values of properties in this residentially degraded area are consequentially relatively low, and the residential property turnover is negligible.

LAA »Industrijska cona Šiška« and **LAO »BTC«** are the commercial-industrial areas of Ljubljana with practically non-existent residential properties. The exception is the residential tower block “Peca” at the edge of “Šiška Industrial Zone” with one hundred flats.

HOUSING STOCK AND SALES VOLUMES

Almost 130,000 residential units are recorded in Ljubljana in multi-family residential buildings and residential houses, which is almost 15 per cent of the total Slovenian housing stock. Flats in multi-family residential buildings in Ljubljana represent almost 30 per cent of the Slovenian housing stock for flats, and residential houses represent just over 5 per cent of the total housing stock for houses. Sixty-five per cent of residential houses in Ljubljana are detached houses, and 35 per cent are terraced houses or semi-detached houses, which is the second largest share of semi-detached and terraced houses in the country, right after the Coast.

Table 11: Number of recorded parts of buildings (stock) and the number of recorded sales of flats and houses, MAA Ljubljana by local analysis area, 2020

ANALYSIS AREA	Flats – stock	Flats – sales No	Houses – stock	Houses – sales No
MAA LJUBLJANA	**96,292**	**2,316**	**30,640**	**332**
LAA ROŽNA DOLINA, TRNOVO, BEŽIGRAJSKI DVOR, SP. ŠIŠKA	17,156	387	4,133	50
LAA BEŽIGRAD, MOSTE, KODELJEVO, GOLOVEC	13,674	375	2,269	32
LAA CENTRE	11,975	269	366	1
LAA KOSEZE, ŠIŠKA	11,915	234	1,475	18
LAA JEŽICA, BEŽIGRAD, NOVE JARŠE	10,480	199	1,756	17
LAA BROD, ŠENTVID, PODUTIK, BOKALCI, DOLGI MOST	8,557	236	5,833	62
LAA FUŽINE, KAŠELJ, POLJE	7,585	145	2,770	33
LAA VIŠKO POLJE, BRDO, VRHOVCI	4,375	112	2,036	18
LAA ŠTEPANJSKO, BIZOVIK, SOSTRO	4,013	84	1,984	7
LAA ČRNUČE, NADGORICA	2,410	60	1,750	20
LAA RUDNIK	1,921	76	2,672	35
LAA TOMAČEVO, ŠMARTNO, SNEBERJE, ZALOG	1,053	35	2,570	30
LAA ŠIŠKA INDUSTRIAL ZONE	767	83	147	1
LAA RAKOVA JELŠA, SIBIRIJA, CESTA V GORICE	411	21	875	8
LAA BTC	0	0	4	0

In the area of Ljubljana, the number of transactions for residential property following the price turn in 2015 grew until 2017, when the trading stabilised; in 2018 and 2019, the number of realised transactions somewhat decreased. Last year it decreased noticeably, largely because of the epidemic. The number of transactions for flats was 20 per cent lower compared to 2019, and the number of transactions for houses was 15 per cent lower.

The number of residential building plot transactions in Ljubljana did not strongly increase until 2017, when the growing demand for flats in Ljubljana caused the increase in demand for building plots. In the following two years the growth of building plot transactions was not as strong due to a lack of supply. In the last year the number of transactions decreased due to the epidemic among other reasons, and was only four-fifths of that in 2019.

Table 12: The number and sold land area of residential building plots, MAA Ljubljana by local analysis area, 2020

ANALYSIS AREA	Number	Area [ha]
MAA LJUBLJANA	**227**	**14.15**
LAA BROD, ŠENTVID, PODUTIK, BOKALCI, DOLGI MOST	45	1.33
LAA ROŽNA DOLINA, TRNOVO, BEŽIGRAJSKI DVOR, SP. ŠIŠKA	30	1.66
LAA ŠTEPANJSKO, BIZOVIK, SOSTRO	27	1.20
LAA TOMAČEVO, ŠMARTNO, SNEBERJE, ZALOG	24	1.08
LAA RUDNIK	21	2.09
LAA FUŽINE, KAŠELJ, POLJE	19	0.61
LAA RAKOVA JELŠA, SIBIRIJA, CESTA V GORICE	16	0.87
LAA BEŽIGRAD, MOSTE, KODELJEVO, GOLOVEC	10	0.26
LAA KOSEZE, ŠIŠKA	10	0.39
LAA VIŠKO POLJE, BRDO, VRHOVCI	8	0.29
LAA JEŽICA, BEŽIGRAD, NOVE JARŠE	7	0.26
LAA BTC	5	3.80
LAA ČRNUČE, NADGORICA	5	0.31

Because of the high demand for residential properties, a new construction cycle began in Ljubljana. Immediately after the prices turned the new investors began to reinvigorate and finish the projects that had stalled in the crisis. Despite the chronic lack of supply of building plots, which are practically non-existent in the city, construction began on numerous, mainly smaller multi-family buildings in Ljubljana. Investors, who build for the market, tend to solve the lack of empty building plots by buying older and less-well maintained houses with large corresponding plots, demolish the existing buildings and build smaller multi-family buildings. As a rule, this obviously raises the cost of building plots and creates additional pressure on the increase in prices of new builds.

The most sales of new flats in Ljubljana in the last six years was recorded in 2015, when most of the remaining supply of flats was sold from some of the largest projects that had stalled during the property crisis. Because of a lack of supply, the number of sales of new flats in multi-family residential buildings after that period continually decreased and fell to under 300 in 2019, where it also remained in the previous year. Another reason for low sales is the epidemic, which decreased the sales of flats on the primary market significantly more than on the secondary market.

In 2020, 600 flats in multi-family residential buildings entered the market in Ljubljana, as well as some dozens semi-detached and terraced houses. The majority of flats were sold during construction.

Larger and smaller residential projects in Ljubljana are ongoing and continue to proliferate despite the epidemic. According to assessments, around 1,400 new flats are currently being built. Around 550 are expected to be finished in 2021, and the rest in the two years after that.

For now, new flats that are slowly entering the market are selling well despite the relatively high prices. The majority of flats currently under construction have already been reserved. However, not all new flats that enter the market are sold immediately. An extended sales period is evident in the so-called luxury flats, which also have the highest prices.

MARKET PRICES

The highest prices of residential properties and building plots have been in the capital ever since 2017, when they overtook the prices on the Coast. Last year, sales of the most expensive flat in a multi-family residential building as well as the most expensive residential house and residential building plot were all recorded in Ljubljana.[4]

As a rule, the prices are the highest in the centre of the city and are slowly getting lower the further we get from the centre. They are also largely dependent on the microlocation as well as the size and age structure of residential properties in individual parts of Ljubljana.

Table 13: Prices and characteristics of flats sold on the secondary market, MAA Ljubljana by local analysis area, 2020

ANALYSIS AREA	Sample Size	Price €/m² (25. percentile)	Price €/m² (median)	Price €/m² (75 percentile)	Year of	Useful floor area (median)
MAA LJUBLJANA	**1,405**	**2,580**	**2,960**	**3,410**	**1974**	**52**
LAA ROŽNA DOLINA, TRNOVO, BEŽIGRAJSKI DVOR, SP. ŠIŠKA	252	2,550	2,930	3,510	1967	53
LAA BEŽIGRAD, MOSTE, KODELJEVO, GOLOVEC	188	2,520	2,840	3,350	1964	52
LAA KOSEZE, ŠIŠKA	177	2,580	2,970	3,310	1969	53
LAA CENTRE	150	2,770	3,280	3,750	1958	64
LAA JEŽICA, BEŽIGRAD, NOVE JARŠE	144	2,570	2,910	3,360	1976	51
LAA BROD, ŠENTVID, PODUTIK, BOKALCI, DOLGI MOST	141	2,660	3,010	3,330	1983	49
LAA FUŽINE, KAŠELJ, POLJE	113	2,590	2,920	3,130	1981	47
LAA VIŠKO POLJE, BRDO, VRHOVCI	81	2,940	3,230	3,450	1981	55
LAA ŠTEPANJSKO, BIZOVIK, SOSTRO	48	2,490	2,880	3,180	1977	45
LAA RUDNIK	42	2,540	2,920	3,410	1982	55
LAA ČRNUČE, NADGORICA	40	2,620	2,940	3,160	1988	52
LAA TOMAČEVO, ŠMARTNO, SNEBERJE, ZALOG	14	2,350	2,550	2,690	1977	51
LAA ŠIŠKA INDUSTRIAL ZONE	13	2,530	2,700	2,790	1983	19

Notes:

- Data for local analysis areas "Rakova Jelša, Sibirija, Cesta v Gorice" and "BTC" is not shown because the sample size is too small for the calculation of statistical indicators.

[4] Only the sales of individual properties on the free market were included, which were also included in the statistical indicator calculations for this report.

In the previous year, the mean price of a used flat in Ljubljana was almost EUR 3,000/m^2 and has reached record values for the third year in a row. The most expensive market sale of a used flat in the last year that we were able to take into account when calculating the mean price was recorded in the Centre area; two flats around 100 square metres in size were sold for EUR 6,500/m^2 in Vila Urbana, built in 2008.

Industrial areas aside, the price differences between the highest-priced Centre, where the mean price for a used flat in the last year was almost EUR 3,300/m^2, and the cheapest areas (Tomačevo, Šmartno, Sneberje and Zalog) was over 20 per cent. In the last year, the prices for flats in the Centre moved between EUR 2,000/m^2 for non-renovated and poorly maintained older flats and the aforementioned EUR 6,500/m^2. The majority of flats were sold for a price between EUR 2,700 and 3,800/m^2.

Prices for flats in the area Viško polje, Brdo, Vrhovci were only slightly lower that in the Centre; relatively new and above-average sized flats were sold in the former area. The majority of flats last year were sold for a price between EUR 2,900 and 3,500/m^2.

In the other areas of Ljubljana, there were no significant price differences between the prices of used flats. The price range varied a lot, however the prices were on average about 10 per cent lower than prices for flats in the Centre. The majority of flats were sold for a price between EUR 2,500 and 3,500/m^2.

The realised prices for new flats ranged from the highest in the centre (EUR 6,800/m^2) and the small "villa" blocks of flats in Vič (up to EUR 6,000/m^2), to the lowest in Šiška, Črnuče, and Sostro (EUR 2,800/m^2). The average price of a new flat in Ljubljana last year was EUR 3,200/m^2 (including VAT, without garages or parking spaces).

Table 14: Prices and characteristics of houses sold on the secondary market, MAA Ljubljana by local analysis area, 2020

ANALYSIS AREA	Sample Size	Price € (25. percentile)	Price € (median)	Price € (75. percentile)	Year of	House size (median)	Land area (median)
MAA LJUBLJANA	**195**	**232,000**	**290,000**	**390,000**	**1968**	**203**	**390**
LAA BROD, ŠENTVID, PODUTIK, BOKALCI, DOLGI MOST	37	249,000	300,000	345,000	1970	200	420
LAA ROŽNA DOLINA, TRNOVO, BEŽIGRAJSKI DVOR, SP. ŠIŠKA	29	359,000	415,000	495,000	1967	171	380
LAA BEŽIGRAD, MOSTE, KODELJEVO, GOLOVEC	21	205,000	255,000	330,000	1931	200	280
LAA JEŽICA, BEŽIGRAD, NOVE JARŠE	18	244,000	278,000	319,000	1963	206	390
LAA FUŽINE, KAŠELJ, POLJE	18	213,000	230,000	267,000	1971	204	510
LAA TOMAČEVO, ŠMARTNO, SNEBERJE, ZALOG	16	171,000	227,000	274,000	1973	146	350
LAA KOSEZE, ŠIŠKA	13	240,000	389,000	480,000	1960	216	480
LAA ČRNUČE, NADGORICA	12	237,000	341,000	420,000	1984	189	410
LAA RUDNIK	12	246,000	291,000	391,000	1978	176	370

Notes:

- *Data for local analysis areas "Viško Polje, Brdo, Vrhovci", "Štepanjsko, Bizovik, Sostro", "Rakova Jelša, Sibirija, Cesta v Gorice", "Centre", "Šiška Industrial Zone" and "BTC" is not shown because the sample size is too small for the calculation of statistical indicators.*

The mean price for a residential house in 2020 in Ljubljana was EUR 290,000. The mean year of construction for sold houses was 1968, the mean house size was 200 square metres, and the mean surface area of the accompanying land was 390 square metres.

Houses in the capital were generally the most expensive in the city centre and the wider centre. In the “Centre” area, where there are mainly flats in multi-family houses, there are almost no sales of residential houses, so the most expensive houses are usually sold in the area “Rožna dolina, Trnovo, Bežigrajski dvor, Spodnja Šiška”. In the previous year, the most-costly market sale was recorded in this area; a house in Rožna dolina was sold for around EUR 1.1 million, built in 2019, sized 320 square metres with 650 square metres of accompanying land. However, the majority of residential houses in this area in the last year was sold for prices ranging from EUR 350,000 to 500,000.

In the area “Koseze, Šiška” house prices in the last year were only around 5 per cent lower than in “Rožna dolina, Trnovo, Bežigrajski dvor, Spodnja Šiška”. In the other city areas the house prices were lower by around 30 per cent, and by up to 45 per cent in the peri-urban areas (“Tomačevo, Šmartno, Sneberje, Zalog” and “Fužine, Kašelj, Polje”). The houses in the area “Koseze, Šiška” were usually sold for between EUR 240,000 and 480,000, and were the priciest in the area around the Koseze pond. In the previous year, houses in the other city areas were sold for prices ranging between EUR 200,000 and 400,000, and for EUR 170,000 and 280,000 in the peri-urban areas.

Table 15: Prices and characteristics of sold residential building plots, MAA Ljubljana by local analysis area, 2020

ANALYSIS AREA	Sample Size	Price €/m2 (25. percentile)	Price €/m^2 (median)	Price €/m^2 (75. percentile)	Land area (median)
MAA LJUBLJANA	**103**	**195**	**311**	**583**	**680**
LAA ROŽNA DOLINA, TRNOVO, BEŽIGRAJSKI DVOR, SP. ŠIŠKA	22	569	663	844	710
LAA BROD, ŠENTVID, PODUTIK, BOKALCI, DOLGI MOST	22	202	258	310	690
LAA RUDNIK	11	215	311	356	610

Notes:

- Data for the other local analysis areas is not shown because the sample size is too small for the calculation of statistical indicators.

The mean price for a residential building plot in the last year in Ljubljana was around EUR 310/m^2, and the mean sold land area was just under 700 square metres.

The price levels for land in the areas of Ljubljana is very similar to the price levels of residential properties in general. There were no market sales of residential building plots recorded in the area of "Centre". Building plots and developed plots for replacement construction were therefore the most expensive in the area "Rožna dolina, Trnovo, Bežigrajski dvor, Spodnja Šiška", where the mean price for land was around EUR 660/m^2. The most expensive plot sold was a 430 square metre plot for a replacement building in Mirje, occupied by a house from the twenties. The total sold amount was EUR 750,000, which is around EUR 1,700/m^2 of land.

Plot prices inside the Ljubljana ring road are only a little lower than in the centre of town and in the best locations close to the centre. Plot prices there are primarily influenced by the land area and building possibilities. Plots allowing for the construction of large multi-family blocks of flats and tower blocks with a high level of development can reach very high prices.

Outside of the ring road (in the suburbs) the prices of building plots are significantly lower, on average less than half the price.

PRICE MOVEMENTS

In the period since the last property price turn in 2015 the prices that have increased the most in Ljubljana were for flats in multi-family residential buildings. Their increase in the past five years was truly remarkable, as the prices have gone up almost 50 per cent. Somewhat less drastic, but still significant price increase was in residential house prices. Statistically, prices of residential building plots increase the least, however in popular urban locations they are still at a record high.

Table 16: Price movements for flats, houses, and residential building plots, MAA Ljubljana, by year compared to the previous year, from 2016 to 2020

PROPERTY TYPE	2015-2016	2016-2017	2017-2018	2018-2019	2019-2020
Flats	10%	15%	12%	2%	3%
Houses	7%	8%	9%	5%	4%
Building plots	0%	2%	16%	5%	4%

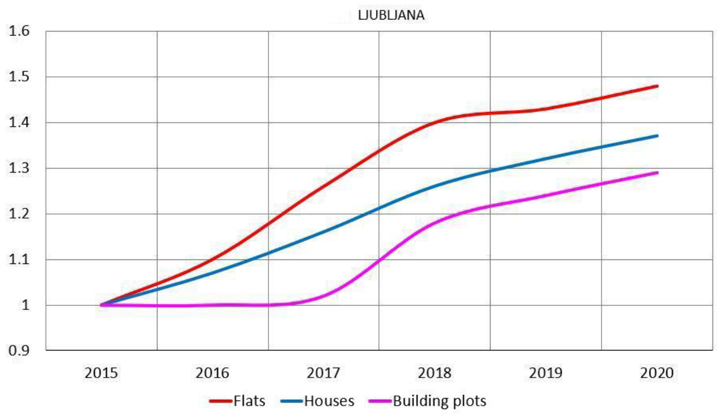
Prices in Ljubljana increased the most from 2016 to 2018, after which the growth stabilised. The epidemic further affected that in the last year. Up to 2018, house prices increased less steeply than prices for flats. In the last two years, their growth was also curtailed, but not as much as for flats.

Table 17: Price movements for flats, houses, and residential building plots, MAA Ljubljana, cumulatively by year from 2015 to 2020

PROPERTY TYPE	2015-2016	2015-2017	2015-2018	2015-2019	2015-2020
Flats	10%	26%	40%	43%	48%
Houses	7%	16%	26%	32%	37%
Building plots	0%	2%	18%	24%	29%

As opposed to residential property prices, residential building plot prices in Ljubljana have begun to grow and have sharply increased only in 2018 and after, when construction of residential buildings gained new momentum. The increase in the prices of building plots was also less strong in 2019 and 2020, which is along with large demand also due to a lack of suitable and high-quality plots available for immediate construction.

Image 16: Price movements for flats, houses, and residential building plots, MAA Ljubljana, from 2015 to 2020 (the bases are the prices in 2015)



MARIBOR

Considering the market characteristics and the differences in residential property prices, Maribor was divided into five local analysis areas (LAAs).

Image 17: Market analysis area (MAA) Maribor and local analysis areas (LAAs)

LAA »Centre« is the city centre and the urban city core, as well as prestigious locations like Koroška vrata and Tomšičev drevored under Piramida. Detached houses are usually over a hundred years old. They have lately been intensively renovated and turned into smaller "villa" blocks of flats. Multi-family residential buildings are also usually over a hundred years old; their renovation and restoration is relatively slow. Flats in multi-family residential buildings represent over 90 per cent of the housing stock in this area. Roads here are usually one-way and narrow, and there is a lack of parking spaces. Despite the shortcomings, the Centre is the most desirable residential location in Maribor, which is why the property values here are the highest.

LAA »Tabor, Nova vas« is the second most desirable residential location after the Centre, which is reflected in property values. It's a satellite settlement for Maribor, built during the largest boom of the industry in Maribor, mainly for the needs of the industry and the military from 1900–1990. In the north part of the area there are older, smaller blocks of flats and terraced houses, while in the south there is new construction, mainly large blocks of flats and only a few houses. Flats in multi-family residential buildings represent almost 90 per cent of the housing stock. The infrastructure in the area is quite good, however the area is located somewhat further away from the main traffic routes and the motorway.

LAA »Tezno, Podbrežje, Brezje, Zrkovci« is a satellite settlement that was built primarily for housing needs of workers employed in the Tezno industrial zone. The area also includes the agricultural area of Zrkovci. The majority of residential units here are flats in multi-family residential buildings, while most of the houses are at the periphery. Flats in multi-family residential buildings represent around 60 per cent, and residential houses make up 40 per cent of all residential units. Here, the construction standard for blocks of flats was a little lower than in Tabor, which is reflected in property values. However, because of its position close to the motorway and the main entrance points to the city, allowing for a good connection with Austria, the prices in the area have been increasing.

LAA »Studenci, Limbuš, Pekre« is an area with mainly residential houses, most of which were built between 1970 and 1990. Residential houses represent over 70 per cent of the housing stock. In the eighties and nineties, this was the most desirable residential location in Maribor. Because of economic obsolescence and small corresponding plots the value of houses in this area is decreasing. On the other hand there is high demand for building plots, in which regard this is the currently most expensive area in Maribor.

LAA »Košaki, Melje« is the area where property values are the lowest in all of Maribor. In the central area there are mainly residential houses built in the eighties on terraced land on a fairly steep slope. Residential houses represent more than half of the housing stock. In the south part the area is degraded because of failed industry.

HOUSING STOCK AND SALES VOLUMES

In Maribor, 36,000 flats in multi-family residential buildings and around 13,000 residential houses are recorded, which represents around 13 per cent of the total Slovenian housing stock. Almost 80 per cent of the stock are detached houses and 20 per cent are semi-detached and terraced houses.

Table 18: Number of recorded parts of buildings (stock) and the number of recorded sales of flats and houses, MAA Maribor by local analysis area, 2020

ANALYSIS AREA	Flats – stock	Flats – sales No	Houses – stock	Houses – sales No
MAA MARIBOR	**35,650**	**1,018**	**12,729**	**236**
LAA TABOR, NOVA VAS	16,207	451	2,027	46
LAA CENTRE	10,045	280	859	23
LAA TEZNO, PODBREŽJE, BREZJE, ZRKOVCI	7,235	197	5,123	75
LAA STUDENCI, LIMBUŠ, PEKRE	1,400	54	3,810	61
LAA KOŠAKI, MELJE	763	36	910	31

The growth in demand for residential property after 2015 in Maribor was not as linear as in Ljubljana. The number of realised transactions for flats and houses in Maribor has therefore varied considerable over the past five years. It was not until 2019 that a strong and clear growth trend was established in the number of residential property transactions; however, this was broken last year by the epidemic, so the drop in the number of residential property transactions was even stronger than in Ljubljana.

Variations in the number of residential building plot transactions were even larger; however, much like in Ljubljana, it is also evident in Maribor that a new construction cycle has begun, albeit somewhat later, and that the demand for building plots is increasing; like in Ljubljana, the supply of plots in the city is limited.

Table 19: The number and sold land area of residential building plots, MAA Maribor by local analysis area, 2020

ANALYSIS AREA	Number	Area [ha]
MAA MARIBOR	**126**	**5.98**
LAA TEZNO, PODBREŽJE, BREZJE, ZRKOVCI	46	1.87
LAA STUDENCI, LIMBUŠ, PEKRE	45	1.78
LAA KOŠAKI, MELJE	16	1.94
LAA CENTRE	10	0.13
LAA TABOR, NOVA VAS	9	0.26

There are several larger and a number of smaller residential projects ongoing in terms of new construction for the market; most of these will be completed by 2022. New flats and houses that have been entering the market since 2019 have been selling relatively well. The majority of units currently under construction have already been reserved. At least 400 new flats in multi-family residential buildings and at least 150 residential houses are expected to enter the Maribor market in the next few years.

MARKET PRICES

Prices in our second largest city, which consequently also has the second largest property market, have traditionally been on average at least half lower than those in the capital. This difference has only increased after the turn in the prices in 2015, because the prices in Maribor grew significantly slower than in Ljubljana.

Table 20: Prices and characteristics of flats sold on the secondary market, MAA Maribor by local analysis area, 2020

ANALYSIS AREA	Sample Size	Price €/m² (25. percentile)	Price €/m² (median)	Price €/m² (75. percentile)	Year of	Useful floor area (median)
MAA MARIBOR	**770**	**1,230**	**1,400**	**1,610**	**1971**	**52**
LAA TABOR, NOVA VAS	359	1,240	1,390	1,590	1974	52
LAA CENTRE	218	1,260	1,480	1,710	1960	56
LAA TEZNO, PODBREŽJE, BREZJE, ZRKOVCI	155	1,180	1,350	1,520	1975	48
LAA STUDENCI, LIMBUŠ, PEKRE	23	1,260	1,570	1,900	2002	58
LAA KOŠAKI, MELJE	15	1,000	1,110	1,430	1948	65

After some years of moderate growth the market prices for flats in Maribor reached record values last year despite the epidemic. The mean price for a used flat in a multi-family residential building was EUR 1,400/m². Prices in the area "Studenci, Limbuš, Pekre" were the highest, where the mean price reached the limit of EUR 1,600/m²; on average, larger and newer apartments were sold here. The majority of flats sold here in last year were sold for a price between EUR 1,250 and 1,900/m². Only the prices in the area of the Centre were higher than the average. The majority of flats sold here were sold for a price between EUR 1,250 and 1,750/m². The most expensive flat sold last year was in the area "Tezno, Pobrežje, Brezje, Zrkovci". The net price for the flat was EUR 1,750/m² of useful floor area. The 45-square-metre ground floor flat with a garden and a garage, built in 2005, was sold for EUR 125,000.

Prices for flats were the lowest in the area "Košaki, Tezno", where there were relatively few sales and the oldest and largest flats were sold. Prices here were around 30 per cent lower than in the most expensive area. The majority of flats were sold for a price between EUR 1,000 and 1,450/m².

The lowest prices for new flats (including VAT and a parking space) in Maribor in the last year were around EUR 1,750/m², and the highest between EUR 2,500 and 2,900/m².

Table 21: Prices and characteristics of houses sold on the secondary market, MAA Maribor by local analysis area, 2020

ANALYSIS AREA	Sample Size	Price € (25. percentile)	Price € (median)	Price € (75. percentile)	Year of construction (median)	House size (median)	Land area (median)
MAA MARIBOR	**125**	**97,000**	**130,000**	**160,000**	**1967**	**170**	**490**
LAA STUDENCI, LIMBUŠ, PEKRE	39	113,000	140,000	162,000	1975	185	530
LAA TEZNO, PODBREŽJE, BREZJE, ZRKOVCI	37	75,000	104,000	130,000	1967	137	410
LAA TABOR, NOVA VAS	26	98,000	136,000	165,000	1959	166	370
LAA KOŠAKI, MELJE	13	100,000	130,000	135,000	1968	181	690
LAA CENTRE	10	226,000	258,000	374,000	1963	225	490

The mean price for a residential house in 2020 in Maribor was EUR 130,000. The mean year of construction for sold houses was 1967, the mean house size was 170 square metres, and the mean surface area of the accompanying land was 490 square metres.

Prices were the highest in the Centre, where the mean house price was almost EUR 260,000, and the size of the sold houses was the largest. The most expensive sale of last year was recorded here, despite the low total number of sales. A modern house built in 2013 sized over 600 square metres with around 900 square metres of land was sold for EUR 790,000.

House prices in other areas were not significantly different than the average. The majority of houses were sold for a price between EUR 100,000 and 165,000. Above-average prices were found only in the area "Tezno, Pobrežje, Brezje, Zrkovci", where the majority of the houses last year were sold for a price between EUR 70,000 and 130,000.

Table 22: Prices and characteristics of sold residential building plots, MAA Maribor by local analysis area, 2020

ANALYSIS AREA	Sample Size	Price €/m^2 (25. percentile)	Price €/m^2 (median)	Price €/m^2 (75. percentile)	Land area (median)
MAA MARIBOR	**42**	**65**	**79**	**123**	**630**
LAA STUDENCI, LIMBUŠ, PEKRE	21	67	107	129	580
LAA TEZNO, PODBREŽJE, BREZJE, ZRKOVCI	16	58	74	84	610

Notes:

- *Data for analysis areas "Tabor, Nova vas", "Košaki, Melje", and "Centre" is not shown because the sample size is too small for the calculation of statistical indicators.*

The mean price in the previous year for a residential building plot in Maribor was EUR 65/m2, and the mean size of the sold plots was 630 square metres. The most expensive plot in the size of around 300 square metres was sold in the "Studenci, Limbuš, Pekre" area for EUR 240/m2.

The number of market sales of residential building plots in Maribor was not large enough for a complete statistical analysis of their price levels by area. Much like in other larger cities, plot prices in Maribor are usually the highest in the most desirable urban locations, where there are almost no empty building plots and only replacement construction is possible on plots with existing buildings.

PRICE MOVEMENTS

Much like everywhere else in the country, the prices for residential properties and residential building plots in Maribor have significantly increased.

Table 23: Price movements for flats, houses, and residential building plots, MAA Maribor, by year compared to the previous year, from 2016 to 2020

PROPERTY TYPE	2015-2016	2016-2017	2017-2018	2018-2019	2019-2020
Flats	5%	7%	12%	7%	3%
Houses	1%	2%	8%	9%	4%
Building plots	4%	8%	11%	-2%	-3%

Residential property prices in Maribor have grown the most in 2018, when the price increase in Ljubljana had already begun to stabilise. The growth price in Maribor in the last year was also a bit less pronounced.

Prices for residential building plots have also grown the most in 2018, followed by two years of slight decreases, which is largely because of an increasingly smaller supply of suitable plots

Table 24: Price movements for flats, houses, and residential building plots, MAA Maribor, cumulatively by year from 2015 to 2020

PROPERTY TYPE	2015-2016	2015-2017	2015-2018	2015-2019	2015-2020
Flats	5%	13%	27%	36%	39%
Houses	1%	3%	11%	21%	26%
Building plots	4%	13%	25%	23%	19%

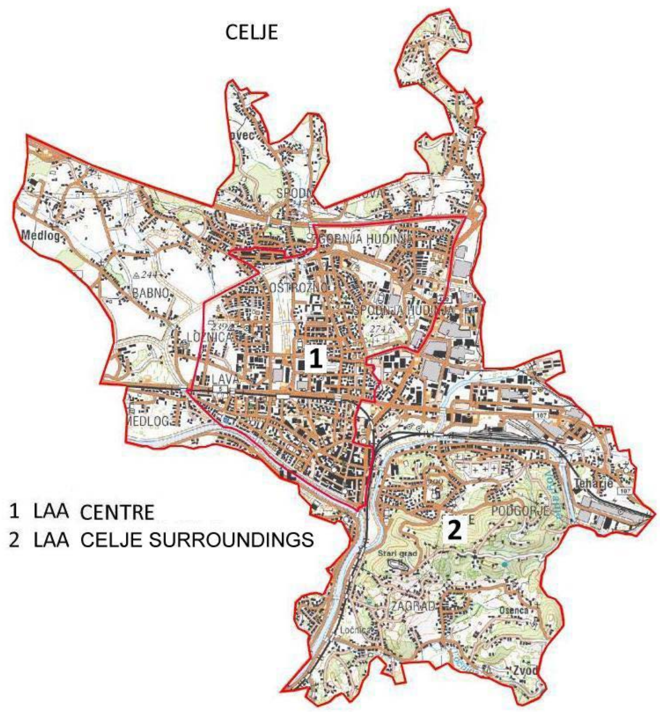
The growth of prices for flats in multi-family residential buildings in Maribor in the last five years matched the Slovenian average. The growth of prices for residential houses was somewhat above the Slovenian average, while the growth of prices for residential building plots was well below the average because of the price drop in the last two years.

Image 18: Price movements for flats, houses, and residential building plots, MAA Maribor, from 2015 to 2020 (the bases are the prices in 2015)

CELJE

Considering the market characteristics and the differences in residential property prices, Celje was split into two local analysis areas (LAAs).

Image 19: Market analysis area (MAA) Celje and local analysis areas (LAAs)



LAA »Centre« includes the old city core of Celje, where most of the houses are multi-family residential buildings built a hundred or more years ago. There are no single-family houses here. The buildings are grouped closely together, with either no land or with an inner courtyard. There are many commercial and administrative buildings. In addition to the old city core, the area also includes residential neighbourhoods (Otok, Lava, Ostrožno, Hudinja) with many single-family houses, terraced houses, and blocks of flats. Houses there are newer, built mostly after 1960 and partially after 1980, with some completely new houses. Blocks of flats built after 2010 (Ostrožno) are also located here. Each neighbourhood has several smaller commercial buildings, mainly grocery shops. The locations within the area are about equally desirable. All the public and administrative infrastructure is easily accessible in the old city core (library, music school, health centre, hospital, municipality, administrative unit, court, parks, etc.)The streets in the old city core are well-kept, newly paved, with a number closed for traffic; parking is well-organised and accessible. Other locations within the area have other advantages (easier parking, calm environment, more green spaces, etc.)Comparable residential properties in the area of LAA Centre are usually valued higher than in the LAA Centre Surroundings.

LAA »Centre Surroundings« encompasses the former villages that have become the suburbs of Celje. The majority of buildings are single-family houses with a garden, some are newly constructed smaller multi-family blocks of flats, however there are almost no flats in large multi-family residential buildings in this area. Several smaller farms remain in this area. The age of the buildings varies from hundred-year-old farmhouses to buildings built after 1960, many also after 1980, and some completely new modern houses. The terrain is very dynamic; the locations in raised areas offer beautiful views, and the only flat parts are in the west. There are no significant differences regarding the desirability of the microlocations within the area.

HOUSING STOCK AND SALES VOLUMES

Around 18,000 residential units are recorded in the Celje area (around 14,000 flats in multi-family residential buildings and around 4,000 residential houses), which is just under one per cent of the total Slovenian housing stock. In Celje, 75 per cent of the stock are detached houses and 25 per cent are semi-detached and terraced houses.

Table 25: Number of recorded parts of buildings (stock) and the number of recorded sales of flats and houses, MAA Celje by local analysis area, 2020

ANALYSIS AREA	Flats – stock	Flats – sales No	Houses – stock	Houses – sales No
MAA CELJE	**12,915**	**393**	**5,156**	**94**
LAA CENTRE	11,995	373	2,121	40
LAA CELJE SURROUNDINGS	920	20	3,035	54

Much like in Maribor, the number of realised residential property transactions in Celje has been varying significantly since 2015, which indicates that the growth in demand was not as fast as for example in Ljubljana. The demand and consequently the number of transactions for flats and houses in Celje has increased the most in 2018, when prices also rose significantly. However, the following year a sizeable drop in the number of residential property transactions was recorded in Celje. Last year the number of transactions for flats in multi-family residential buildings has stagnated, however the number of transactions for residential houses has increased despite the epidemic.

The number of realised transactions for residential building plots indicates that in the last few years along with the usual lack of supply of suitable building plots in the city, the market demand for new flats in Celje is for now smaller than for example in Maribor or Kranj, not to mention Ljubljana or Koper.

Table 26: The number and sold land area of residential building plots, MAA Celje by local analysis area, 2020

ANALYSIS AREA	Number	Area [ha]
MAA CELJE	**33**	**3.19**
LAA CENTRE	20	2.43
LAA CELJE SURROUNDINGS	13	0.76

Because of the municipal project “Dečkovo naselje”, where around 140 non-profit flats were built, the market in Celje in the last year has had almost as many non-profit flats as flats for the market. Around 80 flats in multi-family residential buildings have entered the market in the previous and current year, the majority of which sold fast. Around 120 market flats are currently under construction in Celje, expected to enter the market by the end of the year.

MARKET PRICES

Residential property prices in Celje have traditionally been very similar to those in Maribor, i.e. about half the price of those in Ljubljana. Even after the turn in residential property prices in 2015 the prices in Celje and Maribor have moved similarly and remained at about the same level.

Table 27: Prices and characteristics of flats sold on the secondary market, MAA Celje by local analysis area, 2020

ANALYSIS AREA	Sample Size	Price €/m^2 (25. percentile)	Price €/m^2 (median)	Price €/m^2 (75. percentile)	Year of construction (median)	Useful floor area (median)
MAA CELJE	**229**	**1,270**	**1,450**	**1,630**	**1970**	**51**
LAA CENTRE	224	1,270	1,460	1,630	1971	51

Notes:

- *Data for the local analysis area “Celje Surroundings” is not shown because the sample size is too small for the calculation of statistical indicators.*

Prices for flats in multi-family residential buildings in Celje in the previous year have, like in Maribor, reached record levels for the first time since 2008. The mean price for a used flat was EUR 1,450/m^2, which is 50 euros more than in Maribor, while the range of prices for sold flats was very similar to that in Maribor. Used flats in Celje were usually sold for a price between EUR 1,250 and 1,650/m^2. The most expensive flat sold last year was a studio just over 30 square metres in size in a building from 1986, which was sold in the centre of Celje for EUR 2,270/m^2.

The average price for a new flat (with VAT) last year in Celje was around EUR 2,100/m^2.

Table 28: Prices and characteristics of houses sold on the secondary market, MAA Celje by local analysis area, 2020

ANALYSIS AREA	Sample Size	Price € (25. percentile)	Price € (median)	Price € (75. percentile)	Year of construction (median)	House size (median)	Land area (median)
MAA CELJE	**57**	**90,000**	**129,000**	**168,000**	**1965**	**180**	**470**
LAA CELJE SURROUNDINGS	33	80,000	120,000	170,000	1965	190	530
LAA CENTRE	24	99,000	130,000	150,000	1965	175	440

In Celje, the mean price for a residential house last year was almost EUR 130,000, which is almost the same as in Maribor. The mean year of construction for sold houses was 1965, the mean house size was 190 square metres, and the mean surface area of the accompanying land was 530 square metres. The majority of houses in Celje were sold for a price between EUR 90,000 and 170,000; most of the houses in the surroundings were sold for a price between EUR 95,000 and 150,000. The most expensive recorded sale of a house in the previous year was for a 270 square metre house with around 1,150 square metres of accompanying land built in 1960, which was sold in the Celje Surroundings area for EUR 270,000.

Table 29: Prices and characteristics of sold residential building plots, MAA Celje by local analysis area, 2020

ANALYSIS AREA	Sample Size	Price €/m^2 (25. percentile)	Price €/m^2 (median)	Price €/m^2 (75. percentile)	Land area (median)
MAA CELJE	**17**	**65**	**95**	**105**	**1,030**
LAA CENTRE	11	86	100	108	1,070

Notes:

- *Data for the local analysis area "Celje Surroundings" is not shown because the sample size is too small for the calculation of statistical indicators.*

The total number of transactions was low; the mean price in the previous year for a residential building plot in the area of Celje was EUR 95/m^2, and the mean size of the sold plots was 630 square metres.

The most expensive building plot was sold in the city area for around EUR 160/m^2. The sale was for a plot the size of around 1,250 square metres, which was previously occupied by an old villa demolished before the sale.

PRICE MOVEMENTS

As elsewhere, residential property and residential building plot prices in Celje have grown significantly from 2015 to 2020. However, the increase in residential property prices in Celje was the least steep of the five largest Slovenian cities.

Table 30: Price movements for flats, houses, and residential building plots, MAA Celje, by year compared to the previous year, from 2016 to 2020

PROPERTY TYPE	2015–2016	2016–2017	2017–2018	2018–2019	2019–2020
Flats	4%	4%	8%	7%	7%
Houses	1%	2%	6%	7%	3%
Building plots	3%	2%	7%	11%	7%

Prices for flats in multi-family residential buildings in Celje have only begun to increase more in 2018; the epidemic has not curtailed their growth in the previous year.

The increase in residential house prices was similar to Maribor. House prices were practically stagnant in 2016 and 2017, then grew significantly in 2018 and 2019, and stabilised in the previous year.

Over the last five years, the growth trend for residential building plot prices in Celje was very similar to the price growth for flats. The epidemic has also not had a visible impact on the growth of residential building plot prices.

Table 31: Price movements for flats, houses, and residential building plots, MAA Celje, cumulatively by year from 2015 to 2020

PROPERTY TYPE	2015–2016	2015–2017	2015–2018	2015–2019	2015–2020
Flats	4%	8%	18%	26%	35%
Houses	1%	3%	10%	17%	21%
Building plots	3%	5%	12%	25%	33%

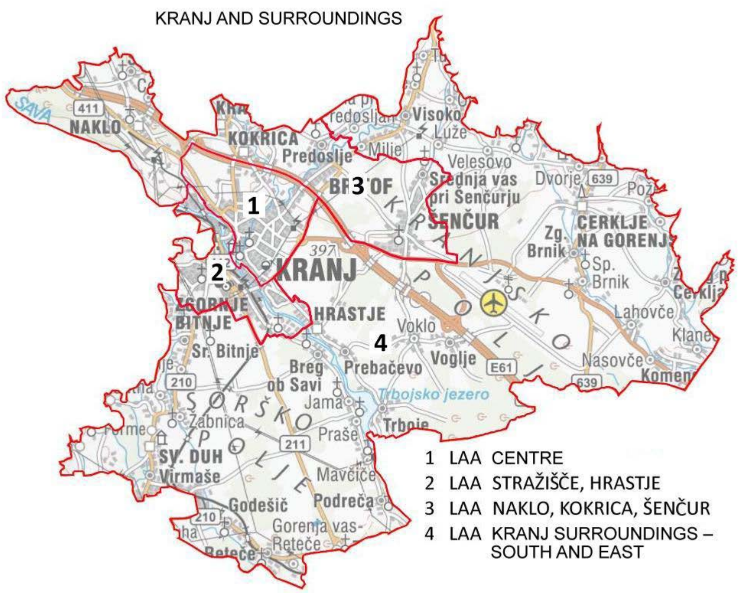
Compared to the price increases on the country level since 2015, the price growth for flats and houses in the area of Celje was above the average, and the growth of prices for residential building plots was below the average.

Image 20: Price movements for flats, houses, and residential building plots, MAA Celje, from 2015 to 2020 (the bases are the prices in 2015)

KRANJ AND SURROUNDINGS

Considering the market characteristics and the differences in residential property prices the market analysis area "Kranj and Surroundings" was divided into four local analysis areas (LAAs).

Image 21: Market analysis area (MAA) Kranj and Surroundings and local analysis areas (LAAs)



LAA »Centre« is the urban centre of Kranj. It encompasses the old town centre, the administrative and residential part, and the areas Zlato polje, Planina, and Primskovo. The oldest buildings in the old own centre were built between the 14th and the 19th century, however most were built after World War II. Intense renovation of the older buildings has been ongoing for the past decade in the most condensed area, with some new construction in plots where older houses have been demolished. Even though residential properties are close together, there are still enough green areas, infrastructure, and shopping centres. That is one of the reasons why this area is among the most desirable for buying residential property. Flats in multi-family residential buildings represent around 60 per cent, and residential houses make up around 40 per cent of all residential units.

LAA »Stražišče, Hrastje« is a residential and industrial part of Kranj between the strict city centre and the rural west surroundings of the city. The prevalent building types here are one- and two-storey buildings, with the exception of the Drulovka blocks of flats. Residential houses represent three quarters of the housing stock. The majority of residential buildings were built in the mid-sixties. New buildings are an exception rather than the rule. The area is well-connected to the centre and the shopping centres with traffic routes.

LAA »Naklo, Kokrica, Šenčur« is the area of Kranj with most ongoing development. Because of its good road connections, relative proximity to the centre of Kranj, and good access to the Gorenjska motorway, this has been the most desirable area in the past decade to buy plots for the building of new residential and residential-commercial buildings. Residential houses, built largely in the sixties, represent almost 90 per cent of all units in this area.

LAA »South and East Kranj Surroundings« is a completely rural area characterised by very dispersed habitation, and where there are practically no flats in multi-family residential buildings. The area includes the Sorško plain with dispersed villages, areas of Vokel and Vogelj, as well as the wider surroundings of Cerkle to Preddvor. The settlement undergoing the most development in this area is Cerklje na Gorenjskem, where there are currently also the most plots available for the building of houses. The largest project in this area is currently the new construction of the commercial-warehousing complex and accompanying facilities for the Jože Pučnik Airport.

HOUSING STOCK AND SALES VOLUMES

Around 27,400 residential units are recorded in the area of Kranj and Surroundings, of which around 11,400 are flats in multi-family residential buildings and around 16,000 are residential houses. Kranj is therefore in third place among Slovenian cities in terms of the housing stock, behind Ljubljana and Maribor.

Eighty-seven per cent of the stock in this area are detached houses and 13 per cent are semi-detached and terraced houses.

Table 32: Number of recorded parts of buildings (stock) and the number of recorded sales of flats and houses, MAA Kranj and Surroundings, by local analysis area, 2020

ANALYSIS AREA	Flats – stock	Flats – sales No	Houses – stock	Houses – sales No
MAA KRANJ AND SURROUNDINGS	**11,430**	**262**	**15,932**	**150**
LAA CENTRE	9,520	227	2,077	27
LAA STRAŽIŠČE, HRASTJE	943	14	2,883	24
LAA NAKLO, KOKRICA, ŠENČUR	484	10	4,017	35
LAA KRANJ SURROUNDINGS – SOUTH AND EAST	483	11	6,955	64

In the previous year, the number of transactions for flats in multi-family residential buildings in the area “Kranj and Surroundings” compared to the “pre-corona” year 2019 has decreased by almost a quarter, while the number of transactions for houses has actually increased, by around 15 per cent.

Demand for residential building plots in Kranj and consequently the number of such transactions has jumped drastically in 2017 and has remained at about the same level until and including last year.

Table 33: The number and sold land area of residential building plots, MAA Kranj and Surroundings, by local analysis area, 2020

ANALYSIS AREA	Number	Area [ha]
MAA KRANJ AND SURROUNDINGS	**125**	**11.15**
LAA KRANJ SURROUNDINGS – SOUTH AND EAST	68	3.08
LAA STRAŽIŠČE, HRASTJE	24	3.55
LAA CENTRE	20	3.42
LAA NAKLO, KOKRICA, ŠENČUR	13	1.10

There are no major multi-family projects currently underway in Kranj and Surroundings despite the growing demand. In the previous year, around 30 residential units entered the market, mainly in multi-family residential buildings. Most of these were already reserved during construction or sold relatively quickly.

This year, a further 30 are supposed to be completed for sale on the market in Kranj and Surroundings, with another 30 to 40 new residential units expected in the following two years.

MARKET PRICES

In the last years the prices for residential properties in the area of Kranj have risen high above the Slovenian average, which is mainly the result of a large demand for flats because of the relative proximity of the capital.

Table 34: Prices and characteristics of flats sold on the secondary market, MAA Kranj and Surroundings, by local analysis area, 2020

ANALYSIS AREA	Sample Size	Price €/m² (25. percentile)	Price €/m² (median)	Price €/m² (75. percentile)	Year of construction (median)	Useful floor area (median)
MAA KRANJ AND SURROUNDINGS	**171**	**1,990**	**2,270**	**2,570**	**1975**	**54**
LAA CENTRE	148	2,020	2,310	2,580	1976	52
LAA STRAŽIŠČE, HRASTJE	11	1,780	2,090	2,260	1979	55

Notes:

- *Data for the local analysis areas "Naklo, Kokrica, Šenčur" and "Kranj Surroundings – South and East" is not shown because the sample size is too small for the calculation of statistical indicators.*

Like in 2019, prices for flats in Kranj have once again reached record levels in the last year. The mean price for a used flat was almost EUR 2,300/m², which is about a quarter less than in Ljubljana. The most expensive used flat was sold in the centre of Kranj. The 90-square-meter flat built in 2012 with three garages was sold for EUR 335,000. The net price for the flat was EUR 3,740/m² of useful floor area.

The majority of flats in the Centre were sold for prices ranging from EUR 2,000 to 2,600/m²; prices in "Stražišče, Hrastje" were between EUR 1,700 and 2,300/m². In the remaining two local areas the turnover of flats in multi-family residential buildings was negligible.

Table 35: Prices and characteristics of houses sold on the secondary market, MAA Kranj and Surroundings, by local analysis area, 2020

ANALYSIS AREA	Sample Size	Price € (25. percentile)	Price € (median)	Price € (75. percentile)	Year of construction (median)	House size (median)	Land area (median)
MAA KRANJ AND SURROUNDINGS	**52**	**148,000**	**192,000**	**224,000**	**1972**	**192**	**420**
LAA KRANJ SURROUNDINGS – SOUTH AND EAST	22	142,000	181,000	229,000	1979	159	600
LAA CENTRE	12	192,000	200,000	225,000	1967	196	330
LAA NAKLO, KOKRICA, ŠENČUR	11	149,000	192,000	224,000	1972	191	580

Notes:

- *Data for the local analysis area "Stražišče, Hrastje" is not shown because the sample size is too small for the calculation of statistical indicators.*

In Kranj and Surroundings the mean price for a residential house last year was a little over EUR 190,000. The mean year of construction for sold houses was 1972, the mean house size was 190 square metres, and the mean surface area of the accompanying land was around 420 square metres. The majority of houses were sold for a price between EUR 150,000 and 230,000. The most expensive house on the free market was sold for EUR 300,000 in the "Kranj Surroundings – South and East", close to Škofja Loka. The house was built in 2008, is about 260 square metres in size, and has almost 600 square metres of accompanying land.

In the previous year, the majority of houses in the area of the Centre were sold for prices between EUR 190,000 and 230,000, in the area of "Naklo Stražišče, Šenčur" for prices between EUR 140,000 and 230,000, and in the area of "Kranj Surroundings – South and East" for between EUR 150,000 and 230,000.

Residential houses in the area "Naklo, Kokrica, Šenčur" were on average about 5 per cent cheaper last year than in the Centre; in the latter area the houses sold were the largest with the least accompanying land. In the areas "Kranj Surroundings – South and East" and "Stražišče, Hraste" the prices for houses were around 10 per cent lower than in the centre of Kranj.

Compared to Ljubljana, residential houses in the area of Kranj and Surroundings were around 35 per cent cheaper last year.

Table 36: Prices and characteristics of sold residential building plots, MAA Kranj and Surroundings, by local analysis area, 2020

ANALYSIS AREA	Sample Size	Price €/m² (25. percentile)	Price €/m² (median)	Price €/m² (75. percentile)	Land area (median)
MAA KRANJ AND SURROUNDINGS	**44**	**115**	**130**	**150**	**630**
LAA KRANJ SURROUNDINGS – SOUTH AND EAST	28	101	119	135	690

Notes:

- *Data for the remaining local analysis areas is not shown because the sample size is too small for the calculation of statistical indicators.*

The mean price for a residential building plot in the area of Kranj and Surroundings was EUR 130/m² in the previous year. More than half of the plots were sold for a price between EUR 110 and 150/m². The mean size of a sold plot was over 600 square metres.

The most expensive plot in the size of around 700 square metres was sold in the Centre for EUR 290/m². The plot has a permit for the construction of a multi-family residential building.

PRICE MOVEMENTS

Steady growth of demand for residential properties and residential building plots, and especially for flats in multi-family residential buildings was recorded in the area of Kranj and its immediate surroundings in the last five years. That has caused this area to experience one of the steepest increases in prices for flats in the country since 2016.

Table 37: Price movements for flats, houses, and residential building plots, MAA Kranj and Surroundings, by year compared to the previous year, from 2016 to 2020

PROPERTY TYPE	2015–2016	2016–2017	2017–2018	2018–2019	2019–2020
Flats	4%	8%	12%	9%	6%
Houses	-2%	7%	10%	5%	5%
Building plots	-1%	-2%	3%	7%	7%

Since 2015 the increase in prices for flats in multi-family residential buildings in the area of Kranj was second only to Ljubljana. Prices of flats jumped in 2017, followed by accelerating growth in the two years after that, and a slight deceleration in the last year, similarly to the majority of other areas in the country.

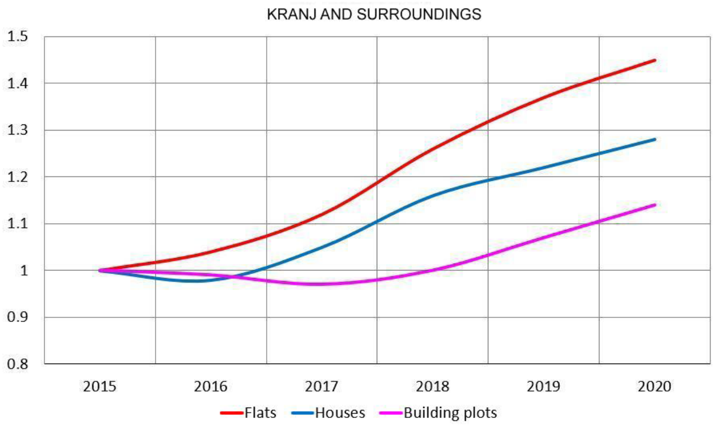
The increase in prices of residential houses was also above the average, although it was not as drastic as for flats. Prices of houses began to grow later, reached their peak in 2018, and have stabilised in the last year much like prices for flats.

Table 38 Price movements for flats, houses, and residential building plots, MAA Kranj and Surroundings, cumulatively by year from 2015 to 2020

PROPERTY TYPE	2015–2016	2015–2017	2015–2018	2015–2019	2015–2020
Flats	4%	12%	26%	37%	45%
Houses	-2%	5%	16%	22%	28%
Building plots	-1%	-3%	0%	7%	14%

Demand for residential building plots in the area of Kranj begun to increase relatively late. That is why prices for building plots have not noticeably increased until 2019. Their accelerated growth has continued throughout last year despite the epidemic.

Image 22: Price movements for flats, houses, and residential building plots, MAA Kranj and Surroundings, from 2015 to 2020 (the bases are the prices in 2015)



THE COAST

Based on the market characteristics and the differences in residential property prices the Coast was divided into seven local analysis areas including Koper, which is the fifth largest Slovenian city by population. As a rule, the value of residential properties are residential building plots by area decreases with distance from the sea.

Image 23: Market analysis area (MAA) the Coast and local analysis areas (LAAs)

LAA Koper includes the old town centre with housing stock aged one hundred years and more, as well as the newer areas of Markovec, Semedela, Olmo, and Šalara, where construction began in the sixties and seventies. Flats in multi-family residential buildings represent almost three quarters of the housing stock. The value of old flats in the old town centre is approaching the values of flats in the newer parts of Koper, because of the recently growing demand for flats in the city centre for holiday purposes or for renting to tourists.

LAA »Piran, Portorož« is Slovenia's most fashionable coastal tourist area, which is why the residential property and building plot values in this area are the highest. One- or two-family homes are the most predominant in this area. In the area of Lucija there are also some blocks of flats, built in the eighties and nineties. Lately, more and more semi-detached houses and smaller "villa" blocks of flats are being built here.

LAA Izola encompasses the old town centre and newer settlements with blocks of flats and detached houses. The area ends at the Izola bypass. Over three quarters of the housing stock are flats in multi-family residential buildings built after 1960. Because of buyers from central Slovenia and from abroad, the property values in the area of Izola have been slowly approaching those in Portorož and Piran over the last few years.

LAA Ankaran is a relatively homogenous area with residential buildings built in the seventies and eighties. The vast majority of the housing stock are flats in multi-family residential buildings. Because the municipality's aversion towards larger new construction, the last large multi-family residential building here was built in 2009. Property prices here are also steadily increasing due to its coastal location, and are not negatively affected even by the proximity of the Port of Koper.

LAA »Sečovlje, Malija, Korte, Šared, Strunjan, Gažon« is a hilly area behind the densely populated coastal area. The housing stock is dispersed in villages. It comprises hundred-year-old and even older houses, as well as houses built in the seventies and eighties.

LAA »Hrvatini, Škofije, Prade« is an area with mainly detached houses that were originally concentrated in individual villages in the areas behind the Coast. In the last few years construction here has widely expanded, so in some places there are no more clear boundaries between villages. The area is increasingly becoming a suburb of Koper, and has good connections with the city. Because the landscape is mainly south facing and hilly, it has good views of the sea and good sunlight even in the winter, which cannot be said for other parts of the Coast, with the exception of Ankaran. Good access to the motorway is another advantage. Due to all the listed advantages of the location, the property values in this area have been increasing.

LAA »Vanganel, Marezige« is an area of dispersed detached houses, where more and more inhabitants of Koper are moving. Old villages are expanding through new construction, and the demand is high. It is slowly becoming a suburb of Koper; the improved road connections make the daily commute from this area much easier. Because there are no sea views, the area is not as attractive to non-local buyers, which is why the residential property values are lower than in the other areas at the Coast.

HOUSING STOCK AND SALES VOLUMES

Over 40,000 residential units are recorded in the Coast area. Fifty-six per cent of these are flats in multi-family residential buildings, and 44 per cent are residential houses. The Coast is in third place after Ljubljana and Maribor of all the market analysis areas by the share of flats in multi-family residential buildings Forty-six per cent of residential houses are terraced or semi-detached houses, which is by far the highest share among all market analysis areas.

Table 39: Number of recorded parts of buildings (stock) and the number of recorded sales of flats and houses, MAA the Coast, by local analysis area, 2020

ANALYSIS AREA	Flats – stock	Flats – sales No	Houses – stock	Houses – sales No
MAA THE COAST	**22,800**	**565**	**17,861**	**176**
LAA KOPER	8,527	255	3,176	39
LAA PIRAN, PORTOROŽ	5,902	133	3,255	33
LAA IZOLA	5,394	91	1,630	17
LAA HRVATINI, ŠKOFIJE, PRADE	1,167	36	4,479	40
LAA ANKARAN	953	21	525	4
LAA SEČOVLJE, MALIJA, KORTE, ŠARED, STRUNJAN, GAŽON	601	18	2,625	26
LAA VANGANEL, MAREZIGE	256	11	2,171	17

In the previous year, the number of transactions for flats in multi-family residential buildings at the Coast has decreased by 30 per cent; transactions for residential houses and residential building plots have decreased by around a quarter. It seems that the Coast is the area where the epidemic had the biggest impact on the sales of residential properties and residential building plots, however the decrease in the number of transactions is largely because of a decrease in supply. Supply was still relatively large in 2019 because the last stock of flats were being sold and the last of the projects that had been halted by the crisis were being completed.

Table 40: The number and sold land area of residential building plots, MAA the Coast, by local analysis area, 2020

ANALYSIS AREA	Number	Area [ha]
MAA THE COAST	**121**	**7.91**
LAA HRVATINI, ŠKOFIJE, PRADE	38	1.46
LAA VANGANEL, MAREZIGE	27	2.01
LAA SEČOVLJE, MALIJA, KORTE, ŠARED, STRUNJAN, GAŽON	25	2.32
LAA PIRAN, PORTOROŽ	15	0.71

After the sale of the flats built by the new investors who finished the residential projects started by construction companies that went out of business in the last crisis, there have been no new large residential building projects at the Coast. Most of the construction for the market is for terraced houses or individual smaller multi-family buildings.

MARKET PRICES

The Coast is an area where the prices have traditionally been high because of the sea and its attractiveness to tourists.

Table 41: Prices and characteristics of flats sold on the secondary market, MAA the Coast, by local analysis area, 2020

ANALYSIS AREA	Sample Size	Price €/m² (25. percentile)	Price €/m² (median)	Price €/m² (75. percentile)	Year of construction (median)	Useful floor area (median)
MAA THE COAST	**281**	**2,160**	**2,500**	**2,760**	**1975**	**55**
LAA KOPER	124	2,200	2,490	2,710	1974	57
LAA PIRAN, PORTOROŽ	65	2,330	2,660	2,990	1972	54
LAA IZOLA	54	2,090	2,500	2,750	1972	51
LAA ANKARAN	14	2,340	2,620	2,990	1987	58
LAA HRVATINI, ŠKOFIJE, PRADE	10	1,820	1,990	2,180	1985	59

Notes:

- *Data for local analysis areas "Vanganel, Marezige" and "Sečovlje, Malija, Korte, Šared, Strunjan, Gažon" is not shown because the sample size is too small for the calculation of statistical indicators.*

Prices of flats in multi-family residential buildings in the area of the Coast have only reached the record values from 2008 in the last year, however they continue to lag behind the prices in the capital.

As before, the most expensive prices of flats at the Coast were in Piran and Portorož. The mean price for a used flat was close to EUR 2,700/m². The highest reached price for a flat was EUR 5,450/m². That was the price for a flat in Piran (Punta) sized 40 square metres and built in 2005. The majority of flats in the "Piran, Portorož" area were sold for a price between EUR 2,300 and 3,000/m².

In other coastal towns and in Koper the prices of flats were cheaper by around 5 per cent on average. The majority of flats were sold for a price between EUR 2,100 and 3,000/m². In the areas behind the coast ("Hrvatini, Škofije, Prade" and "Vanganel, Marezige") the prices of flats were around a quarter lower, the majority last year were sold for between EUR 1,800 and 2,200/m².

Table 42: Prices and characteristics of houses sold on the secondary market, MAA the Coast, by local analysis area, 2020

ANALYSIS AREA	Sample Size	Price € (25. percentile)	Price € (median)	Price € (75. percentile)	Year of construction (median)	House size (median)	Land area (median)
MAA THE COAST	**86**	**146,000**	**215,000**	**291,000**	**1967**	**150**	**250**
LAA HRVATINI, ŠKOFIJE, PRADE	27	173,000	217,000	288,000	1981	159	370
LAA KOPER	22	140,000	152,000	255,000	1965	100	160
LAA SEČOVLJE, MALIJA, KORTE, ŠARED, STRUNJAN, GAŽON	13	120,000	236,000	291,000	1973	168	880

Notes:

- *Data for the remaining local analysis areas is not shown because the sample size is too small for the calculation of statistical indicators.*

The supply of houses at the Coast is very limited. The number of transactions with houses is small, which is why the statistical samples are rarely representative; the annual house price indicators depend on the current structure and microlocation of the sold houses. Prices of houses largely depend on the microlocation and on the proximity of the sea or having sea views. The houses closer to the coast are naturally the most expensive if they are either in close proximity to the sea or with direct views of the sea. These houses can reach astronomical prices, but only rarely appear on the market. Therefore, the majority of the houses sold are usually located in the areas behind the coast or in Koper, where the prices are also cheaper than in coastal tourist places.

The mean price for a residential house in 2020 at the Coast was EUR 215,000. The mean year of construction for sold houses was 1967, the mean house size was 150 square metres, and the mean surface area of the accompanying land was 250 square metres. The price range of around half of the houses sold last year was between EUR 145,000 and 290,000.

The highest price for a residential house was recorded in the "Sečovlje, Malija, Korte, Šared, Strunjan, Gažon" area. The 520-square-meters large house (including terraces and a garage) with almost 1,100 square metres of corresponding land, built in 2010, was sold for EUR 950,000.

Table 43: Prices and characteristics of sold residential building plots, MAA the Coast, by local analysis area, 2020

ANALYSIS AREA	Sample Size	Price €/m^2 (25. percentile)	Price €/m^2 (median)	Price €/m^2 (75. percentile)	Land area (median)
MAA THE COAST	**57**	**93**	**118**	**157**	**830**
LAA HRVATINI, ŠKOFIJE, PRADE	16	100	115	150	770
LAA SEČOVLJE, MALIJA, KORTE, ŠARED, STRUNJAN, GAŽON	15	100	130	157	970
LAA VANGANEL, MAREZIGE	12	68	90	115	900

Notes:

- *Data for the remaining local analysis areas is not shown because the sample size is too small for the calculation of statistical indicators.*

The supply of residential building plots at the Coast is even more limited than the supply of residential properties. There are almost no high-quality undeveloped plots close to the sea, and the existing ones rarely come on the market. Most of the plots sold are located in the areas behind the coast and around Koper. Because the variety of the sold plots depending on their distance from the sea, their size, and administrative and legal status, the price range is usually pretty wide.

The most expensive plots sold in the last year were in the areas "Piran, Portorož" and "Ankaran"; the majority were sold for a price between EUR 100 and 350/m^2. The majority of building plots in the areas behind the coast were sold for a price between EUR 70 and 160/m^2.

The most expensive plot sold last year was in the area "Piran, Portorož" for around EUR 380/m^2. It is a plot of 350 square metres intended for replacement construction above Pacug.

PRICE MOVEMENTS

Despite the epidemic, the prices of residential properties at the Coast continued to grow throughout last year, however the growth was somewhat more moderate.

Table 44: Price movements for flats, houses, and residential building plots, MAA the Coast, by year compared to the previous year, from 2016 to 2020

PROPERTY TYPE	2015–2016	2016–2017	2017–2018	2018–2019	2019–2020
Flats	7%	6%	7%	4%	4%
Houses	2%	10%	10%	5%	2%
Building plots	1%	4%	5%	11%	5%

Following the price turn in 2015 the prices of residential houses at the Coast have begun to noticeably increase, but around a year later than prices of flats. Prices of residential building plots did not visibly surge until 2019.

Table 45: Price movements for flats, houses, and residential building plots, MAA the Coast, cumulatively by year from 2015 to 2020

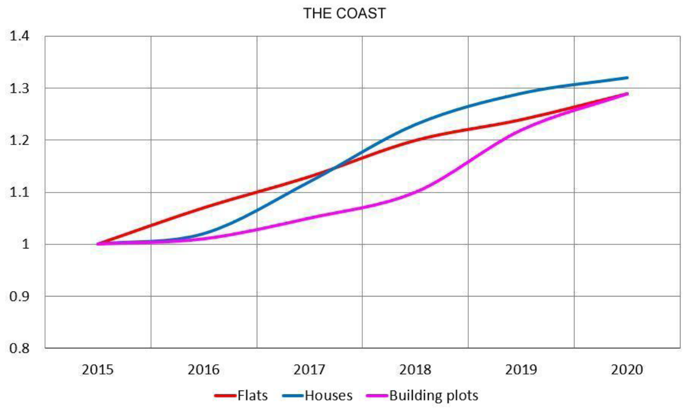
PROPERTY TYPE	2015–2016	2015–2017	2015–2018	2015–2019	2015–2020
Flats	7%	13%	20%	24%	29%
Houses	2%	12%	23%	29%	32%
Building plots	1%	5%	10%	22%	29%

Since 2015 the increase in prices for flats in multi-family residential buildings in the area of the Coast was surprisingly under the Slovenian average. The price increase for flats in Koper was the smallest of all five largest Slovenian cities.

As opposed to prices for flats, the growth of prices in the same period for residential houses at the Coast was above the average; of all the largest cities, the price growth in Koper was second only to Ljubljana.

The increase in prices of residential building plots at the Coast was also above the average and practically matched the growth in Ljubljana.

Image 24: Price movements for flats, houses, and residential building plots, MAA the Coast, from 2015 to 2020 (the bases are the prices in 2015)



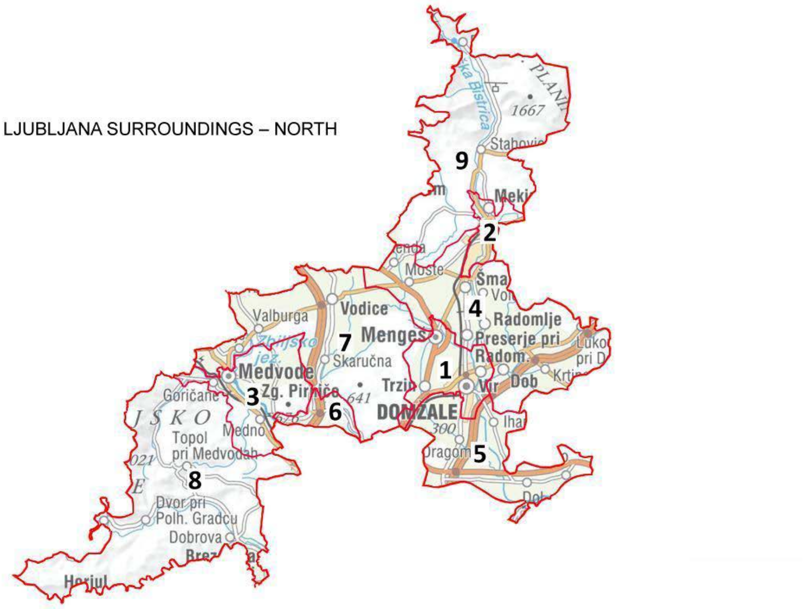
3.3. RESIDENTIAL PROPERTY AND RESIDENTIAL BUILDING PLOT MARKET IN OTHER AREAS

For other market analysis areas excluding larger cities, where the population is less dense and the property markets are relatively small, data below is given only in the form of tables for the housing stock, sales volumes, and market prices of residential properties and residential building plots for 2020, and for their price movements over the last five years.

Areas are ordered as they are numbered on image 6.

LJUBLJANA SURROUNDINGS – NORTH

Image 25: Market analysis area (MAA) Ljubljana Surroundings – North and local analysis areas (LAAs)



1 LAA DOMŽALE, TRZIN, MENGEŠ
2 LAA KAMNIK
3 LAA MEDVODE, STANEŽIČE, PIRNIČE
4 LAA KOMENDA, RADOMLJE, DOB, KRTINA, LUKOVICA
5 LAA ŠENTJAKOB, DRAGOMELJ, IHAN, DOL, DOLSKO
6 LAA GAMELJNE, TACEN
7 LAA SMLEDNIK, VODICE, DOBENO
8 LAA DOBROVA, POLHOV GRADEC IN OKOLICA
9 LAA TUNJICE, STAHOVICA, VELIKA PLANINA

HOUSING STOCK AND SALES VOLUMES

Table 46: Number of recorded parts of buildings (stock) and the number of recorded sales of flats and houses, MAA Ljubljana Surroundings – North, by local analysis area, 2020

ANALYSIS AREA	Flats – stock	Flats – sales No	Houses – stock	Houses – sales No
MAA LJUBLJANA SURROUNDINGS – NORTH	**13,972**	**423**	**29,014**	**310**
LAA DOMŽALE, TRZIN, MENGEŠ	5,299	154	6,484	71
LAA KAMNIK	4,187	112	2,255	28
LAA MEDVODE, STANEŽIČE, PIRNIČE	1,384	36	3,025	47
LAA KOMENDA, RADOMLJE, DOB, KRTINA, LUKOVICA	1,311	58	5,936	69
LAA ŠENTJAKOB, DRAGOMELJ, IHAN, DOL, DOLSKO	806	24	2,919	14
LAA GAMELJNE, TACEN	420	15	1,348	17
LAA SMLEDNIK, VODICE, DOBENO	340	12	3,189	34
LAA DOBROVA, POLHOV GRADEC IN OKOLICA	140	10	2,396	16
LAA TUNJICE, STAHOVICA, VELIKE PLANINA	85	2	1,462	14

Table 47: The number and sold land area of residential building plots, MAA Ljubljana Surroundings – North, by local analysis area, 2020

ANALYSIS AREA	Number	Area [ha]
MAA LJUBLJANA SURROUNDINGS – NORTH	**317**	**23.11**
LAA KOMENDA, RADOMLJE, DOB, KRTINA, LUKOVICA	57	5.93
LAA SMLEDNIK, VODICE, DOBENO	56	3.68
LAA DOMŽALE, TRZIN, MENGEŠ	48	3.14
LAA MEDVODE, STANEŽIČE, PIRNIČE	45	2.29
LAA ŠENTJAKOB, DRAGOMELJ, IHAN, DOL, DOLSKO	33	2.44
LAA DOBROVA, POLHOV GRADEC IN OKOLICA	30	2.35
LAA GAMELJNE, TACEN	21	1.67
LAA TUNJICE, STAHOVICA, VELIKE PLANINA	16	1.26
LAA KAMNIK	11	0.35

MARKET PRICES

Table 48: Prices and characteristics of flats sold on the secondary market, MAA Ljubljana Surroundings – North, by local analysis area, 2020

ANALYSIS AREA	Sample Size	Price €/m^2 (25. percentile)	Price €/m^2 (median)	Price €/m^2 (75. percentile)	Year of construction (median)	Useful floor area (median)
MAA LJUBLJANA SURROUNDINGS – NORTH	**254**	**2,070**	**2,340**	**2,640**	**1989**	**53**
LAA DOMŽALE, TRZIN, MENGEŠ	93	2,090	2,360	2,620	1984	55
LAA KAMNIK	76	2,000	2,210	2,450	1982	49
LAA MEDVODE, STANEŽIČE, PIRNIČE	28	2,090	2,520	2,680	1977	52
LAA KOMENDA, RADOMLJE, DOB, KRTINA, LUKOVICA	28	2,070	2,440	2,690	2003	53
LAA ŠENTJAKOB, DRAGOMELJ, IHAN, DOL, DOLSKO	15	2,040	2,460	2,670	2005	60
LAA GAMELJNE, TACEN	10	2,420	2,640	2,860	1995	50

Notes:

- *Data for the other local analysis areas is not shown because the sample size is too small for the calculation of statistical indicators.*

Table 49: Prices and characteristics of houses sold on the secondary market, MAA Ljubljana Surroundings – North, by local analysis area, 2020

ANALYSIS AREA	Sample Size	Price € (25. percentile)	Price € (median)	Price € (75. percentile)	Year of construction (median)	House size (median)	Land area (median)
MAA LJUBLJANA SURROUNDINGS – NORTH	**178**	**155,000**	**205,000**	**262,000**	**1978**	**194**	**550**
LAA DOMŽALE, TRZIN, MENGEŠ	42	171,000	215,000	263,000	1970	198	420
LAA MEDVODE, STANEŽIČE, PIRNIČE	29	180,000	235,000	268,000	1985	188	510
LAA KOMENDA, RADOMLJE, DOB, KRTINA, LUKOVICA	29	163,000	195,000	257,000	1984	190	600
LAA SMLEDNIK, VODICE, DOBENO	21	150,000	188,000	250,000	1990	189	560
LAA KAMNIK	20	151,000	195,000	264,000	1973	205	620
LAA ŠENTJAKOB, DRAGOMELJ, IHAN, DOL, DOLSKO	14	127,000	220,000	260,000	1979	193	420
LAA GAMELJNE, TACEN	10	156,000	175,000	246,000	1969	184	730

Notes:

- *Data for the remaining two local analysis areas is not shown because the sample size is too small for the calculation of statistical indicators.*

Table 50: Prices and characteristics of sold residential building plots, MAA Ljubljana Surroundings – North, by local analysis area, 2020

ANALYSIS AREA	Sample Size	Price €/m² (25. percentile)	Price €/m² (median)	Price €/m² (75. percentile)	Land area (median)
MAA LJUBLJANA SURROUNDINGS – NORTH	**202**	**101**	**135**	**185**	**640**
LAA KOMENDA, RADOMLJE, DOB, KRTINA, LUKOVICA	39	108	130	164	600
LAA SMLEDNIK, VODICE, DOBENO	33	109	133	193	590
LAA DOMŽALE, TRZIN, MENGEŠ	30	130	184	214	720
LAA MEDVODE, STANEŽIČE, PIRNIČE	30	113	140	183	560
LAA ŠENTJAKOB, DRAGOMELJ, IHAN, DOL, DOLSKO	20	108	125	151	630
LAA DOBROVA, POLHOV GRADEC IN OKOLICA	20	56	79	126	730
LAA GAMELJNE, TACEN	16	181	233	276	640

Notes:

- *Data for the remaining two local analysis areas is not shown because the sample size is too small for the calculation of statistical indicators.*

PRICE MOVEMENTS

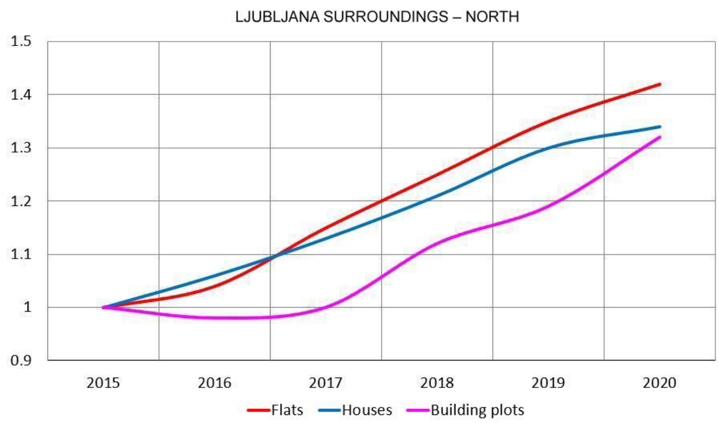
Table 51: Price movements for flats, houses, and residential building plots, MAA Ljubljana Surroundings – North, by year compared to the previous year, from 2016 to 2020

PROPERTY TYPE	2015-2016	2016-2017	2017-2018	2018-2019	2019-2020
Flats	4%	10%	9%	8%	5%
Houses	6%	7%	7%	7%	3%
Building plots	-2%	2%	12%	7%	11%

Table 52: Price movements for flats, houses, and residential building plots, MAA Ljubljana Surroundings – North, cumulatively by year from 2015 to 2020

PROPERTY TYPE	2015-2016	2015-2017	2015-2018	2015-2019	2015-2020
Flats	4%	15%	25%	35%	42%
Houses	6%	13%	21%	30%	34%
Building plots	-2%	0%	12%	19%	32%

Image 26: Price movements for flats, houses, and residential building plots, MAA Ljubljana Surroundings – North, from 2015 to 2020 (the bases are the prices in 2015)



LJUBLJANA SURROUNDINGS – EAST

Image 27: Market analysis area (MAA) Ljubljana Surroundings – East and local analysis areas (LAAs)

HOUSING STOCK AND SALES VOLUMES

Table 53: Number of recorded parts of buildings (stock) and the number of recorded sales of flats and houses, MAA Ljubljana Surroundings – East, by local analysis area, 2020

ANALYSIS AREA	Flats – stock	Flats – sales No	Houses – stock	Houses – sales No
MAA LJUBLJANA SURROUNDINGS – EAST	**2,179**	**73**	**10,820**	**88**
LAA LITIJA, ŠMARTNO	1,687	40	1,290	6
LAA TUHINJSKA, MORAVA VALLEY, TREBELJEVO AND THE SURROUNDING HILLS	431	28	8,493	72
LAA SENOŽETI, RIBČE, KRESNICE, HOTIČ	61	5	1,037	10

Table 54: The number and sold land area of residential building plots, MAA Ljubljana Surroundings – East, by local analysis area, 2020

ANALYSIS AREA	Number	Area [ha]
MAA LJUBLJANA SURROUNDINGS – EAST	**92**	**7.13**
LAA TUHINJSKA, MORAVA VALLEY, TREBELJEVO AND THE SURROUNDING HILLS	69	5.38
LAA LITIJA, ŠMARTNO	16	0.91
LAA SENOŽETI, RIBČE, KRESNICE, HOTIČ	7	0.84

MARKET PRICES

Table 55: Prices and characteristics of flats sold on the secondary market, MAA Ljubljana Surroundings – East, by local analysis area, 2020

ANALYSIS AREA	Sample Size	Price €/m² (25. percentile)	Price €/m² (median)	Price €/m² (75. percentile)	Year of construction (median)	Useful floor area (median)
MAA LJUBLJANA SURROUNDINGS – EAST	**31**	**1,380**	**1,540**	**1,800**	**1975**	**49**
LAA LITIJA, ŠMARTNO	24	1,370	1,440	1,650	1973	52

Notes:

- *Data for the remaining two local analysis areas is not shown because the sample size is too small for the calculation of statistical indicators.*

Table 56: Prices and characteristics of houses sold on the secondary market, MAA Ljubljana Surroundings – East, by local analysis area, 2020

ANALYSIS AREA	Sample Size	Price € (25. percentile)	Price € (median)	Price € (75. percentile)	Year of construction (median)	House size (median)	Land area (median)
MAA LJUBLJANA SURROUNDINGS – EAST	**40**	**100,000**	**145,000**	**204,000**	**1989**	**161**	**720**
LAA TUHINJSKA, MORAVA VALLEY, TREBELJEVO AND THE SURROUNDING HILLS	31	99,000	135,000	207,000	1990	161	740

Notes:

- *Data for the remaining two local analysis areas is not shown because the sample size is too small for the calculation of statistical indicators.*

Table 57: Prices and characteristics of sold residential building plots, MAA Ljubljana Surroundings – East, by local analysis area, 2020

ANALYSIS AREA	Sample Size	Price €/m² (25. percentile)	Price €/m² (median)	Price €/m² (75. percentile)	Land area (median)
MAA LJUBLJANA SURROUNDINGS – EAST	**51**	**40**	**53**	**76**	**760**
LAA TUHINJSKA, MORAVA VALLEY, TREBELJEVO AND THE SURROUNDING HILLS	35	37	48	62	840
LAA LITIJA, ŠMARTNO	10	69	82	114	500

Notes:

- *Data for the local analysis area "Senožeti, Ribče, Kresnice, Hotič" is not shown because the sample size is too small for the calculation of statistical indicators.*

PRICE MOVEMENTS

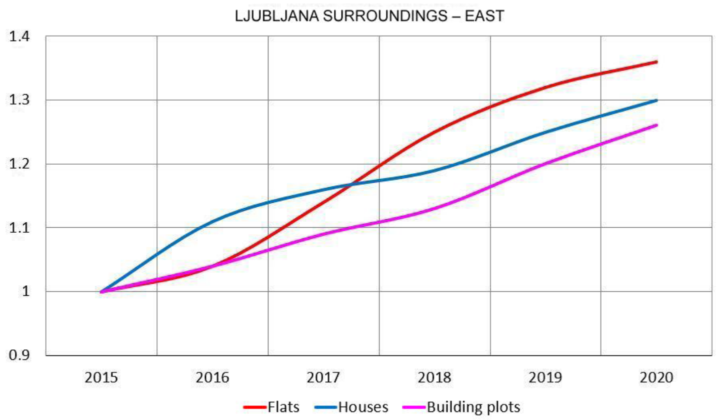
Table 58: Price movements for flats, houses, and residential building plots, MAA Ljubljana Surroundings – East, by year compared to the previous year, from 2016 to 2020

PROPERTY TYPE	2015-2016	2016-2017	2017-2018	2018-2019	2019-2020
Flats	4%	10%	9%	6%	3%
Houses	11%	5%	2%	5%	4%
Building plots	4%	5%	4%	6%	5%

Table 59: Price movements for flats, houses, and residential building plots, MAA Ljubljana Surroundings – East, cumulatively by year from 2015 to 2020

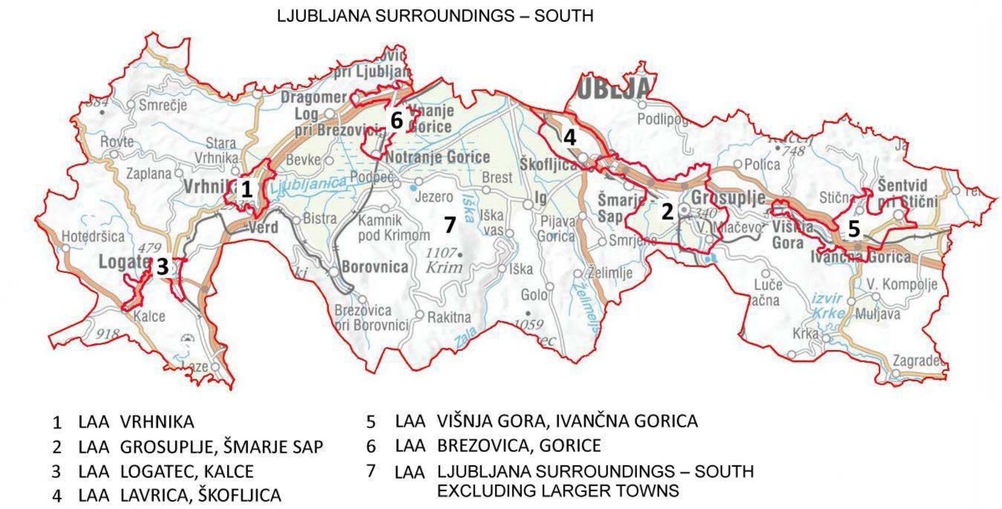
PROPERTY TYPE	2015-2016	2015-2017	2015-2018	2015-2019	2015-2020
Flats	4%	14%	25%	32%	36%
Houses	11%	16%	19%	25%	30%
Building plots	4%	9%	13%	20%	26%

Image 28: Price movements for flats, houses, and residential building plots, MAA Ljubljana Surroundings – East, from 2015 to 2020 (the bases are the prices in 2015)



LJUBLJANA SURROUNDINGS – SOUTH

Image 29: Market analysis area (MAA) Ljubljana Surroundings – South and local analysis areas (LAAs)



HOUSING STOCK AND SALES VOLUMES

Table 60: Number of recorded parts of buildings (stock) and the number of recorded sales of flats and houses, MAA Ljubljana Surroundings – South, by local analysis area, 2020

ANALYSIS AREA	Flats – stock	Flats – sales No	Houses – stock	Houses – sales No
MAA LJUBLJANA SURROUNDINGS – SOUTH	**9,020**	**290**	**32,202**	**350**
LAA VRHNIKA	1,864	50	1,950	29
LAA LJUBLJANA SURROUNDINGS – SOUTH EXCLUDING LARGER TOWNS	1,780	64	19,309	207
LAA GROSUPLJE, ŠMARJE SAP	1,737	46	2,858	30
LAA LOGATEC, KALCE	1,565	51	1,924	19
LAA LAVRICA, ŠKOFLJICA	992	35	1,347	16
LAA VIŠNJA GORA, IVANČNA GORICA	644	26	1,968	25
LAA BREZOVICA, GORICE	438	18	2,846	24

Table 61: The number and sold land area of residential building plots, MAA Ljubljana Surroundings – South, by local analysis area, 2020

ANALYSIS AREA	Number	Area [ha]
MAA LJUBLJANA SURROUNDINGS – SOUTH	**361**	**31.54**
LAA LJUBLJANA SURROUNDINGS – SOUTH EXCLUDING LARGER TOWNS	212	19.55
LAA GROSUPLJE, ŠMARJE SAP	38	2.64
LAA LOGATEC, KALCE	36	2.04
LAA BREZOVICA, GORICE	23	0.99
LAA VIŠNJA GORA, IVANČNA GORICA	22	1.44
LAA VRHNIKA	22	3.99
LAA LAVRICA, ŠKOFLJICA	8	0.89

MARKET PRICES

Table 62: Prices and characteristics of flats sold on the secondary market, MAA Ljubljana Surroundings – South, by local analysis area, 2020

ANALYSIS AREA	Sample Size	Price €/m^2 (25. percentile)	Price €/m^2 (median)	Price €/m^2 (75. percentile)	Year of construction (median)	Useful floor area (median)
MAA LJUBLJANA SURROUNDINGS – SOUTH	**164**	**1,970**	**2,220**	**2,560**	**2003**	**56**
LAA LOGATEC, KALCE	39	1,960	2,130	2,270	1987	53
LAA VRHNIKA	37	1,980	2,140	2,440	2000	54
LAA GROSUPLJE, ŠMARJE SAP	34	2,020	2,310	2,580	1987	55
LAA LAVRICA, ŠKOFLJICA	20	2,780	3,010	3,150	2009	58
LAA LJUBLJANA SURROUNDINGS – SOUTH EXCLUDING LARGER TOWNS	17	1,650	1,750	2,270	2001	61
LAA VIŠNJA GORA, IVANČNA GORICA	12	1,480	2,130	2,230	1992	51

Notes:

- *Data for the local analysis area "Brezovica, Gorice" is not shown because the sample size is too small for the calculation of statistical indicators.*

Table 63: Prices and characteristics of houses sold on the secondary market, MAA Ljubljana Surroundings – South, by local analysis area, 2020

ANALYSIS AREA	Sample Size	Price € (25. percentile)	Price € (median)	Price € (75. percentile)	Year of construction (median)	House size (median)	Land area (median)
MAA LJUBLJANA SURROUNDINGS – SOUTH	**184**	**127,000**	**180,000**	**225,000**	**1984**	**188**	**770**
LAA LJUBLJANA SURROUNDINGS – SOUTH EXCLUDING LARGER TOWNS	111	110,000	150,000	207,000	1985	162	850
LAA GROSUPLJE, ŠMARJE SAP	17	165,000	250,000	270,000	1989	200	500
LAA LOGATEC, KALCE	14	161,000	179,000	200,000	1970	253	570
LAA BREZOVICA, GORICE	14	198,000	215,000	229,000	1984	203	670
LAA VRHNIKA	11	159,000	198,000	218,000	1933	200	420

Notes:

- *Data for the local analysis areas "Lavrica, Škofljica" and "Višnja Gora, Ivančna Gorica" is not shown because the sample size is too small for the calculation of statistical indicators.*

Table 64: Prices and characteristics of sold residential building plots, MAA Ljubljana Surroundings – South, by local analysis area, 2020

ANALYSIS AREA	Sample Size	Price €/m² (25. percentile)	Price €/m² (median)	Price €/m² (75. percentile)	Land area (median)
MAA LJUBLJANA SURROUNDINGS – SOUTH	**216**	**48**	**77**	**133**	**810**
LAA LJUBLJANA SURROUNDINGS – SOUTH EXCLUDING LARGER TOWNS	126	41	60	94	870
LAA LOGATEC, KALCE	25	58	67	89	750
LAA GROSUPLJE, ŠMARJE SAP	22	137	160	202	870
LAA BREZOVICA, GORICE	18	126	152	185	620
LAA VIŠNJA GORA, IVANČNA GORICA	12	48	73	88	900

Notes:

- *Data for the local analysis areas "Vrhnika" and "Lavrica, Škofljica" is not shown because the sample size is too small for the calculation of statistical indicators.*

PRICE MOVEMENTS

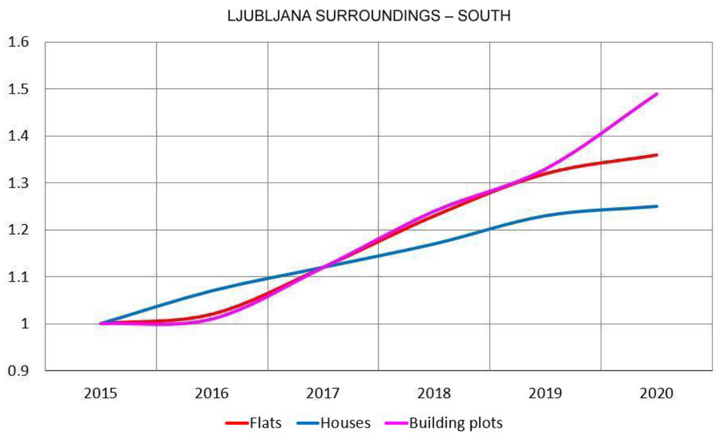
Table 65: Price movements for flats, houses, and residential building plots, MAA Ljubljana Surroundings – South, by year compared to the previous year, from 2016 to 2020

PROPERTY TYPE	2015-2016	2016-2017	2017-2018	2018-2019	2019-2020
Flats	2%	9%	10%	8%	2%
Houses	7%	5%	5%	5%	2%
Building plots	1%	11%	11%	7%	11%

Table 66: Price movements for flats, houses, and residential building plots, MAA Ljubljana Surroundings – South, cumulatively by year from 2015 to 2020

PROPERTY TYPE	2015-2016	2015-2017	2015-2018	2015-2019	2015-2020
Flats	2%	12%	23%	32%	36%
Houses	7%	12%	17%	23%	25%
Building plots	1%	12%	24%	33%	49%

Image 30: Price movements for flats, houses, and residential building plots, MAA Ljubljana Surroundings – South, from 2015 to 2020 (the bases are the prices in 2015)



GORENJSKA AREA [5]

Image 31: Market analysis area (MAA) the Gorenjska Area and local analysis areas (LAAs)

HOUSING STOCK AND SALES VOLUMES

Table 67: Number of recorded parts of buildings (stock) and the number of recorded sales of flats and houses, MAA Gorenjska Area, by local analysis area, 2020

ANALYSIS AREA	Flats – stock	Flats – sales No	Houses – stock	Houses – sales No
MAA GORENJSKA AREA	**16,535**	**422**	**26,210**	**241**
LAA JESENICE, HRUŠICA	5,976	152	2,145	28
LAA ŠKOFJA LOKA	3,133	65	2,879	20
LAA TRŽIČ	2,441	55	1,292	11
LAA RADOVLJICA, LESCE	2,144	70	1,579	15
LAA KRANJ SURROUNDINGS – NORTH-WEST	1,507	50	7,882	77
LAA ŠKOFJA LOKA HILLS	1,034	23	7,792	60
LAA KARAVANKE AND KAMNIK ALPS	300	7	2,641	30

[5] Excluding Kranj with immediate surroundings and the Alpine Tourist Area with Kranjska Gora, Bled, and the Bohinj area.

Table 68: The number and sold land area of residential building plots, MAA Gorenjska Area, by local analysis area, 2020

ANALYSIS AREA	Number	Area [ha]
MAA GORENJSKA AREA	**248**	**16.93**
LAA KRANJ SURROUNDINGS – NORTH-WEST	78	4.11
LAA ŠKOFJA LOKA HILLS	53	3.92
LAA KARAVANKE AND KAMNIK ALPS	37	2.70
LAA ŠKOFJA LOKA	28	2.32
LAA JESENICE, HRUŠICA	22	0.87
LAA RADOVLJICA, LESCE	20	1.42
LAA TRŽIČ	10	1.59

MARKET PRICES

Table 69: Prices and characteristics of flats sold on the secondary market, MAA Gorenjska Area, by local analysis area, 2020

ANALYSIS AREA	Sample Size	Price €/m² (25. percentile)	Price €/m² (median)	Price €/m² (75. percentile)	Year of construction (median)	Useful floor area (median)
MAA GORENJSKA AREA	**258**	**1,440**	**1,770**	**2,190**	**1971**	**49**
LAA JESENICE, HRUŠICA	89	1,300	1,420	1,570	1963	52
LAA RADOVLJICA, LESCE	47	2,090	2,270	2,510	1978	50
LAA ŠKOFJA LOKA	46	2,010	2,250	2,430	1972	47
LAA KRANJ SURROUNDINGS – NORTH-WEST	32	1,650	1,790	2,140	1962	49
LAA TRŽIČ	28	1,430	1,600	1,970	1960	45
LAA ŠKOFJA LOKA HILLS	13	1,490	1,650	1,840	1982	41

Notes:

- *Data for the local analysis area "Karavanke and Kamnik Alps" is not shown because the sample size is too small for the calculation of statistical indicators.*

Table 70: Prices and characteristics of houses sold on the secondary market, MAA Gorenjska Area, by local analysis area, 2020

ANALYSIS AREA	Sample Size	Price € (25. percentile)	Price € (median)	Price € (75. percentile)	Year of construction (median)	House size (median)	Land area (median)
MAA GORENJSKA AREA	**85**	**103,000**	**157,000**	**213,000**	**1970**	**190**	**580**
LAA KRANJ SURROUNDINGS – NORTH-WEST	29	138,000	173,000	227,000	1979	196	530
LAA ŠKOFJA LOKA HILLS	16	91,000	97,000	144,000	1969	150	570
LAA JESENICE, HRUŠICA	13	110,000	120,000	130,000	1938	145	630
LAA RADOVLJICA, LESCE	10	202,000	229,000	248,000	1971	205	660

Notes:

- *Data for the remaining local analysis areas is not shown because the sample size is too small for the calculation of statistical indicators.*

Table 71: Prices and characteristics of sold residential building plots, MAA Gorenjska Area, by local analysis area, 2020

ANALYSIS AREA	Sample Size	Price €/m^2 (25. percentile)	Price €/m^2 (median)	Price €/m^2 (75. percentile)	Land area (median)
MAA GORENJSKA AREA	**74**	**58**	**79**	**127**	**700**
LAA KRANJ SURROUNDINGS – NORTH-WEST	18	87	115	136	650
LAA KARAVANKE AND KAMNIK ALPS	17	38	55	61	700
LAA ŠKOFJA LOKA HILLS	15	40	59	72	570
LAA ŠKOFJA LOKA	10	87	128	178	760

Notes:

- *Data for the remaining local analysis areas is not shown because the sample size is too small for the calculation of statistical indicators.*

PRICE MOVEMENTS

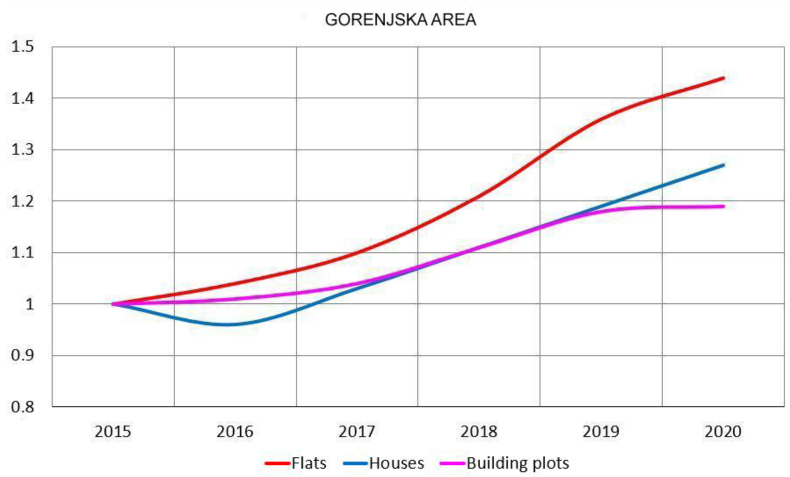
Table 72: Price movements for flats, houses, and residential building plots, MAA Gorenjska Area compared to the previous year, from 2016 to 2020

PROPERTY TYPE	2015-2016	2016-2017	2017-2018	2018-2019	2019-2020
Flats	4%	6%	10%	13%	6%
Houses	-4%	7%	8%	7%	7%
Building plots	1%	3%	7%	6%	1%

Table 73: Price movements for flats, houses, and residential building plots, MAA Gorenjska Area, cumulatively by year from 2015 to 2020

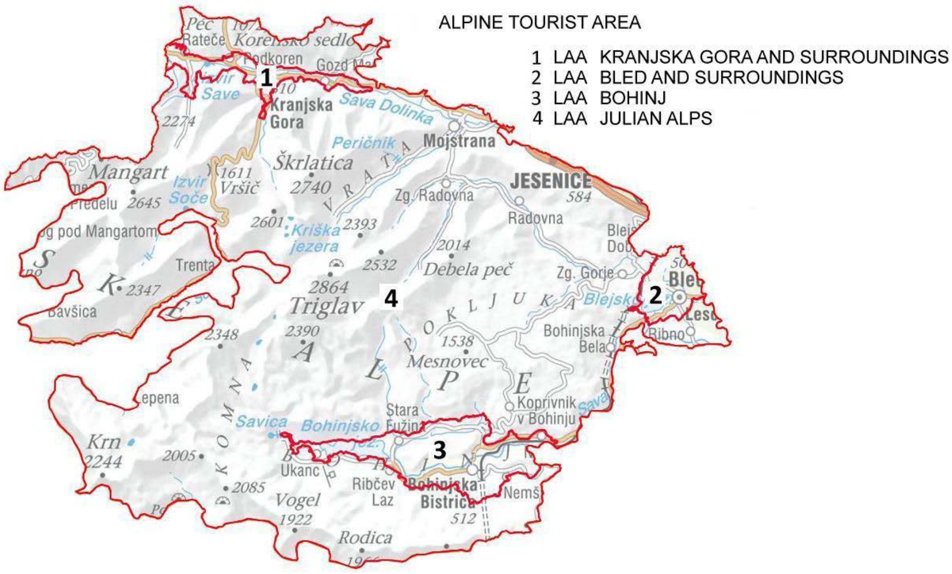
PROPERTY TYPE	2015-2016	2015-2017	2015-2018	2015-2019	2015-2020
Flats	4%	10%	21%	36%	44%
Houses	-4%	3%	11%	19%	27%
Building plots	1%	4%	11%	18%	19%

Image 32: Price movements for flats, houses, and residential building plots, MAA Gorenjska Area, from 2015 to 2020 (the bases are the prices in 2015)



ALPINE TOURIST AREA

Image 33: Market analysis area (MAA) Alpine Tourist Area and local analysis areas (LAAs)



HOUSING STOCK AND SALES VOLUMES

Table 74: Number of recorded parts of buildings (stock) and the number of recorded sales of flats and houses, MAA Alpine Tourist Area, by local analysis area, 2020

ANALYSIS AREA	Flats – stock	Flats – sales No	Houses – stock	Houses – sales No
MAA ALPINE TOURIST AREA	**4,746**	**118**	**8,230**	**79**
LAA KRANJSKA GORA AND SURROUNDINGS	2,058	54	1,310	19
LAA BLED AND SURROUNDINGS	1,181	34	1,862	15
LAA BOHINJ	982	15	1,837	13
LAA JULIAN ALPS	525	15	3,221	32

Table 75: The number and sold land area of residential building plots, MAA Alpine Tourist Area, by local analysis area, 2020

ANALYSIS AREA	Number	Area [ha]
MAA ALPINE TOURIST AREA	**60**	**6.38**
LAA JULIAN ALPS	26	4.30
LAA KRANJSKA GORA AND SURROUNDINGS	22	1.00
LAA BLED AND SURROUNDINGS	7	0.51
LAA BOHINJ	5	0.57

MARKET PRICES

Table 76: Prices and characteristics of flats sold on the secondary market, MAA Alpine Tourist Area, by local analysis area, 2020

ANALYSIS AREA	Sample Size	Price €/m² (25. percentile)	Price €/m² (median)	Price €/m² (75. percentile)	Year of construction (median)	Useful floor area (median)
MAA ALPINE TOURIST AREA	**70**	**2,370**	**2,740**	**3,190**	**1984**	**40**
LAA KRANJSKA GORA AND SURROUNDINGS	36	2,770	3,190	3,670	1989	40
LAA BLED AND SURROUNDINGS	20	2,300	2,410	2,790	1975	37

Notes:

- *Data for the local analysis areas "Bohinj" and "Julian Alps" is not shown because the sample size is too small for the calculation of statistical indicators.*

Table 77: Prices and characteristics of houses sold on the secondary market, MAA Alpine Tourist Area, by local analysis area, 2020

ANALYSIS AREA	Sample Size	Price € (25. percentile)	Price € (median)	Price € (75. percentile)	Year of construction (median)	House size (median)	Land area (median)
MAA ALPINE TOURIST AREA	**25**	**160,000**	**225,000**	**300,000**	**1965**	**157**	**520**

Notes:

- *Data for local analysis areas is not shown because the sample size is too small for the calculation of statistical indicators.*

Table 78: Prices and characteristics of sold residential building plots, MAA Alpine Tourist Area, by local analysis area, 2020

ANALYSIS AREA	Sample Size	Price €/m² (25. percentile)	Price €/m² (median)	Price €/m² (75. percentile)	Land area (median)
MAA ALPINE TOURIST AREA	**24**	**135**	**163**	**209**	**760**
LAA JULIAN ALPS	13	128	150	160	770

Notes:

- *Data for the remaining local analysis areas is not shown because the sample size is too small for the calculation of statistical indicators.*

PRICE MOVEMENTS

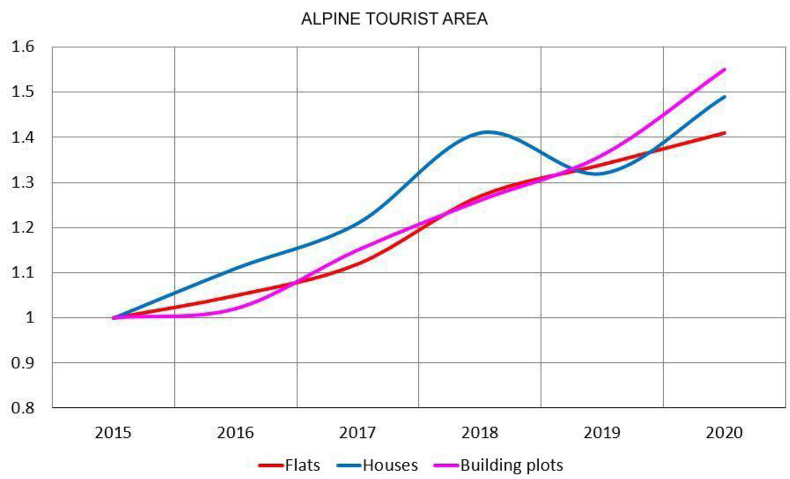
Table 79: Price movements for flats, houses, and residential building plots, MAA Alpine Tourist Area compared to the previous year, from 2016 to 2020

PROPERTY TYPE	2015-2016	2016-2017	2017-2018	2018-2019	2019-2020
Flats	5%	7%	13%	6%	5%
Houses	11%	9%	17%	-7%	12%
Building plots	2%	13%	10%	8%	14%

Table 80: Price movements for flats, houses, and residential building plots, MAA Alpine Tourist Area, cumulatively by year from 2015 to 2020

PROPERTY TYPE	2015-2016	2015-2017	2015-2018	2015-2019	2015-2020
Flats	5%	12%	27%	34%	41%
Houses	11%	21%	41%	32%	49%
Building plots	2%	15%	26%	36%	55%

Image 34: Price movements for flats, houses, and residential building plots, MAA Alpine Tourist Area, from 2015 to 2020 (the bases are the prices in 2015)



POSOČJE AND IDRIJA AREA

Image 35: Market analysis area (MAA) Posočje and Idrija Area and local analysis areas (LAAs)

HOUSING STOCK AND SALES VOLUMES

Table 81: Number of recorded parts of buildings (stock) and the number of recorded sales of flats and houses, MAA Posočje and Idrija Area, by local analysis area, 2020

ANALYSIS AREA	Flats – stock	Flats – sales No	Houses – stock	Houses – sales No
MAA POSOČJE AND IDRIJA AREA	**5,544**	**165**	**17,910**	**179**
LAA IDRIJA	2,040	58	1,181	9
LAA TOLMIN, KOBARID	1,348	29	3,198	25
LAA POSOČJE AND IDRIJA AREA EXCLUDING LARGER TOWNS	1,223	59	11,953	125
LAA BOVEC, LOG, TRENTA	933	19	1,578	20

Table 82: The number and sold land area of residential building plots, MAA Posočje and Idrija Area, by local analysis area, 2020

ANALYSIS AREA	Number	Area [ha]
MAA POSOČJE AND IDRIJA AREA	**63**	**4.38**
LAA POSOČJE AND IDRIJA AREA EXCLUDING LARGER TOWNS	35	3.27
LAA BOVEC, LOG, TRENTA	14	0.70
LAA TOLMIN, KOBARID	9	0.32
LAA IDRIJA	5	0.09

MARKET PRICES

Table 83: Prices and characteristics of flats sold on the secondary market, MAA Posočje and Idrija Area, by local analysis area, 2020

ANALYSIS AREA	Sample Size	Price €/m² (25. percentile)	Price €/m² (median)	Price €/m² (75. percentile)	Year of construction (median)	Useful floor area (median)
MAA POSOČJE AND IDRIJA AREA	**67**	**880**	**1,030**	**1,250**	**1967**	**54**
LAA IDRIJA	33	880	1,020	1,140	1965	52
LAA POSOČJE AND IDRIJA AREA EXCLUDING LARGER TOWNS	18	860	990	1,170	1974	60
LAA TOLMIN, KOBARID	14	970	1,290	1,560	1960	53

Notes:

- *Data for the local analysis area "Bovec, Log, Trenta" is not shown because the sample size is too small for the calculation of statistical indicators.*

Table 84: Prices and characteristics of houses sold on the secondary market, MAA Posočje and Idrija Area, by local analysis area, 2020

ANALYSIS AREA	Sample Size	Price € (25. percentile)	Price € (median)	Price € (75. percentile)	Year of construction (median)	House size (median)	Land area (median)
MAA POSOČJE AND IDRIJA AREA	**61**	**50,000**	**80,000**	**110,000**	**1949**	**154**	**580**
LAA POSOČJE AND IDRIJA AREA EXCLUDING LARGER TOWNS	32	39,000	60,000	84,000	1923	141	670
LAA BOVEC, LOG, TRENTA	11	70,000	103,000	131,000	1976	144	390
LAA TOLMIN, KOBARID	10	61,000	86,000	131,000	1935	201	580

Notes:

- *Data for the local analysis area "Idrija" is not shown because the sample size is too small for the calculation of statistical indicators.*

Table 85: Prices and characteristics of sold residential building plots, MAA Posočje and Idrija Area, by local analysis area, 2020

ANALYSIS AREA	Sample Size	Price €/m² (25. percentile)	Price €/m² (median)	Price €/m² (75. percentile)	Land area (median)
MAA POSOČJE AND IDRIJA AREA	**23**	**19**	**31**	**58**	**870**
LAA POSOČJE AND IDRIJA AREA EXCLUDING LARGER TOWNS	12	17	19	22	1,130

Notes:

- *Data for the remaining local analysis areas is not shown because the sample size is too small for the calculation of statistical indicators.*

PRICE MOVEMENTS

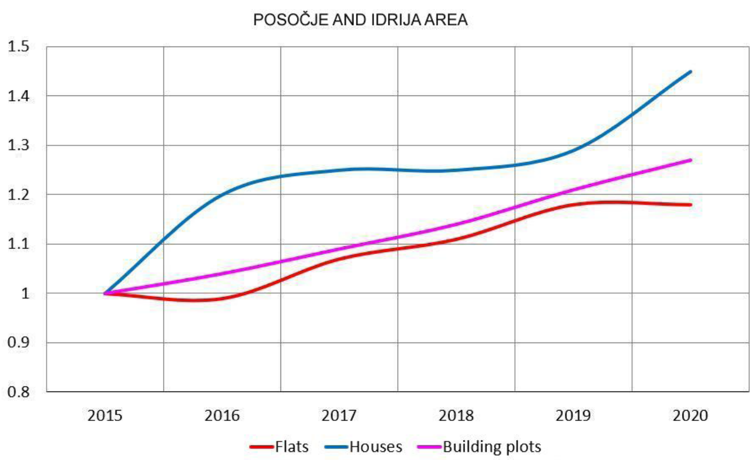
Table 86: Price movements for flats, houses, and residential building plots, MAA Posočje and Idrija Area compared to the previous year, from 2016 to 2020

PROPERTY TYPE	2015-2016	2016-2017	2017-2018	2018-2019	2019-2020
Flats	-1%	8%	4%	6%	0%
Houses	20%	4%	0%	4%	12%
Building plots	4%	5%	5%	6%	5%

Table 87: Price movements for flats, houses, and residential building plots, MAA Posočje and Idrija Area, cumulatively by year from 2015 to 2020

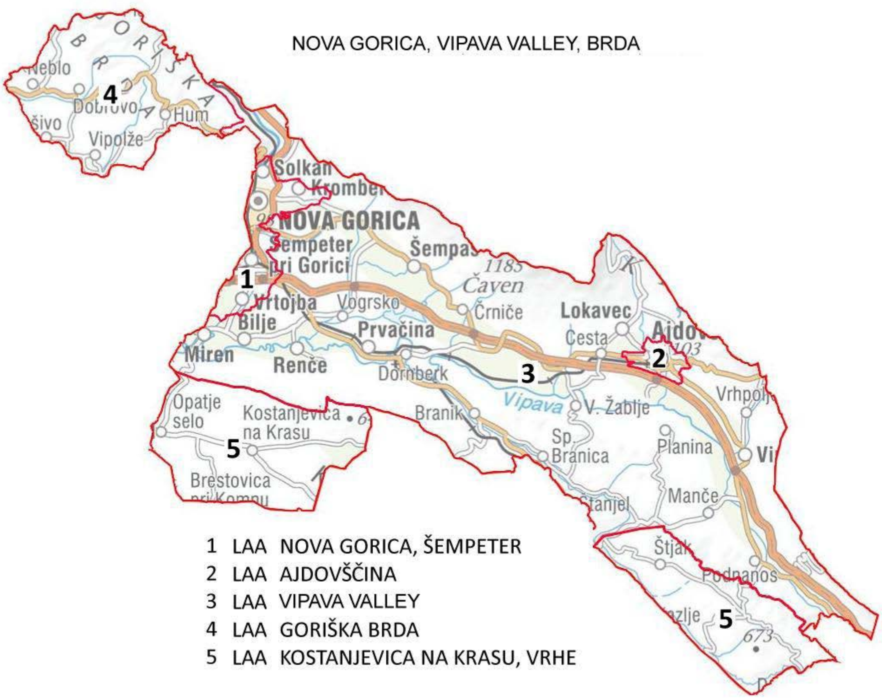
PROPERTY TYPE	2015-2016	2015-2017	2015-2018	2015-2019	2015-2020
Flats	-1%	7%	11%	18%	18%
Houses	20%	25%	25%	29%	45%
Building plots	4%	9%	14%	21%	27%

Image 36: Price movements for flats, houses, and residential building plots, MAA Posočje and Idrija Area, from 2015 to 2020 (the bases are the prices in 2015)



NOVA GORICA, VIPAVA VALLEY, BRDA

Image 37: Market analysis area (MAA) Nova Gorica, Vipava Valley, Brda and local analysis areas (LAAs)



HOUSING STOCK AND SALES VOLUMES

Table 88: Number of recorded parts of buildings (stock) and the number of recorded sales of flats and houses, MAA "Nova Gorica, Vipava Valley, Brda", by local analysis area, 2020

ANALYSIS AREA	Flats – stock	Flats – sales No	Houses – stock	Houses – sales No
MAA NOVA GORICA, VIPAVA VALLEY, BRDA	**9,165**	**187**	**20,725**	**169**
LAA NOVA GORICA, ŠEMPETER	6,379	102	4,583	26
LAA AJDOVŠČINA	1,442	41	1,252	7
LAA VIPAVA VALLEY	1,170	39	11,654	113
LAA GORIŠKA BRDA	158	3	2,174	8
LAA KOSTANJEVICA NA KRASU, VRHE	16	2	1,062	15

Table 89: The number and sold land area of residential building plots, MAA "Nova Gorica, Vipava Valley, Brda", by local analysis area, 2020

ANALYSIS AREA	Number	Area [ha]
MAA NOVA GORICA, VIPAVA VALLEY, BRDA	**129**	**8.14**
LAA VIPAVA VALLEY	78	4.53
LAA KOSTANJEVICA NA KRASU, VRHE	19	1.13
LAA GORIŠKA BRDA	15	1.33
LAA NOVA GORICA, ŠEMPETER	12	0.73
LAA AJDOVŠČINA	5	0.42

MARKET PRICES

Table 90: Prices and characteristics of flats sold on the secondary market, MAA "Nova Gorica, Vipava Valley, Brda", by local analysis area, 2020

ANALYSIS AREA	Sample Size	Price €/m^2 (25. percentile)	Price €/m^2 (median)	Price €/m^2 (75. percentile)	Year of construction (median)	Useful floor area (median)
MAA NOVA GORICA, VIPAVA VALLEY, BRDA	**119**	**1,660**	**1,880**	**2,140**	**1978**	**58**
LAA NOVA GORICA, ŠEMPETER	79	1,670	1,900	2,200	1975	58
LAA AJDOVŠČINA	28	1,820	1,960	2,170	1986	60
LAA VIPAVA VALLEY	11	1,220	1,440	1,730	1991	58

Notes:

- *Data for the local analysis areas "Goriška Brda" and "Kostanjevica na Krasu, Vrhe" is not shown because the sample size is too small for the calculation of statistical indicators.*

Table 91: Prices and characteristics of houses sold on the secondary market, MAA "Nova Gorica, Vipava Valley, Brda", by local analysis area, 2020

ANALYSIS AREA	Sample Size	Price € (25. percentile)	Price € (median)	Price € (75. percentile)	Year of construction (median)	House size (median)	Land area (median)
MAA NOVA GORICA, VIPAVA VALLEY, BRDA	**82**	**61,000**	**98,000**	**153,000**	**1936**	**165**	**430**
LAA VIPAVA VALLEY	49	53,000	75,000	125,000	1920	159	390
LAA NOVA GORICA, ŠEMPETER	17	105,000	140,000	183,000	1973	142	530

Notes:

- *Local analysis areas are shown by decreasing sample size.*
- *Data for the remaining local analysis areas is not shown because the sample size is too small for the calculation of statistical indicators.*

Table 92: Prices and characteristics of residential building plots, MAA "Nova Gorica, Vipava Valley, Brda", by local analysis area, 2020

ANALYSIS AREA	Sample Size	Price €/m² (25. percentile)	Price €/m² (median)	Price €/m² (75. percentile)	Land area (median)
MAA NOVA GORICA, VIPAVA VALLEY, BRDA	**54**	**38**	**49**	**60**	**820**
LAA VIPAVA VALLEY	34	39	50	60	790

Notes:

- *Data for the remaining local analysis areas is not shown because the sample size is too small for the calculation of statistical indicators.*

PRICE MOVEMENTS

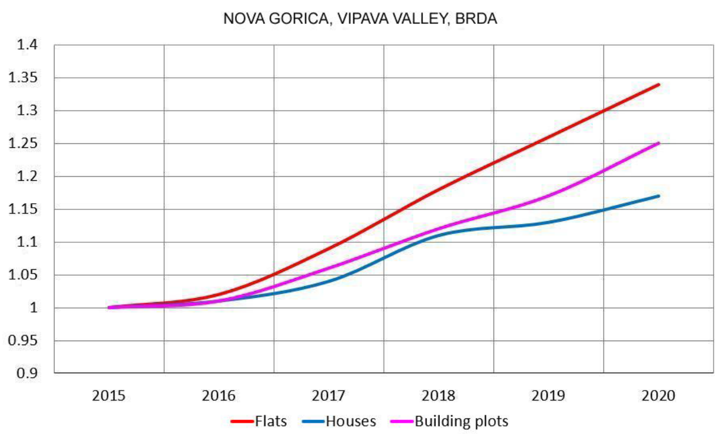
Table 93: Price movements for flats, houses, and residential building plots, MAA "Nova Gorica, Vipava Valley, Brda" compared to the previous year, from 2016 to 2020

PROPERTY TYPE	2015-2016	2016-2017	2017-2018	2018-2019	2019-2020
Flats	2%	7%	9%	7%	6%
Houses	1%	3%	7%	2%	4%
Building plots	1%	5%	6%	4%	7%

Table 94: Price movements for flats, houses, and residential building plots, MAA "Nova Gorica, Vipava Valley, Brda", cumulatively by year from 2015 to 2020

PROPERTY TYPE	2015-2016	2015-2017	2015-2018	2015-2019	2015-2020
Flats	2%	9%	18%	26%	34%
Houses	1%	4%	11%	13%	17%
Building plots	1%	6%	12%	17%	25%

Image 38: Price movements for flats, houses, and residential building plots, MAA "Nova Gorica, Vipava Valley, Brda", from 2015 to 2020 (the bases are the prices in 2015)



KRAS

Image 39: Market analysis area (MAA) Kras and local analysis areas (LAAs)

HOUSING STOCK AND SALES VOLUMES

Table 95: Number of recorded parts of buildings (stock) and the number of recorded sales of flats and houses, MAA Kras, by local analysis area, 2020

ANALYSIS AREA	Flats – stock	Flats – sales No	Houses – stock	Houses – sales No
MAA KRAS	**3,304**	**134**	**8,348**	**82**
LAA SEŽANA	1,898	44	778	4
LAA KOZINA, DIVAČA	1,023	77	2,557	29
LAA KRAS EXCLUDING LARGER TOWNS	383	13	5,013	49

Table 96: The number and sold land area of residential building plots, MAA Kras, by local analysis area, 2020

ANALYSIS AREA	Number	Area [ha]
MAA KRAS	**127**	**9.00**
LAA KRAS EXCLUDING LARGER TOWNS	70	5.25
LAA KOZINA, DIVAČA	46	3.15
LAA SEŽANA	11	0.60

MARKET PRICES

Table 97: Prices and characteristics of flats sold on the secondary market, MAA Kras, by local analysis area, 2020

ANALYSIS AREA	Sample Size	Price €/m² (25. percentile)	Price €/m² (median)	Price €/m² (75. percentile)	Year of construction (median)	Useful floor area (median)
MAA KRAS	**64**	**1,310**	**1,510**	**1,820**	**1976**	**57**
LAA SEŽANA	35	1,350	1,560	1,830	1971	56
LAA KOZINA, DIVAČA	24	1,340	1,510	1,840	1982	58

Notes:

- *Data for the local analysis area "Kras Excluding Larger Towns" is not shown because the sample size is too small for the calculation of statistical indicators.*

Table 98: Prices and characteristics of houses sold on the secondary market, MAA Kras, by local analysis area, 2020

ANALYSIS AREA	Sample Size	Price € (25. percentile)	Price € (median)	Price € (75. percentile)	Year of construction (median)	House size (median)	Land area (median)
MAA KRAS	**24**	**95,000**	**133,000**	**226,000**	**1923**	**153**	**460**
LAA KRAS EXCLUDING LARGER TOWNS	11	90,000	140,000	213,000	1850	151	520
LAA KOZINA, DIVAČA	10	102,000	133,000	227,000	1963	163	430

Notes:

- *Data for the local analysis area "Sežana" is not shown because the sample size is too small for the calculation of statistical indicators.*

Table 99: Prices and characteristics of sold residential building plots, MAA Kras, by local analysis area, 2020

ANALYSIS AREA	Sample Size	Price €/m² (25. percentile)	Price €/m² (median)	Price €/m² (75. percentile)	Land area (median)
MAA KRAS	**57**	**39**	**57**	**75**	**790**
LAA KRAS EXCLUDING LARGER TOWNS	28	36	50	63	850
LAA KOZINA, DIVAČA	20	39	56	73	820

Notes:

- *Data for the local analysis area "Sežana" is not shown because the sample size is too small for the calculation of statistical indicators.*

PRICE MOVEMENTS

Table 100: Price movements for flats, houses, and residential building plots, MAA Kras, by year compared to the previous year, from 2016 to 2020

PROPERTY TYPE	2015-2016	2016-2017	2017-2018	2018-2019	2019-2020
Flats	-1%	7%	3%	4%	6%
Houses	3%	0%	7%	9%	5%
Building plots	5%	4%	4%	3%	5%

Table 101: Price movements for flats, houses, and residential building plots, MAA Kras, cumulatively by year from 2015 to 2020

PROPERTY TYPE	2015-2016	2015-2017	2015-2018	2015-2019	2015-2020
Flats	-1%	6%	10%	15%	21%
Houses	3%	3%	10%	20%	25%
Building plots	5%	9%	13%	16%	21%

Image 40: Price movements for flats, houses, and residential building plots, MAA Kras, from 2015 to 2020 (the bases are the prices in 2015)

SLOVENIAN ISTRIA

Image 41: Market analysis area (MAA) Slovenian Istria and local analysis areas (LAAs)

The market analysis area was not divided into local analysis areas. It is a rural area further inland from the Coast, with no large towns.

HOUSING STOCK AND SALES VOLUMES

Table 102: Number of recorded parts of buildings (stock) and the number of recorded sales of flats and houses, MAA Slovenian Istria, by local analysis area, 2020

ANALYSIS AREA	Flats – stock	Flats – sales No	Houses – stock	Houses – sales No
MAA SLOVENIAN ISTRIA	**181**	**11**	**3,262**	**52**

Table 103: The number and sold land area of residential building plots, MAA Slovenian Istria, by local analysis area, 2020

ANALYSIS AREA	Number	Area [ha]
MAA SLOVENIAN ISTRIA	**68**	**2.45**

MARKET PRICES

The stock of flats in multi-family residential buildings in this area is negligible; there are almost no transactions involving flats. Since the sale sample size is too small to allow for an accurate calculation of price indicators, the sales are not shown.

Table 104: Prices and characteristics of houses sold on the secondary market, MAA Slovenian Istria, by local analysis area, 2020

ANALYSIS AREA	Sample Size	Price € (25. percentile)	Price € (median)	Price € (75. percentile)	Year of construction (median)	House size (median)	Land area (median)
MAA SLOVENIAN ISTRIA	**17**	**120,000**	**146,000**	**220,000**	**1940**	**170**	**570**

Table 105: Prices and characteristics of sold residential building plots, MAA Slovenian Istria, by local analysis area, 2020

ANALYSIS AREA	Sample Size	Price €/m² (25. percentile)	Price €/m² (median)	Price €/m² (75. percentile)	Land area (median)
MAA SLOVENIAN ISTRIA	**13**	**40**	**60**	**86**	**560**

PRICE MOVEMENTS

Because the sample size for sales of flats in multi-family residential buildings is too small, it was not possible to calculate price indices or to credibly assess price trends.

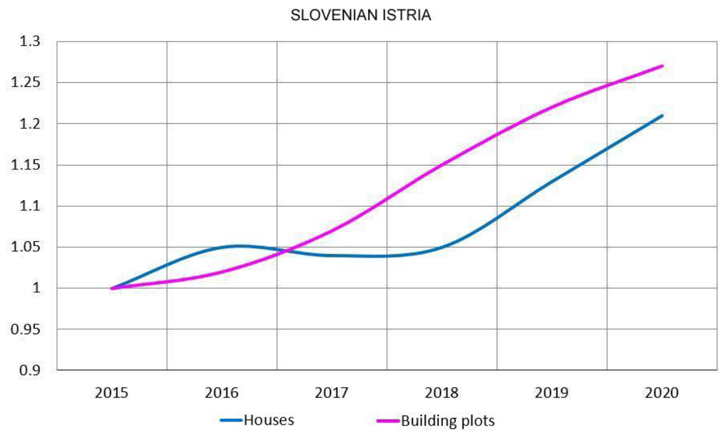
Table 106: Price movements for houses, and residential building plots, MAA Slovenian Istria compared to the previous year, from 2016 to 2020

PROPERTY TYPE	2015-2016	2016-2017	2017-2018	2018-2019	2019-2020
Houses	5%	-1%	1%	7%	8%
Building plots	2%	5%	7%	5%	4%

Table 107: Price movements for flats, houses, and residential building plots, MAA Slovenian Istria, cumulatively by year from 2015 to 2020

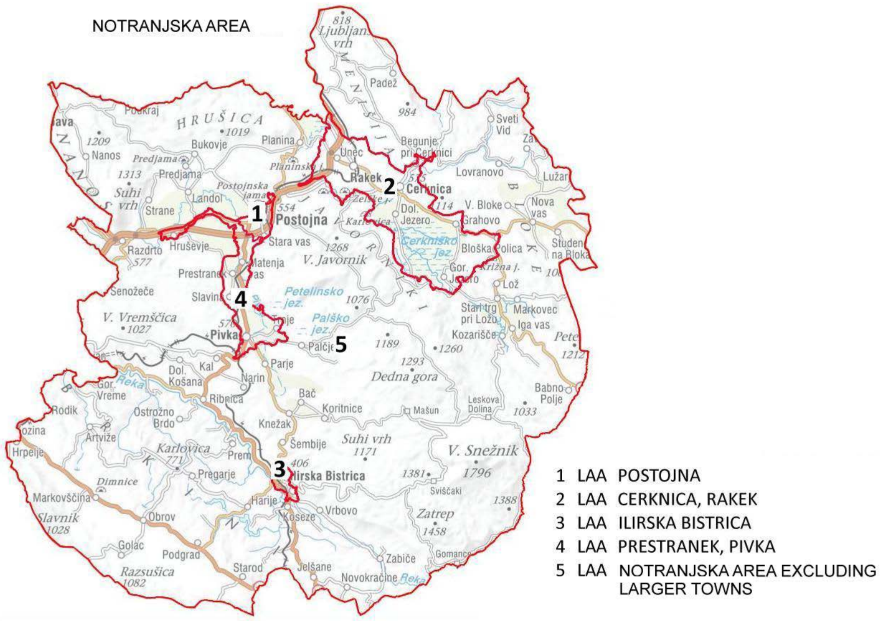
PROPERTY TYPE	2015-2016	2015-2017	2015-2018	2015-2019	2015-2020
Houses	5%	4%	5%	13%	21%
Building plots	2%	7%	15%	22%	27%

Image 42: Price movements for flats, houses, and residential building plots, MAA Slovenian Istria, from 2015 to 2020 (the bases are the prices in 2015)



NOTRANJSKA AREA

Image 43: Market analysis area (MAA) Notranjska Area and local analysis areas (LAAs)



HOUSING STOCK AND SALES VOLUMES

Table 108: Number of recorded parts of buildings (stock) and the number of recorded sales of flats and houses, MAA Notranjska Area, by local analysis area, 2020

ANALYSIS AREA	Flats – stock	Flats – sales No	Houses – stock	Houses – sales No
MAA NOTRANJSKA AREA	**6,621**	**191**	**17,657**	**143**
LAA POSTOJNA	3,069	90	975	10
LAA ILIRSKA BISTRICA	1,161	21	895	9
LAA CERKNICA, RAKEK	1,000	28	3,154	16
LAA NOTRANJSKA AREA EXCLUDING LARGER TOWNS	730	24	10,849	88
LAA PRESTRANEK, PIVKA	661	28	1,784	20

Table 109: The number and sold land area of residential building plots, MAA Notranjska Area, by local analysis area, 2020

ANALYSIS AREA	Number	Area [ha]
MAA NOTRANJSKA AREA	**144**	**9.80**
LAA NOTRANJSKA AREA EXCLUDING LARGER TOWNS	85	6.53
LAA PRESTRANEK, PIVKA	24	1.81
LAA CERKNICA, RAKEK	21	0.87
LAA POSTOJNA	13	0.53
LAA ILIRSKA BISTRICA	1	0.06

MARKET PRICES

Table 110: Prices and characteristics of flats sold on the secondary market, MAA Notranjska Area, by local analysis area, 2020

ANALYSIS AREA	Sample Size	Price €/m² (25. percentile)	Price €/m² (median)	Price €/m² (75. percentile)	Year of construction (median)	Useful floor area (median)
MAA NOTRANJSKA AREA	**100**	**1,000**	**1,370**	**1,600**	**1978**	**58**
LAA POSTOJNA	52	1,310	1,520	1,670	1978	54
LAA ILIRSKA BISTRICA	13	930	1,150	1,190	1972	64
LAA CERKNICA, RAKEK	13	1,360	1,560	1,720	1980	58
LAA PRESTRANEK, PIVKA	13	780	910	1,330	1978	69

Notes:

- *Data for the local analysis area "Notranjska Area Excluding Larger Towns" is not shown because the sample size is too small for the calculation of statistical indicators.*

Table 111: Prices and characteristics of houses sold on the secondary market, MAA Notranjska Area, by local analysis area, 2020

ANALYSIS AREA	Sample Size	Price € (25. percentile)	Price € (median)	Price € (75. percentile)	Year of construction (median)	House size (median)	Land area (median)
MAA NOTRANJSKA AREA	**59**	**46,000**	**75,000**	**122,000**	**1941**	**180**	**700**
LAA NOTRANJSKA AREA EXCLUDING LARGER TOWNS	31	45,000	65,000	91,000	1941	180	780
LAA CERKNICA, RAKEK	12	71,000	83,000	123,000	1938	154	610

Notes:

- *Data for the remaining local analysis areas is not shown because the sample size is too small for the calculation of statistical indicators.*

Table 112: Prices and characteristics of sold residential building plots, MAA Notranjska Area, by local analysis area, 2020

ANALYSIS AREA	Sample Size	Price €/m² (25. percentile)	Price €/m² (median)	Price €/m² (75. percentile)	Land area (median)
MAA NOTRANJSKA AREA	**60**	**15**	**25**	**49**	**760**
LAA NOTRANJSKA AREA EXCLUDING LARGER TOWNS	29	12	16	25	700
LAA PRESTRANEK, PIVKA	13	22	30	48	1,040
LAA CERKNICA, RAKEK	11	28	55	95	740

Notes:

- *Data for the local analysis areas "Postojna" and "Ilirska Bistrica" is not shown because the sample size is too small for the calculation of statistical indicators.*

PRICE MOVEMENTS

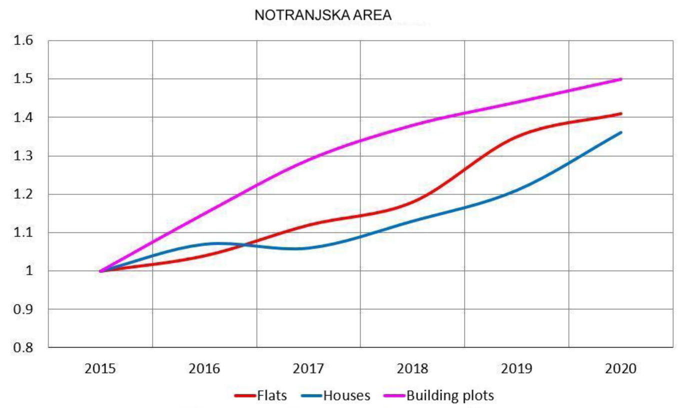
Table 113: Price movements for flats, houses, and residential building plots, MAA Notranjska Area compared to the previous year, from 2016 to 2020

PROPERTY TYPE	2015-2016	2016-2017	2017-2018	2018-2019	2019-2020
Flats	4%	8%	6%	14%	5%
Houses	7%	0%	6%	7%	13%
Building plots	15%	13%	7%	4%	5%

Table 114: Price movements for flats, houses, and residential building plots, MAA Notranjska Area, cumulatively by year from 2015 to 2020

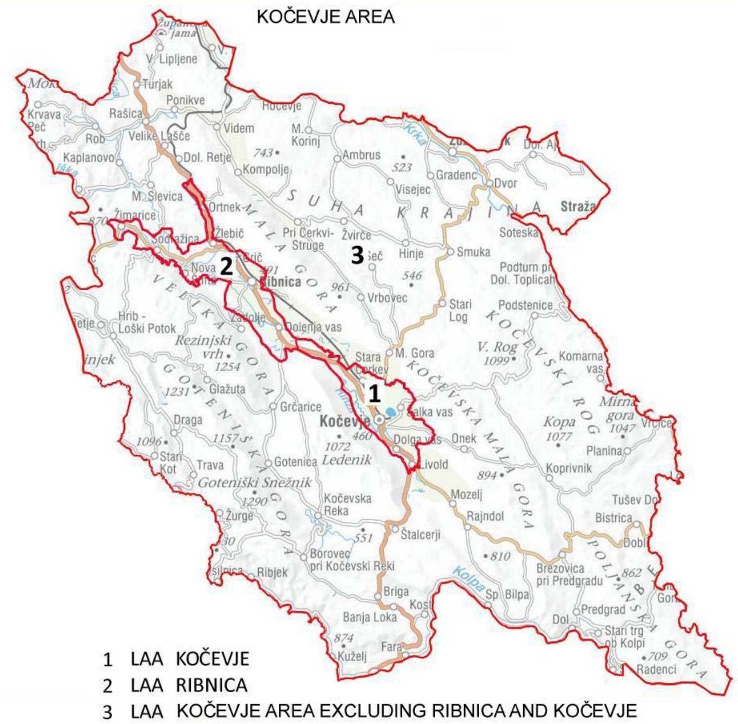
PROPERTY TYPE	2015-2016	2015-2017	2015-2018	2015-2019	2015-2020
Flats	4%	12%	18%	35%	41%
Houses	7%	6%	13%	21%	36%
Building plots	15%	29%	38%	44%	50%

Image 44: Price movements for flats, houses, and residential building plots, MAA Notranjska Area, from 2015 to 2020 (the bases are the prices in 2015)



KOČEVJE AREA

Image 45: Market analysis area (MAA) Kočevje Area and local analysis areas (LAAs)



HOUSING STOCK AND SALES VOLUMES

Table 115: Number of recorded parts of buildings (stock) and the number of recorded sales of flats and houses, MAA Kočevje Area, by local analysis area, 2020

ANALYSIS AREA	Flats – stock	Flats – sales No	Houses – stock	Houses – sales No
MAA KOČEVJE AREA	**3,610**	**110**	**15,451**	**147**
LAA KOČEVJE	2,358	57	2,979	24
LAA RIBNICA	793	27	2,851	24
LAA KOČEVJE AREA EXCLUDING RIBNICA AND KOČEVJE	459	26	9,621	99

Table 116: The number and sold land area of residential building plots, MAA Kočevje Area, by local analysis area, 2020

ANALYSIS AREA	Number	Area [ha]
MAA KOČEVJE AREA	**199**	**11.78**
LAA KOČEVJE	101	7.92
LAA RIBNICA	74	2.91
LAA KOČEVJE AREA EXCLUDING RIBNICA AND KOČEVJE	24	0.95

MARKET PRICES

Table 117: Prices and characteristics of flats sold on the secondary market, MAA Kočevje Area, by local analysis area, 2020

ANALYSIS AREA	Sample Size	Price €/m^2 (25. percentile)	Price €/m^2 (median)	Price €/m^2 (75. percentile)	Year of construction (median)	Useful floor area (median)
MAA KOČEVJE AREA	**78**	**900**	**1,070**	**1,210**	**1974**	**53**
LAA KOČEVJE	46	900	1,040	1,140	1973	51
LAA RIBNICA	21	1,100	1,210	1,290	1978	56
LAA KOČEVJE AREA EXCLUDING RIBNICA AND KOČEVJE	11	790	910	1,150	1973	54

Table 118: Prices and characteristics of houses sold on the secondary market, MAA Kočevje Area, by local analysis area, 2020

ANALYSIS AREA	Sample Size	Price € (25. percentile)	Price € (median)	Price € (75. percentile)	Year of construction (median)	House size (median)	Land area (median)
MAA KOČEVJE AREA	**65**	**40,000**	**65,000**	**96,000**	**1966**	**172**	**950**
LAA KOČEVJE AREA EXCLUDING RIBNICA AND KOČEVJE	38	36,000	60,000	85,000	1971	154	1,160
LAA KOČEVJE	17	65,000	93,000	100,000	1967	172	880
LAA RIBNICA	10	41,000	63,000	78,000	1945	195	840

Table 119: Prices and characteristics of sold residential building plots, MAA Kočevje Area, by local analysis area, 2020

ANALYSIS AREA	Sample Size	Price €/m² (25. percentile)	Price €/m² (median)	Price €/m² (75. percentile)	Land area (median)
MAA KOČEVJE AREA	**39**	**18**	**25**	**36**	**1,000**
LAA KOČEVJE AREA EXCLUDING RIBNICA AND KOČEVJE	23	18	25	41	900

Notes:

- *Data for the local analysis areas "Kočevje" and "Ribnica" is not shown because the sample size is too small for the calculation of statistical indicators.*

PRICE MOVEMENTS

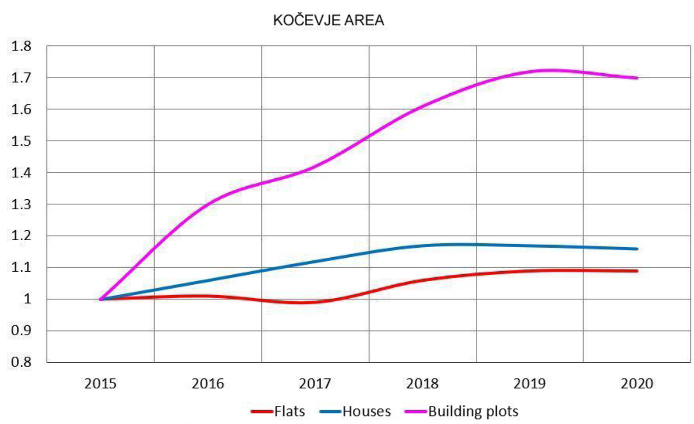
Table 120: Price movements for flats, houses, and residential building plots, MAA Kočevje Area compared to the previous year, from 2016 to 2020

PROPERTY TYPE	2015-2016	2016-2017	2017-2018	2018-2019	2019-2020
Flats	1%	-1%	7%	3%	0%
Houses	6%	6%	4%	1%	-1%
Building plots	30%	9%	14%	7%	-1%

Table 121: Price movements for flats, houses, and residential building plots, MAA Kočevje Area, cumulatively by year from 2015 to 2020

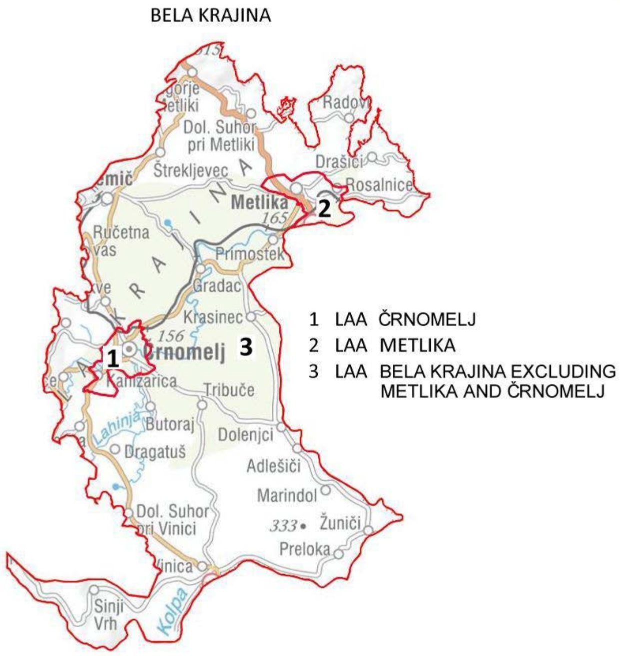
PROPERTY TYPE	2015-2016	2015-2017	2015-2018	2015-2019	2015-2020
Flats	1%	-1%	6%	9%	9%
Houses	6%	12%	17%	17%	16%
Building plots	30%	42%	61%	72%	70%

Image 46: Price movements for flats, houses, and residential building plots, MAA Kočevje Area, from 2015 to 2020 (the bases are the prices in 2015)



BELA KRAJINA

Image 47: Market analysis area (MAA) Bela Krajina and local analysis areas (LAAs)



HOUSING STOCK AND SALES VOLUMES

Table 122: Number of recorded parts of buildings (stock) and the number of recorded sales of flats and houses, MAA Bela Krajina, by local analysis area, 2020

ANALYSIS AREA	Flats – stock	Flats – sales No	Houses – stock	Houses – sales No
MAA BELA KRAJINA	**1,808**	**52**	**9,034**	**79**
LAA ČRNOMELJ	1,039	35	1,331	15
LAA METLIKA	516	10	912	10
LAA BELA KRAJINA EXCLUDING METLIKA AND ČRNOMELJ	253	7	6,791	54

Table 123: The number and sold land area of residential building plots, MAA Bela Krajina, by local analysis area, 2020

ANALYSIS AREA	Number	Area [ha]
MAA BELA KRAJINA	**95**	**6.56**
LAA BELA KRAJINA EXCLUDING METLIKA AND ČRNOMELJ	68	3.75
LAA ČRNOMELJ	17	1.82
LAA METLIKA	10	0.99

MARKET PRICES

Table 124: Prices and characteristics of flats sold on the secondary market, MAA Bela Krajina, by local analysis area, 2020

ANALYSIS AREA	Sample Size	Price €/m² (25. percentile)	Price €/m² (median)	Price €/m² (75. percentile)	Year of construction (median)	Useful floor area (median)
MAA BELA KRAJINA	**38**	**800**	**910**	**1,090**	**1976**	**49**
LAA ČRNOMELJ	24	780	960	1,150	1970	51

Notes:

- *Data for the local analysis areas "Metlika" and "Bela Krajina Excluding Metlika and Črnomelj" is not shown because the sample size is too small for the calculation of statistical indicators.*

Table 125: Prices and characteristics of houses sold on the secondary market, MAA Bela Krajina, by local analysis area, 2020

ANALYSIS AREA	Sample Size	Price € (25. percentile)	Price € (median)	Price € (75. percentile)	Year of construction (median)	House size (median)	Land area (median)
MAA BELA KRAJINA	**43**	**29,000**	**40,000**	**59,000**	**1968**	**130**	**1,010**
LAA BELA KRAJINA EXCLUDING METLIKA AND ČRNOMELJ	30	26,000	40,000	52,000	1979	95	1,270

Notes:

- *Data for the local analysis areas "Metlika" and "Črnomelj" is not shown because the sample size is too small for the calculation of statistical indicators.*

Table 126: Prices and characteristics of sold residential building plots, MAA Bela Krajina, by local analysis area, 2020

ANALYSIS AREA	Sample Size	Price €/m² (25. percentile)	Price €/m² (median)	Price €/m² (75. percentile)	Land area (median)
MAA BELA KRAJINA	**20**	**11**	**15**	**24**	**910**
LAA BELA KRAJINA EXCLUDING METLIKA AND ČRNOMELJ	12	9	11	16	880

Notes:

- *Data for the local analysis areas "Metlika" and "Črnomelj" is not shown because the sample size is too small for the calculation of statistical indicators.*

PRICE MOVEMENTS

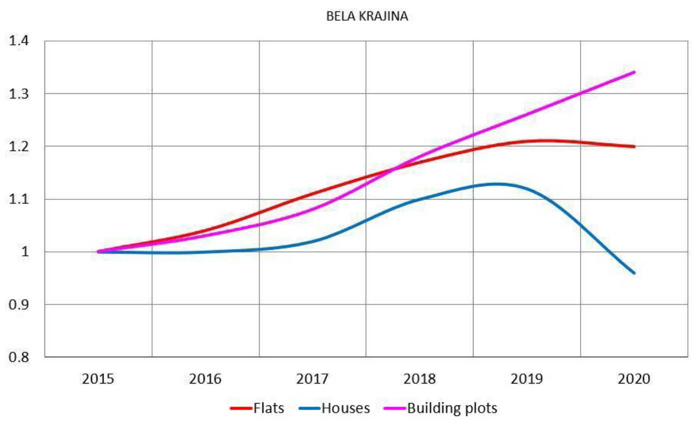
Table 127: Price movements for flats, houses, and residential building plots, MAA Bela Krajina compared to the previous year, from 2016 to 2020

PROPERTY TYPE	2015-2016	2016-2017	2017-2018	2018-2019	2019-2020
Flats	4%	7%	6%	3%	-1%
Houses	0%	3%	7%	2%	-14%
Building plots	3%	5%	9%	7%	6%

Table 128: Price movements for flats, houses, and residential building plots, MAA Bela Krajina, cumulatively by year from 2015 to 2020

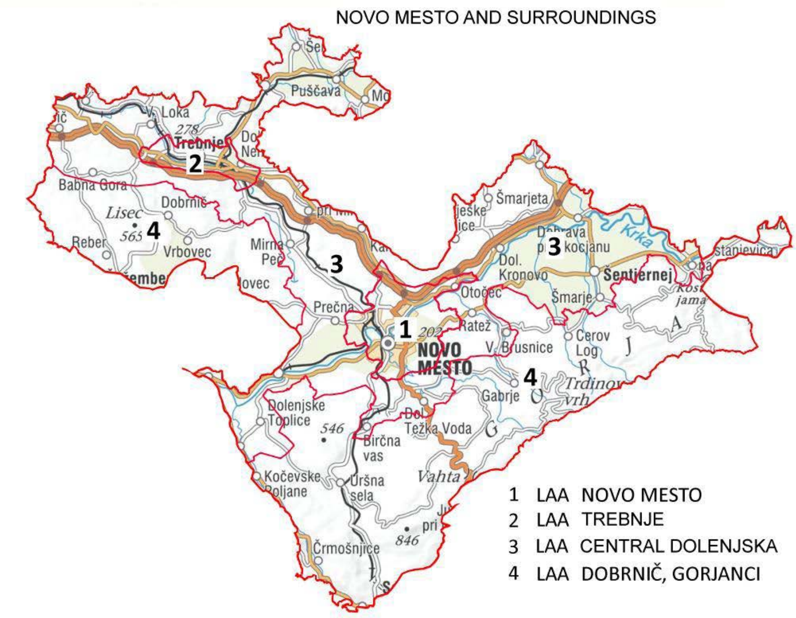
PROPERTY TYPE	2015-2016	2015-2017	2015-2018	2015-2019	2015-2020
Flats	4%	11%	17%	21%	20%
Houses	0%	2%	10%	12%	-4%
Building plots	3%	8%	18%	26%	34%

Image 48: Price movements for flats, houses, and residential building plots, MAA Bela Krajina, from 2015 to 2020 (the bases are the prices in 2015)



NOVO MESTO AND SURROUNDINGS

Image 49: Market analysis area (MAA) "Novo Mesto and Surroundings" and local analysis areas (LAAs)



HOUSING STOCK AND SALES VOLUMES

Table 129: Number of recorded parts of buildings (stock) and the number of recorded sales of flats and houses, MAA Novo Mesto and Surroundings, by local analysis area, 2020

ANALYSIS AREA	Flats – stock	Flats – sales No	Houses – stock	Houses – sales No
MAA NOVO MESTO AND SURROUNDINGS	**7,293**	**205**	**23,010**	**229**
LAA NOVO MESTO	5,164	133	4,399	45
LAA CENTRAL DOLENJSKA	1,326	41	12,721	118
LAA TREBNJE	748	30	1,262	22
LAA DOBRNIČ, GORJANCI	55	1	4,628	44

Table 130: The number and sold land area of residential building plots, MAA Novo Mesto and Surroundings, by local analysis area, 2020

ANALYSIS AREA	Number	Area [ha]
MAA NOVO MESTO AND SURROUNDINGS	**233**	**15.71**
LAA CENTRAL DOLENJSKA	126	8.89
LAA DOBRNIČ, GORJANCI	46	3.72
LAA NOVO MESTO	34	1.70
LAA TREBNJE	27	1.40

MARKET PRICES

Table 131: Prices and characteristics of flats sold on the secondary market, MAA Novo Mesto and Surroundings, by local analysis area, 2020

ANALYSIS AREA	Sample Size	Price €/m² (25. percentile)	Price €/m² (median)	Price €/m² (75. percentile)	Year of construction (median)	Useful floor area (median)
MAA NOVO MESTO AND SURROUNDINGS	**158**	**1,440**	**1,680**	**1,900**	**1978**	**53**
LAA NOVO MESTO	109	1,560	1,720	1,990	1976	53
LAA CENTRAL DOLENJSKA	33	1,000	1,260	1,460	1978	51
LAA TREBNJE	16	1,680	1,870	2,040	2007	61

Notes:

- *Data for the local analysis area "Dobrnič, Gorjanci" is not shown because the sample size is too small for the calculation of statistical indicators.*

Table 132: Prices and characteristics of houses sold on the secondary market, MAA Novo Mesto and Surroundings, by local analysis area, 2020

ANALYSIS AREA	Sample Size	Price € (25. percentile)	Price € (median)	Price € (75. percentile)	Year of construction (median)	House size (median)	Land area (median)
MAA NOVO MESTO AND SURROUNDINGS	**161**	**41,000**	**66,000**	**130,000**	**1975**	**126**	**990**
LAA CENTRAL DOLENJSKA	84	41,000	63,000	116,000	1975	136	1,110
LAA DOBRNIČ, GORJANCI	37	32,000	43,000	65,000	1984	91	1,500
LAA NOVO MESTO	33	83,000	140,000	169,000	1969	170	590

Notes:

- *Data for the local analysis area "Trebnje" is not shown because the sample size is too small for the calculation of statistical indicators.*

Table 133: Prices and characteristics of sold residential building plots, MAA Novo Mesto and Surroundings, by local analysis area, 2020

ANALYSIS AREA	Sample Size	Price €/m² (25. percentile)	Price €/m² (median)	Price €/m² (75. percentile)	Land area (median)
MAA NOVO MESTO AND SURROUNDINGS	**111**	**20**	**30**	**51**	**850**
LAA CENTRAL DOLENJSKA	66	19	28	35	920
LAA NOVO MESTO	16	45	65	94	800
LAA DOBRNIČ, GORJANCI	15	16	21	27	860
LAA TREBNJE	14	52	61	80	740

PRICE MOVEMENTS

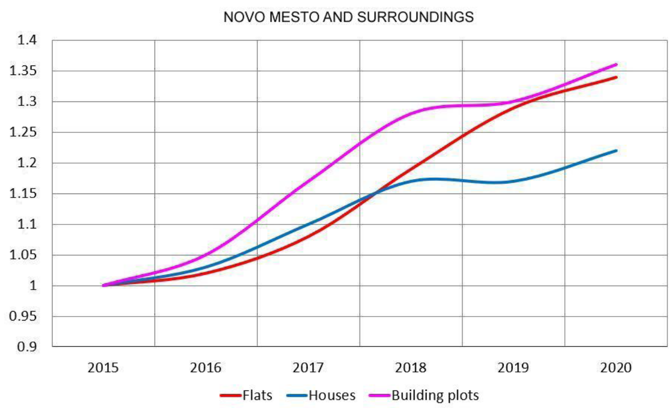
Table 134: Price movements for flats, houses, and residential building plots, MAA Novo Mesto and Surroundings, by year compared to the previous year, from 2016 to 2020

PROPERTY TYPE	2015-2016	2016-2017	2017-2018	2018-2019	2019-2020
Flats	2%	6%	10%	9%	4%
Houses	3%	8%	6%	1%	4%
Building plots	5%	12%	9%	2%	4%

Table 135: Price movements for flats, houses, and residential building plots, MAA Novo Mesto and Surroundings, cumulatively by year from 2015 to 2020

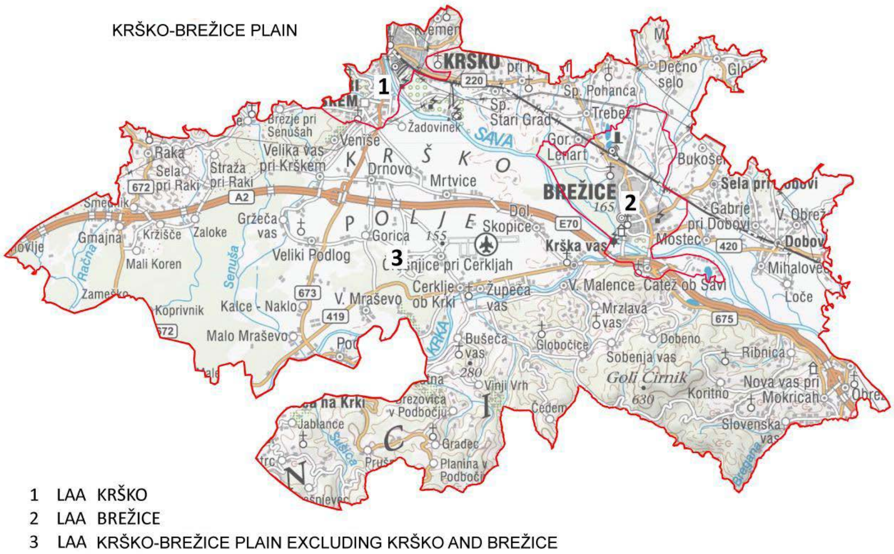
PROPERTY TYPE	2015-2016	2015-2017	2015-2018	2015-2019	2015-2020
Flats	2%	8%	19%	29%	34%
Houses	3%	10%	17%	17%	22%
Building plots	5%	17%	28%	30%	36%

Image 50: Price movements for flats, houses, and residential building plots, MAA Novo Mesto and Surroundings, from 2015 to 2020 (the bases are the prices in 2015)



KRŠKO-BREŽICE PLAIN

Image 51: Market analysis area (MAA Krško-Brežice Plain and local analysis areas (LAAs)



HOUSING STOCK AND SALES VOLUMES

Table 136: Number of recorded parts of buildings (stock) and the number of recorded sales of flats and houses, MAA Krško-Brežice Plain, by local analysis area, 2020

ANALYSIS AREA	Flats – stock	Flats – sales No	Houses – stock	Houses – sales No
MAA KRŠKO-BREŽICE PLAIN	**3,554**	**64**	**10,533**	**122**
LAA KRŠKO	1,738	24	1,618	16
LAA BREŽICE	1,646	34	1,929	20
LAA KRŠKO-BREŽICE PLAIN EXCLUDING KRŠKO AND BREŽICE	170	6	6,986	86

Table 137: The number and sold land area of residential building plots, MAA Krško-Brežice Plain, by local analysis area, 2020

ANALYSIS AREA	Number	Area [ha]
MAA KRŠKO-BREŽICE PLAIN	**69**	**4.62**
LAA KRŠKO-BREŽICE PLAIN EXCLUDING KRŠKO AND BREŽICE	32	2.02
LAA BREŽICE	26	1.86
LAA KRŠKO	11	0.74

MARKET PRICES

Table 138: Prices and characteristics of flats sold on the secondary market, MAA Krško-Brežice Plain, by local analysis area, 2020

ANALYSIS AREA	Sample Size	Price €/m² (25. percentile)	Price €/m² (median)	Price €/m² (75. percentile)	Year of construction (median)	Useful floor area (median)
MAA KRŠKO-BREŽICE PLAIN	**49**	**1,010**	**1,150**	**1,270**	**1979**	**56**
LAA BREŽICE	26	1,100	1,210	1,280	1976	57
LAA KRŠKO	20	1,030	1,120	1,270	1980	49

Notes:

- *Data for the local analysis area "Krško-Brežice Plain Excluding Krško and Brežice" is not shown because the sample size is too small for the calculation of statistical indicators.*

Table 139: Prices and characteristics of houses sold on the secondary market, MAA Krško-Brežice Plain, by local analysis area, 2020

ANALYSIS AREA	Sample Size	Price € (25. percentile)	Price € (median)	Price € (75. percentile)	Year of construction (median)	House size (median)	Land area (median)
MAA KRŠKO-BREŽICE PLAIN	**74**	**34,000**	**55,000**	**89,000**	**1963**	**125**	**930**
LAA KRŠKO-BREŽICE PLAIN EXCLUDING KRŠKO AND BREŽICE	55	32,000	53,000	77,000	1965	110	980
LAA BREŽICE	13	52,000	65,000	83,000	1943	132	770

Notes:

- *Data for the local analysis area "Krško" is not shown because the sample size is too small for the calculation of statistical indicators.*

Table 140: Prices and characteristics of sold residential building plots, MAA Krško-Brežice Plain, by local analysis area, 2020

ANALYSIS AREA	Sample Size	Price €/m² (25. percentile)	Price €/m² (median)	Price €/m² (75. percentile)	Land area (median)
MAA KRŠKO-BREŽICE PLAIN	**40**	**20**	**27**	**41**	**800**
LAA BREŽICE	17	25	36	42	770
LAA KRŠKO-BREŽICE PLAIN EXCLUDING KRŠKO AND BREŽICE	16	18	20	22	810

Notes:

- *Data for the local analysis area "Krško" is not shown because the sample size is too small for the calculation of statistical indicators.*

PRICE MOVEMENTS

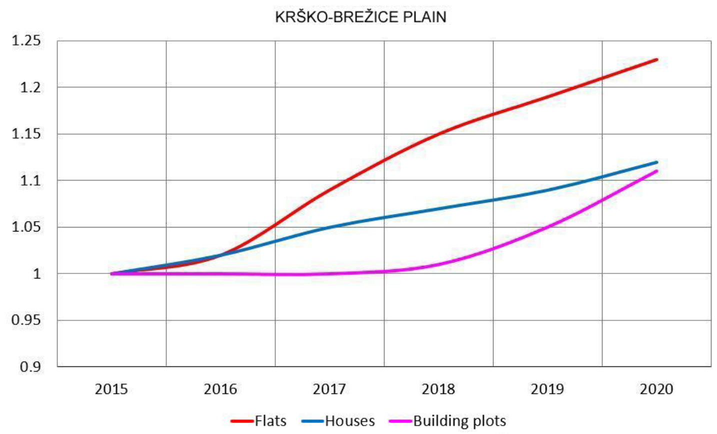
Table 141: Price movements for flats, houses, and residential building plots, MAA Krško-Brežice Plain compared to the previous year, from 2016 to 2020

PROPERTY TYPE	2015-2016	2016-2017	2017-2018	2018-2019	2019-2020
Flats	2%	7%	6%	4%	4%
Houses	2%	3%	2%	2%	3%
Building plots	0%	0%	1%	4%	6%

Table 142: Price movements for flats, houses, and residential building plots, MAA Krško-Brežice Plain, cumulatively by year from 2015 to 2020

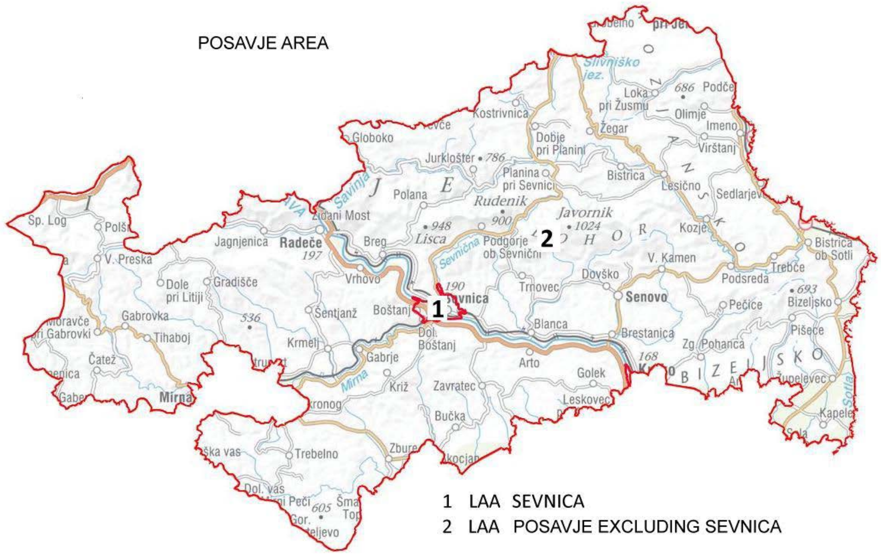
PROPERTY TYPE	2015-2016	2015-2017	2015-2018	2015-2019	2015-2020
Flats	2%	9%	15%	19%	23%
Houses	2%	5%	7%	9%	12%
Building plots	0%	0%	1%	5%	11%

Image 52: Price movements for flats, houses, and residential building plots, MAA Krško-Brežice Plain, from 2015 to 2020 (the bases are the prices in 2015)



POSAVJE AREA

Image 53: Market analysis area (MAA) Posavje Area and local analysis areas (LAAs)



HOUSING STOCK AND SALES VOLUMES

Table 143: Number of recorded parts of buildings (stock) and the number of recorded sales of flats and houses, MAA Posavje Area, by local analysis area, 2020

ANALYSIS AREA	Flats – stock	Flats – sales No	Houses – stock	Houses – sales No
MAA POSAVJE AREA	**2,958**	**71**	**27,661**	**312**
LAA POSAVJE EXCLUDING SEVNICA	1,929	48	26,436	296
LAA SEVNICA	1,029	23	1,225	16

Table 144: The number and sold land area of residential building plots, MAA Posavje Area, by local analysis area, 2020

ANALYSIS AREA	Number	Area [ha]
MAA POSAVJE AREA	**113**	**11.55**
LAA POSAVJE EXCLUDING SEVNICA	107	10.80
LAA SEVNICA	6	0.75

MARKET PRICES

Table 145: Prices and characteristics of flats sold on the secondary market, MAA Posavje Area, by local analysis area, 2020

ANALYSIS AREA	Sample Size	Price €/m^2 (25. percentile)	Price €/m^2 (median)	Price €/m^2 (75. percentile)	Year of construction (median)	Useful floor area (median)
MAA POSAVJE AREA	**40**	**780**	**1,010**	**1,160**	**1976**	**52**
LAA POSAVJE EXCLUDING SEVNICA	24	750	850	1,090	1976	53
LAA SEVNICA	16	1,000	1,090	1,210	1971	50

Table 146: Prices and characteristics of houses sold on the secondary market, MAA Posavje Area, by local analysis area, 2020

ANALYSIS AREA	Sample Size	Price € (25. percentile)	Price € (median)	Price € (75. percentile)	Year of construction (median)	House size (median)	Land area (median)
MAA POSAVJE AREA	**126**	**36,000**	**50,000**	**72,000**	**1980**	**121**	**1,380**
LAA POSAVJE EXCLUDING SEVNICA	121	35,000	50,000	68,000	1980	116	1,400

Notes:

- *Data for the local analysis area "Sevnica" is not shown because the sample size is too small for the calculation of statistical indicators.*

Table 147: Prices and characteristics of sold residential building plots, MAA Posavje Area, by local analysis area, 2020

ANALYSIS AREA	Sample Size	Price €/m^2 (25. percentile)	Price €/m^2 (median)	Price €/m^2 (75. percentile)	Land area (median)
MAA POSAVJE AREA	**31**	**10**	**14**	**23**	**1,320**
LAA POSAVJE EXCLUDING SEVNICA	26	10	12	20	1,240

Notes:

- *Data for the local analysis area "Sevnica" is not shown because the sample size is too small for the calculation of statistical indicators.*

PRICE MOVEMENTS

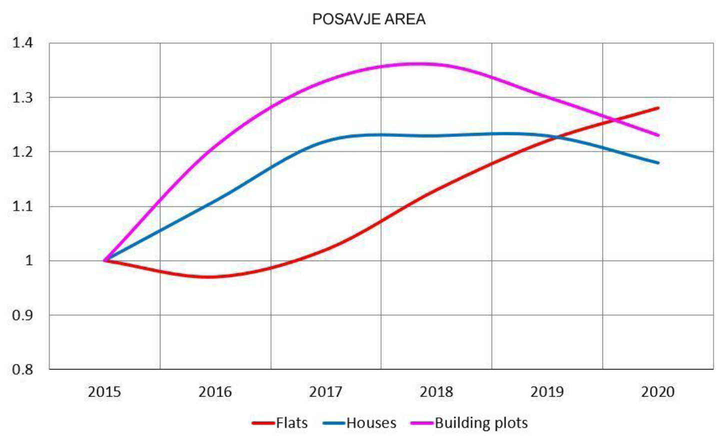
Table 148: Price movements for flats, houses, and residential building plots, MAA Posavje Area, by year compared to the previous year, from 2016 to 2020

PROPERTY TYPE	2015-2016	2016-2017	2017-2018	2018-2019	2019-2020
Flats	-3%	5%	11%	7%	5%
Houses	11%	9%	1%	0%	-4%
Building plots	21%	11%	2%	-5%	-5%

Table 149: Price movements for flats, houses, and residential building plots, MAA Posavje Area, cumulatively by year from 2015 to 2020

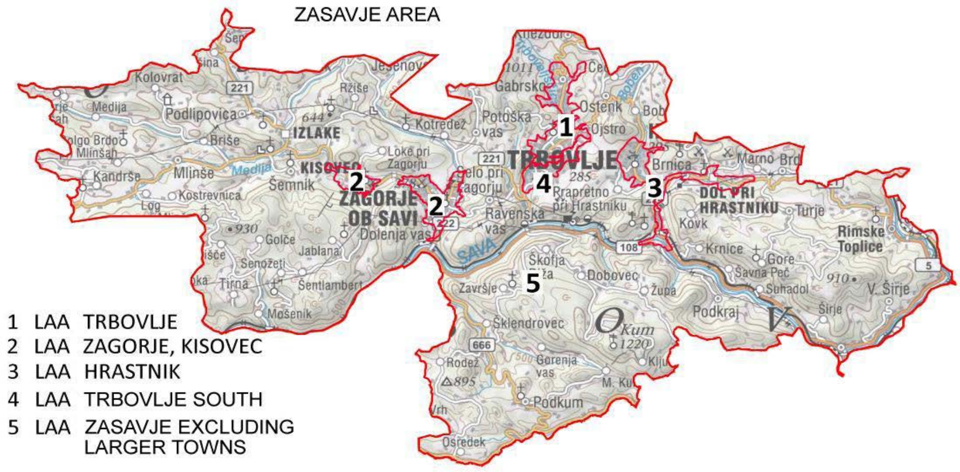
PROPERTY TYPE	2015-2016	2015-2017	2015-2018	2015-2019	2015-2020
Flats	-3%	2%	13%	22%	28%
Houses	11%	22%	23%	23%	18%
Building plots	21%	33%	36%	30%	23%

Image 54: Price movements for flats, houses, and residential building plots, MAA Posavje Area, from 2015 to 2020 (the bases are the prices in 2015)



ZASAVJE AREA

Image 55: Market analysis area (MAA) Zasavje and local analysis areas (LAAs)



HOUSING STOCK AND SALES VOLUMES

Table 150: Number of recorded parts of buildings (stock) and the number of recorded sales of flats and houses, MAA Zasavje Area, by local analysis area, 2020

ANALYSIS AREA	Flats – stock	Flats – sales No	Houses – stock	Houses – sales No
MAA ZASAVJE AREA	**10,329**	**190**	**8,220**	**93**
LAA TRBOVLJE	4,249	87	1,178	21
LAA ZAGORJE, KISOVEC	2,379	51	1,207	14
LAA HRASTNIK	2,248	33	836	10
LAA TRBOVLJE SOUTH	987	13	206	0
LAA ZASAVJE EXCLUDING LARGER TOWNS	466	6	4,793	48

Table 151: The number and sold land area of residential building plots, MAA Zasavje Area, by local analysis area, 2020

ANALYSIS AREA	Number	Area [ha]
MAA ZASAVJE AREA	**102**	**10.56**
LAA TRBOVLJE SOUTH	31	4.17
LAA ZASAVJE EXCLUDING LARGER TOWNS	27	2.99
LAA TRBOVLJE	16	1.01
LAA HRASTNIK	15	1.69
LAA ZAGORJE, KISOVEC	13	0.70

MARKET PRICES

Table 152: Prices and characteristics of flats sold on the secondary market, MAA Zasavje Area, by local analysis area, 2020

ANALYSIS AREA	Sample Size	Price €/m² (25. percentile)	Price €/m² (median)	Price €/m² (75. percentile)	Year of construction (median)	Useful floor area (median)
MAA ZASAVJE AREA	**133**	**760**	**910**	**1,090**	**1965**	**46**
LAA TRBOVLJE	60	810	970	1,080	1963	51
LAA ZAGORJE, KISOVEC	33	910	1,100	1,210	1978	43
LAA HRASTNIK	28	670	770	890	1968	40

Notes:

- *Data for the local analysis areas "Trbolje South" and "Zasavje Excluding Larger Towns" is not shown because the sample size is too small for the calculation of statistical indicators.*

Table 153: Prices and characteristics of houses sold on the secondary market, MAA Zasavje Area, by local analysis area, 2020

ANALYSIS AREA	Sample Size	Price € (25. percentile)	Price € (median)	Price € (75. percentile)	Year of construction (median)	House size (median)	Land area (median)
MAA ZASAVJE AREA	**44**	**55,000**	**71,000**	**110,000**	**1964**	**155**	**760**
LAA ZASAVJE EXCLUDING LARGER TOWNS	24	44,000	59,000	85,000	1976	128	990
LAA TRBOVLJE	11	86,000	110,000	127,000	1958	189	450

Notes:

- *Data for the remaining local analysis areas is not shown because the sample size is too small for the calculation of statistical indicators.*

Table 154: Prices and characteristics of sold residential building plots, MAA Zasavje Area, 2020

ANALYSIS AREA	Sample Size	Price €/m² (25. percentile)	Price €/m² (median)	Price €/m² (75. percentile)	Land area (median)
MAA ZASAVJE AREA	**20**	**17**	**22**	**29**	**640**

Notes:

- *Data for local analysis areas is not shown because the sample size is too small for the calculation of statistical indicators.*

PRICE MOVEMENTS

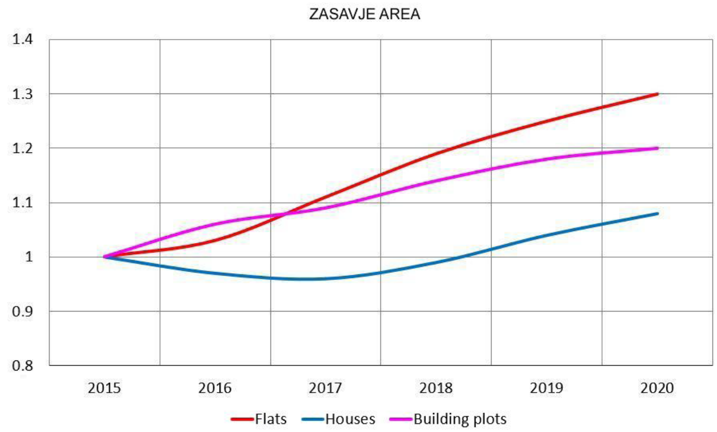
Table 155: Price movements for flats, houses, and residential building plots, MAA Zasavje Area, by year compared to the previous year, from 2016 to 2020

PROPERTY TYPE	2015-2016	2016-2017	2017-2018	2018-2019	2019-2020
Flats	3%	7%	7%	4%	4%
Houses	-3%	-1%	4%	5%	4%
Building plots	6%	3%	4%	4%	2%

Table 156: Price movements for flats, houses, and residential building plots, MAA Zasavje Area, cumulatively by year from 2015 to 2020

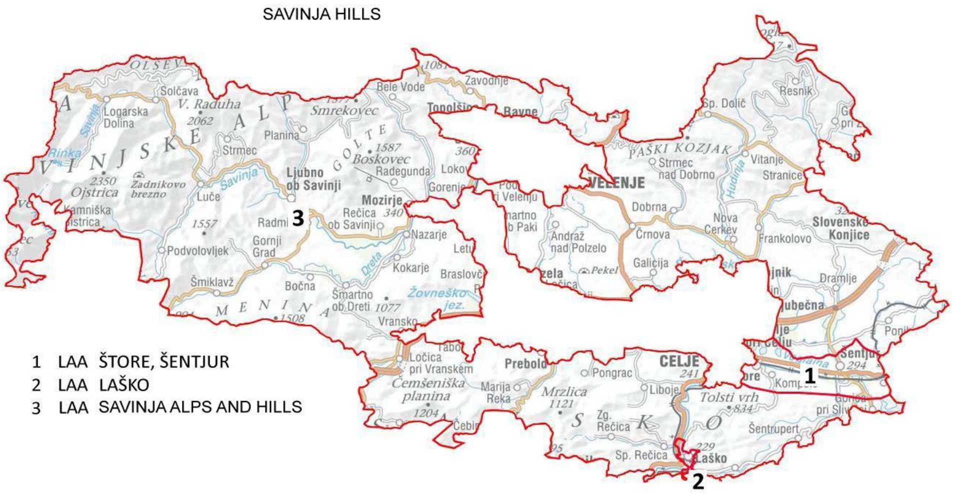
PROPERTY TYPE	2015-2016	2015-2017	2015-2018	2015-2019	2015-2020
Flats	3%	11%	19%	25%	30%
Houses	-3%	-4%	-1%	4%	8%
Building plots	6%	9%	14%	18%	20%

Image 56: Price movements for flats, houses, and residential building plots, MAA Zasavje Area, from 2015 to 2020 (the bases are the prices in 2015)



SAVINJA HILLS

Image 57: Market analysis area (MAA) Savinja Hills and local analysis areas (LAAs)



HOUSING STOCK AND SALES VOLUMES

Table 157: Number of recorded parts of buildings (stock) and the number of recorded sales of flats and houses, MAA Savinja Hills, by local analysis area, 2020

ANALYSIS AREA	Flats – stock	Flats – sales No	Houses – stock	Houses – sales No
MAA SAVINJA HILLS	**4,256**	**110**	**26,732**	**294**
LAA SAVINJA ALPS AND HILLS	1,813	49	22,985	251
LAA ŠTORE, ŠENTJUR	1,517	45	3,148	38
LAA LAŠKO	926	16	599	5

Table 158: The number and sold land area of residential building plots, Savinja Hills, by local analysis area, 2020

ANALYSIS AREA	Number	Area [ha]
MAA SAVINJA HILLS	**167**	**17.47**
LAA SAVINJA ALPS AND HILLS	135	15.21
LAA ŠTORE, ŠENTJUR	32	2.26
LAA LAŠKO	0	0.00

MARKET PRICES

Table 159: Prices and characteristics of flats sold on the secondary market, MAA Savinja Hills, by local analysis area, 2020

ANALYSIS AREA	Sample Size	Price €/m² (25. percentile)	Price €/m² (median)	Price €/m² (75. percentile)	Year of construction (median)	Useful floor area (median)
MAA SAVINJA HILLS	**65**	**880**	**1,180**	**1,310**	**1976**	**49**
LAA SAVINJA ALPS AND HILLS	28	980	1,180	1,360	1981	53
LAA ŠTORE, ŠENTJUR	27	830	1,190	1,270	1971	46
LAA LAŠKO	10	840	1,100	1,330	1963	46

Table 160: Prices and characteristics of houses sold on the secondary market, MAA Savinja Hills, by local analysis area, 2020

ANALYSIS AREA	Sample Size	Price € (25. percentile)	Price € (median)	Price € (75. percentile)	Year of construction (median)	House size (median)	Land area (median)
MAA SAVINJA HILLS	**133**	**40,000**	**58,000**	**95,000**	**1976**	**128**	**960**
LAA SAVINJA ALPS AND HILLS	107	36,000	55,000	85,000	1980	123	980
LAA ŠTORE, ŠENTJUR	20	59,000	84,000	130,000	1972	184	880

Notes:

- *Data for the local analysis area "Laško" is not shown because the sample size is too small for the calculation of statistical indicators.*

Table 161: Prices and characteristics of sold residential building plots, Savinja Hills, by local analysis area, 2020

ANALYSIS AREA	Sample Size	Price €/m² (25. percentile)	Price €/m² (median)	Price €/m² (75. percentile)	Land area (median)
MAA SAVINJA HILLS	**55**	**20**	**27**	**35**	**910**
LAA SAVINJA ALPS AND HILLS	44	19	25	30	910
LAA ŠTORE, ŠENTJUR	11	33	40	42	910

Notes:

- *Data for the local analysis area "Laško" is not shown because the sample size is too small for the calculation of statistical indicators.*

PRICE MOVEMENTS

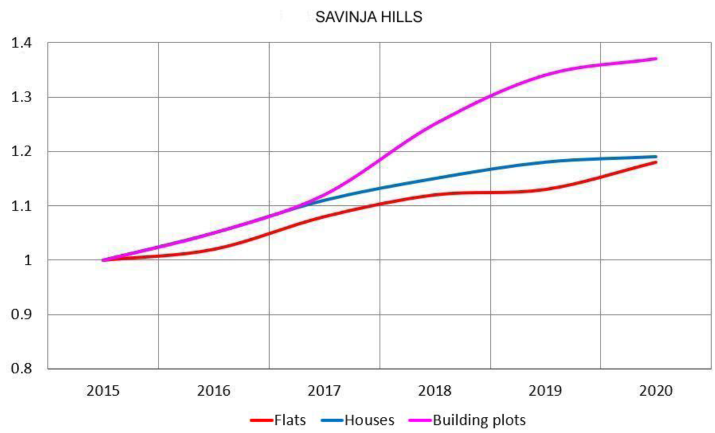
Table 162: Price movements for flats, houses, and residential building plots, MAA Savinja Hills, by year compared to the previous year, from 2016 to 2020

PROPERTY TYPE	2015-2016	2016-2017	2017-2018	2018-2019	2019-2020
Flats	2%	5%	4%	2%	4%
Houses	5%	6%	3%	3%	2%
Building plots	5%	6%	12%	7%	2%

Table 163: Price movements for flats, houses, and residential building plots, MAA Savinja Hills cumulatively by year from 2015 to 2020

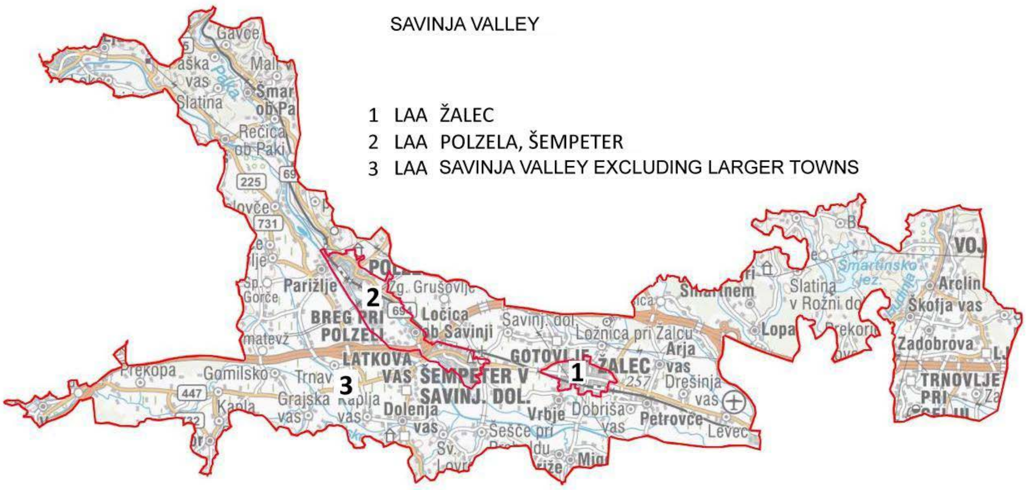
PROPERTY TYPE	2015-2016	2015-2017	2015-2018	2015-2019	2015-2020
Flats	2%	8%	12%	13%	18%
Houses	5%	11%	15%	18%	19%
Building plots	5%	12%	25%	34%	37%

Image 58: Price movements for flats, houses, and residential building plots, Savinja Hills, from 2015 to 2020 (the bases are the prices in 2015)



SAVINJA VALLEY

Image 59: Market analysis area (MAA) Savinja Valley and local analysis areas (LAAs)



HOUSING STOCK AND SALES VOLUMES

Table 164: Number of recorded parts of buildings (stock) and the number of recorded sales of flats and houses, MAA Savinja Valley, by local analysis area, 2020

ANALYSIS AREA	Flats – stock	Flats – sales No	Houses – stock	Houses – sales No
MAA SAVINJA VALLEY	**4,745**	**162**	**13,485**	**175**
LAA SAVINJA VALLEY EXCLUDING LARGER TOWNS	2,362	101	11,156	148
LAA ŽALEC	1,650	35	590	4
LAA POLZELA, ŠEMPETER	733	26	1,739	23

Table 165: The number and sold land area of residential building plots, MAA Savinja Valley, by local analysis area, 2020

ANALYSIS AREA	Number	Area [ha]
MAA SAVINJA VALLEY	**151**	**12.42**
LAA SAVINJA VALLEY EXCLUDING LARGER TOWNS	104	7.86
LAA POLZELA, ŠEMPETER	37	3.73
LAA ŽALEC	10	0.83

MARKET PRICES

Table 166: Prices and characteristics of flats sold on the secondary market, MAA Savinja Valley, by local analysis area, 2020

ANALYSIS AREA	Sample Size	Price €/m² (25. percentile)	Price €/m² (median)	Price €/m² (75. percentile)	Year of construction (median)	Useful floor area (median)
MAA SAVINJA VALLEY	**88**	**1,170**	**1,400**	**1,560**	**1979**	**50**
LAA SAVINJA VALLEY EXCLUDING LARGER TOWNS	48	1,100	1,370	1,530	1979	50
LAA ŽALEC	25	1,170	1,460	1,590	1979	52
LAA POLZELA, ŠEMPETER	15	1,310	1,510	1,690	1980	46

Table 167: Prices and characteristics of houses sold on the secondary market, MAA Savinja Valley, by local analysis area, 2020

ANALYSIS AREA	Sample Size	Price € (25. percentile)	Price € (median)	Price € (75. percentile)	Year of construction (median)	House size (median)	Land area (median)
MAA SAVINJA VALLEY	**88**	**74,000**	**116,000**	**154,000**	**1975**	**155**	**760**
LAA SAVINJA VALLEY EXCLUDING LARGER TOWNS	69	75,000	110,000	145,000	1975	163	860
LAA POLZELA, ŠEMPETER	17	68,000	140,000	160,000	1980	146	640

Notes:

- *Data for the analysis area "Žalec" is not shown because the sample size is too small for the calculation of statistical indicators.*

Table 168: Prices and characteristics of sold residential building plots, MAA Savinja Valley, by local analysis area, 2020

ANALYSIS AREA	Sample Size	Price €/m² (25. percentile)	Price €/m² (median)	Price €/m² (75. percentile)	Land area (median)
MAA SAVINJA VALLEY	**68**	**36**	**49**	**61**	**850**
LAA SAVINJA VALLEY EXCLUDING LARGER TOWNS	41	36	49	67	850
LAA POLZELA, ŠEMPETER	20	39	46	51	910

Notes:

- *Data for the analysis area "Žalec" is not shown because the sample size is too small for the calculation of statistical indicators.*

PRICE MOVEMENTS

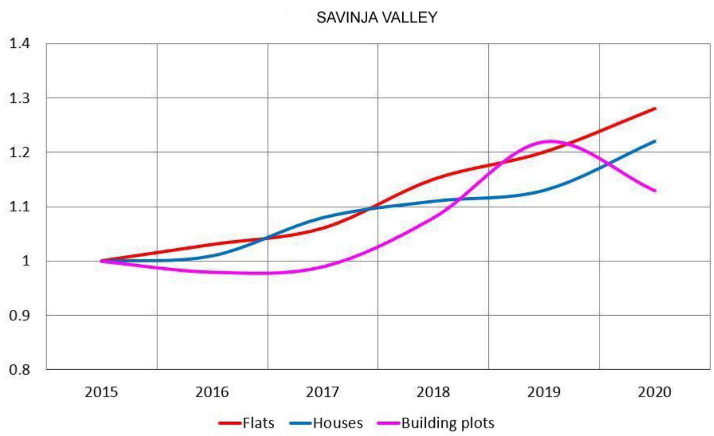
Table 169: Price movements for flats, houses, and residential building plots, MAA Savinja Valley, by year compared to the previous year, from 2016 to 2020

PROPERTY TYPE	2015-2016	2016-2017	2017-2018	2018-2019	2019-2020
Flats	3%	3%	9%	5%	7%
Houses	1%	7%	3%	2%	8%
Building plots	-2%	0%	10%	13%	-7%

Table 170: Price movements for flats, houses, and residential building plots, MAA Savinja Valley cumulatively by year from 2015 to 2020

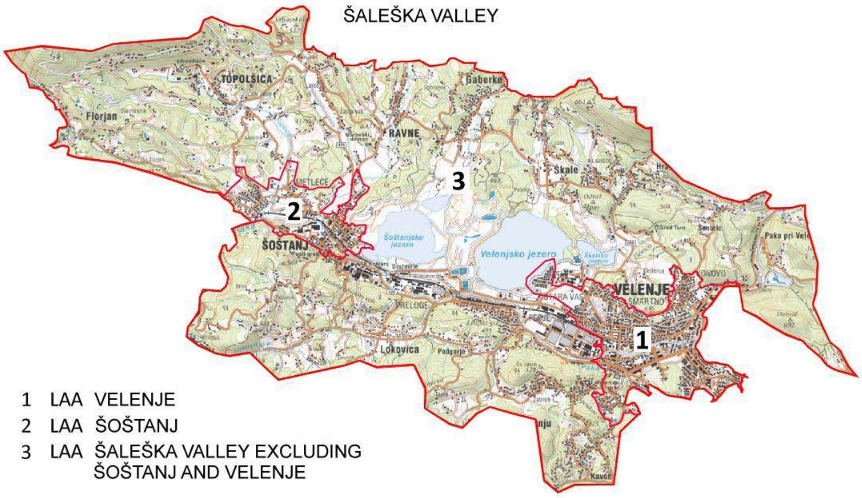
PROPERTY TYPE	2015-2016	2015-2017	2015-2018	2015-2019	2015-2020
Flats	3%	6%	15%	20%	28%
Houses	1%	8%	11%	13%	22%
Building plots	-2%	-1%	8%	22%	13%

Image 60: Price movements for flats, houses, and residential building plots, MAA Savinja Valley, from 2015 to 2020 (the bases are the prices in 2015)



ŠALEŠKA VALLEY

Image 61: Market analysis area (MAA) Šaleška Valley and local analysis areas (LAAs)



HOUSING STOCK AND SALES VOLUMES

Table 171: Number of recorded parts of buildings (stock) and the number of recorded sales of flats and houses, MAA Šaleška Valley, by local analysis area, 2020

ANALYSIS AREA	Flats – stock	Flats – sales No	Houses – stock	Houses – sales No
MAA ŠALEŠKA VALLEY	**8,954**	**201**	**4,546**	**55**
LAA VELENJE	7,854	162	1,664	25
LAA ŠOŠTANJ	879	34	437	9
LAA ŠALEŠKA VALLEY EXCLUDING ŠOŠTANJ AND VELENJE	221	5	2,445	21

Table 172: The number and sold land area of residential building plots, MAA Šaleška Valley, by local analysis area, 2020

ANALYSIS AREA	Number	Area [ha]
MAA ŠALEŠKA VALLEY	**39**	**2.89**
LAA ŠALEŠKA VALLEY EXCLUDING ŠOŠTANJ AND VELENJE	25	1.92
LAA VELENJE	9	0.53
LAA ŠOŠTANJ	5	0.44

MARKET PRICES

Table 173: Prices and characteristics of flats sold on the secondary market, MAA Šaleška Valley, by local analysis area, 2020

ANALYSIS AREA	Sample Size	Price €/m² (25. percentile)	Price €/m² (median)	Price €/m² (75. percentile)	Year of construction (median)	Useful floor area (median)
MAA ŠALEŠKA VALLEY	**168**	**1,140**	**1,270**	**1,430**	**1974**	**56**
LAA VELENJE	147	1,160	1,280	1,440	1975	56
LAA ŠOŠTANJ	21	950	1,060	1,250	1959	54

Notes:

- *Data for the local analysis area "Šaleška Valley Excluding Šoštanj and Velenje" is not shown because the sample size is too small for the calculation of statistical indicators.*

Table 174: Prices and characteristics of houses sold on the secondary market, MAA Šaleška Valley, by local analysis area, 2020

ANALYSIS AREA	Sample Size	Price € (25. percentile)	Price € (median)	Price € (75. percentile)	Year of construction (median)	House size (median)	Land area (median)
MAA ŠALEŠKA VALLEY	**29**	**100,000**	**135,000**	**150,000**	**1977**	**179**	**900**
LAA VELENJE	15	135,000	145,000	166,000	1976	198	660
LAA ŠALEŠKA VALLEY EXCLUDING ŠOŠTANJ AND VELENJE	12	64,000	99,000	116,000	1982	176	1,010

Notes:

- *Data for the local analysis area "Šoštanj" is not shown because the sample size is too small for the calculation of statistical indicators.*

Table 175: Prices and characteristics of sold residential building plots, MAA Šaleška Valley, by local analysis area, 2020

ANALYSIS AREA	Sample Size	Price €/m² (25. percentile)	Price €/m² (median)	Price €/m² (75. percentile)	Land area (median)
MAA ŠALEŠKA VALLEY	**16**	**25**	**34**	**40**	**960**
LAA ŠALEŠKA VALLEY EXCLUDING ŠOŠTANJ AND VELENJE	10	23	28	34	990

Notes:

- *Data for the local analysis areas "Velenje" and "Šoštanj" is not shown because the sample size is too small for the calculation of statistical indicators.*

PRICE MOVEMENTS

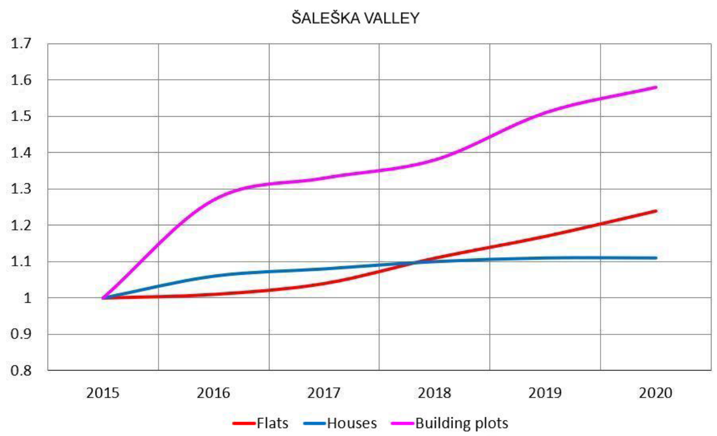
Table 176: Price movements for flats, houses, and residential building plots, MAA Šaleška Valley, by year compared to the previous year, from 2016 to 2020

PROPERTY TYPE	2015-2016	2016-2017	2017-2018	2018-2019	2019-2020
Flats	1%	3%	7%	5%	6%
Houses	6%	3%	2%	1%	1%
Building plots	27%	5%	4%	9%	5%

Table 177: Price movements for flats, houses, and residential building plots, MAA Šaleška Valley cumulatively by year from 2015 to 2020

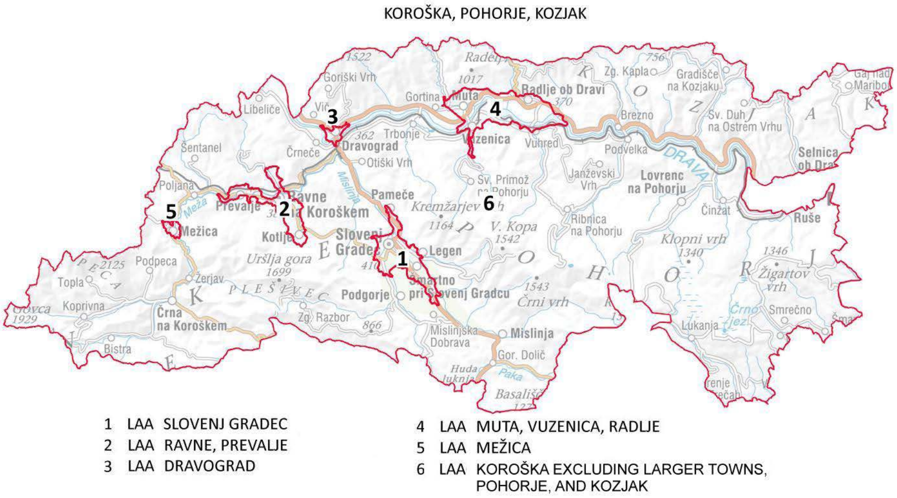
PROPERTY TYPE	2015-2016	2015-2017	2015-2018	2015-2019	2015-2020
Flats	1%	4%	11%	17%	24%
Houses	6%	8%	10%	11%	11%
Building plots	27%	33%	38%	51%	58%

Image 62: Price movements for flats, houses, and residential building plots, MAA Šaleška Valley, from 2015 to 2020 (the bases are the prices in 2015)



KOROŠKA, POHORJE, KOZJAK

Image 63: Market analysis area (MAA) "Koroška, Pohorje, Kozjak" and local analysis areas (LAAs)



HOUSING STOCK AND SALES VOLUMES

Table 178: Number of recorded parts of buildings (stock) and the number of recorded sales of flats and houses, MAA "Koroška, Pohorje, Kozjak" by local analysis area, 2020

ANALYSIS AREA	Flats – stock	Flats – sales No	Houses – stock	Houses – sales No
MAA KOROŠKA, POHORJE, KOZJAK	**11,042**	**266**	**19,946**	**171**
LAA RAVNE, PREVALJE	3,911	98	2,092	22
LAA KOROŠKA EXCLUDING LARGER TOWNS, POHORJE, AND KOZJAK	2,212	48	12,474	86
LAA SLOVENJ GRADEC	2,003	69	2,314	24
LAA MUTA, VUZENICA, RADLJE	1,301	27	2,056	24
LAA MEŽICA	818	9	494	5

Table 179: The number and sold land area of residential building plots, MAA "Koroška, Pohorje, Kozjak" by local analysis area, 2020

ANALYSIS AREA	Number	Area [ha]
MAA KOROŠKA, POHORJE, KOZJAK	**117**	**18.47**
LAA KOROŠKA EXCLUDING LARGER TOWNS, POHORJE, AND KOZJAK	57	8.74
LAA SLOVENJ GRADEC	33	3.02
LAA MUTA, VUZENICA, RADLJE	14	1.79
LAA RAVNE, PREVALJE	10	4.53
LAA DRAVOGRAD	2	0.12
LAA MEŽICA	1	0.27

MARKET PRICES

Table 180: Prices and characteristics of flats sold on the secondary market, MAA "Koroška, Pohorje, Kozjak", by local analysis area, 2020

ANALYSIS AREA	Sample Size	Price €/m² (25. percentile)	Price €/m² (median)	Price €/m² (75. percentile)	Year of construction (median)	Useful floor area (median)
MAA KOROŠKA, POHORJE, KOZJAK	**152**	**950**	**1,110**	**1,260**	**1974**	**52**
LAA RAVNE, PREVALJE	75	950	1,090	1,240	1974	49
LAA SLOVENJ GRADEC	38	1,150	1,260	1,390	1978	51
LAA KOROŠKA EXCLUDING LARGER TOWNS, POHORJE, AND KOZJAK	19	620	830	980	1960	55

Notes:

- *Data for the remaining local analysis areas is not shown because the sample size is too small for the calculation of statistical indicators.*

Table 181: Prices and characteristics of houses sold on the secondary market, MAA "Koroška, Pohorje, Kozjak", by local analysis area, 2020

ANALYSIS AREA	Sample Size	Price € (25. percentile)	Price € (median)	Price € (75. percentile)	Year of construction (median)	House size (median)	Land area (median)
MAA KOROŠKA, POHORJE, KOZJAK	**79**	**64,000**	**85,000**	**116,000**	**1974**	**191**	**780**
LAA KOROŠKA EXCLUDING LARGER TOWNS, POHORJE, AND KOZJAK	34	54,000	70,000	85,000	1984	165	930
LAA MUTA, VUZENICA, RADLJE	18	64,000	79,000	110,000	1974	188	760
LAA RAVNE, PREVALJE	11	90,000	115,000	140,000	1970	210	500

Notes:

- *Data for the remaining local analysis areas is not shown because the sample size is too small for the calculation of statistical indicators.*

Table 182: Prices and characteristics of sold residential building plots, MAA "Koroška, Pohorje, Kozjak" by local analysis area, 2020

ANALYSIS AREA	Sample Size	Price €/m² (25. percentile)	Price €/m² (median)	Price €/m² (75. percentile)	Land area (median)
MAA KOROŠKA, POHORJE, KOZJAK	**68**	**18**	**25**	**39**	**840**
LAA KOROŠKA EXCLUDING LARGER TOWNS, POHORJE, AND KOZJAK	28	14	18	22	820
LAA SLOVENJ GRADEC	25	33	40	43	760

Notes:

- *Data for the remaining local analysis areas is not shown because the sample size is too small for the calculation of statistical indicators.*

PRICE MOVEMENTS

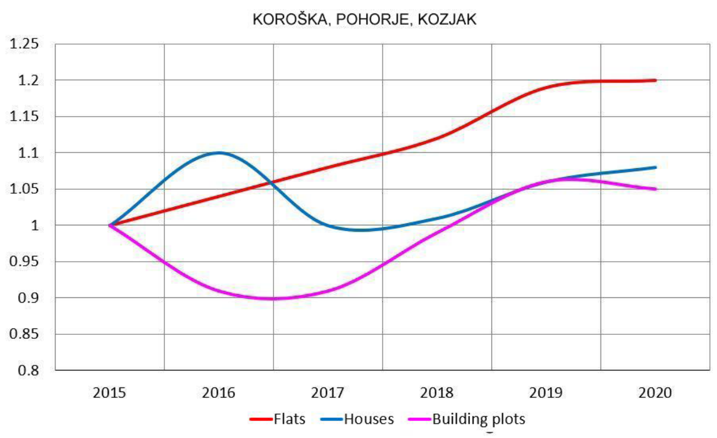
Table 183: Price movements for flats, houses, and residential building plots, MAA "Koroška, Pohorje, Kozjak" compared to the previous year, from 2016 to 2020

PROPERTY TYPE	2015-2016	2016-2017	2017-2018	2018-2019	2019-2020
Flats	4%	4%	4%	6%	1%
Houses	10%	-9%	2%	5%	2%
Building plots	-9%	-1%	9%	7%	-1%

Table 184: Price movements for flats, houses, and residential building plots, MAA "Koroška, Pohorje, Kozjak" cumulatively by year from 2015 to 2020

PROPERTY TYPE	2015-2016	2015-2017	2015-2018	2015-2019	2015-2020
Flats	4%	8%	12%	19%	20%
Houses	10%	0%	1%	6%	8%
Building plots	-9%	-9%	-1%	6%	5%

Image 64: Price movements for flats, houses, and residential building plots, MAA "Koroška, Pohorje, Kozjak" from 2015 to 2020 (the bases are the prices in 2015)



MARIBOR SURROUNDINGS – SOUTH

Slika 65: Tržno analitično območje (TAO) Južna okolica Maribora in lokalna analitična območja (LAO)

HOUSING STOCK AND SALES VOLUMES

Table 185: Number of recorded parts of buildings (stock) and the number of recorded sales of flats and houses, MAA Maribor Surroundings – South, by local analysis area, 2020

ANALYSIS AREA	Flats – stock	Flats – sales No	Houses – stock	Houses – sales No
MAA MARIBOR SURROUNDINGS – SOUTH	**8,061**	**238**	**30,554**	**399**
LAA SLOVENSKE KONJICE, ZREČE	2,055	61	2,567	35
LAA RUŠE, SELNICA, BISTRICA, BRESTERNICA, KAMNICA	1,962	56	3,713	54
LAA SLOVENSKA BISTRICA	1,792	57	1,818	34
LAA HOČE, DUPLEK, MIKLAVŽ, RAČE, POLSKAVA	1,396	45	10,607	156
LAA MARIBOR SURROUNDINGS – SOUTH EXCLUDING LARGER TOWNS	856	19	11,849	120

Table 186: The number and sold land area of residential building plots, MAA Maribor Surroundings – South, by local analysis area, 2020

ANALYSIS AREA	Number	Area [ha]
MAA MARIBOR SURROUNDINGS – SOUTH	**311**	**29.46**
LAA HOČE, DUPLEK, MIKLAVŽ, RAČE, POLSKAVA	141	10.69
LAA MARIBOR SURROUNDINGS – SOUTH EXCLUDING LARGER TOWNS	93	10.00
LAA RUŠE, SELNICA, BISTRICA, BRESTERNICA, KAMNICA	32	4.49
LAA SLOVENSKE KONJICE, ZREČE	28	3.40
LAA SLOVENSKA BISTRICA	17	0.88

MARKET PRICES

Table 187: Prices and characteristics of flats sold on the secondary market, MAA Maribor Surroundings – South, by local analysis area, 2020

ANALYSIS AREA	Sample Size	Price €/m² (25. percentile)	Price €/m² (median)	Price €/m² (75. percentile)	Year of construction (median)	Useful floor area (median)
MAA MARIBOR SURROUNDINGS – SOUTH	**156**	**1,010**	**1,160**	**1,370**	**1983**	**53**
LAA SLOVENSKE KONJICE, ZREČE	43	1,100	1,260	1,390	1982	48
LAA RUŠE, SELNICA, BISTRICA, BRESTERNICA, KAMNICA	40	880	1,040	1,200	1978	52
LAA SLOVENSKA BISTRICA	40	1,020	1,160	1,470	1979	57
LAA HOČE, DUPLEK, MIKLAVŽ, RAČE, POLSKAVA	23	1,070	1,270	1,480	2000	53
LAA MARIBOR SURROUNDINGS – SOUTH EXCLUDING LARGER TOWNS	10	1,000	1,040	1,210	1987	54

Table 188: Prices and characteristics of houses sold on the secondary market, MAA Maribor Surroundings – South, by local analysis area, 2020

ANALYSIS AREA	Sample Size	Price € (25. percentile)	Price € (median)	Price € (75. percentile)	Year of construction (median)	House size (median)	Land area (median)
MAA MARIBOR SURROUNDINGS – SOUTH	**192**	**72,000**	**105,000**	**145,000**	**1980**	**155**	**770**
LAA HOČE, DUPLEK, MIKLAVŽ, RAČE, POLSKAVA	70	83,000	130,000	165,000	1981	168	750
LAA MARIBOR SURROUNDINGS – SOUTH EXCLUDING LARGER TOWNS	50	51,000	83,000	106,000	1982	148	970
LAA RUŠE, SELNICA, BISTRICA, BRESTERNICA, KAMNICA	31	73,000	105,000	136,000	1978	156	780
LAA SLOVENSKA BISTRICA	22	95,000	130,000	150,000	1995	149	620
LAA SLOVENSKE KONJICE, ZREČE	19	60,000	90,000	125,000	1975	162	730

Table 189: Prices and characteristics of sold residential building plots, MAA Maribor Surroundings – South, by local analysis area, 2020

ANALYSIS AREA	Sample Size	Price €/m² (25. percentile)	Price €/m² (median)	Price €/m² (75. percentile)	Land area (median)
MAA MARIBOR SURROUNDINGS – SOUTH	**175**	**26**	**36**	**50**	**790**
LAA HOČE, DUPLEK, MIKLAVŽ, RAČE, POLSKAVA	84	34	45	55	720
LAA MARIBOR SURROUNDINGS – SOUTH EXCLUDING LARGER TOWNS	58	22	29	37	870
LAA RUŠE, SELNICA, BISTRICA, BRESTERNICA, KAMNICA	15	21	29	41	960
LAA SLOVENSKE KONJICE, ZREČE	12	29	33	61	970

Notes:

- *Data for the local analysis area "Slovenska Bistrica" is not shown because the sample size is too small for the calculation of statistical indicators.*

PRICE MOVEMENTS

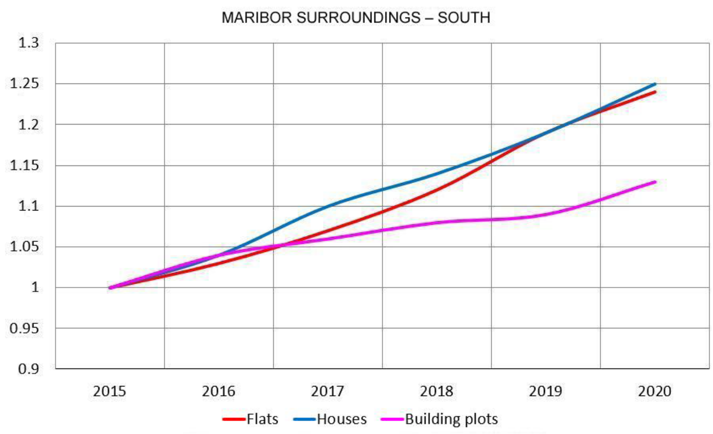
Table 190: Price movements for flats, houses, and residential building plots, MAA Maribor Surroundings – South, by year compared to the previous year, from 2016 to 2020

PROPERTY TYPE	2015-2016	2016-2017	2017-2018	2018-2019	2019-2020
Flats	3%	4%	4%	7%	4%
Houses	4%	6%	4%	5%	5%
Building plots	4%	2%	1%	2%	3%

Table 191: Price movements for flats, houses, and residential building plots, MAA Maribor Surroundings – South, cumulatively by year from 2015 to 2020

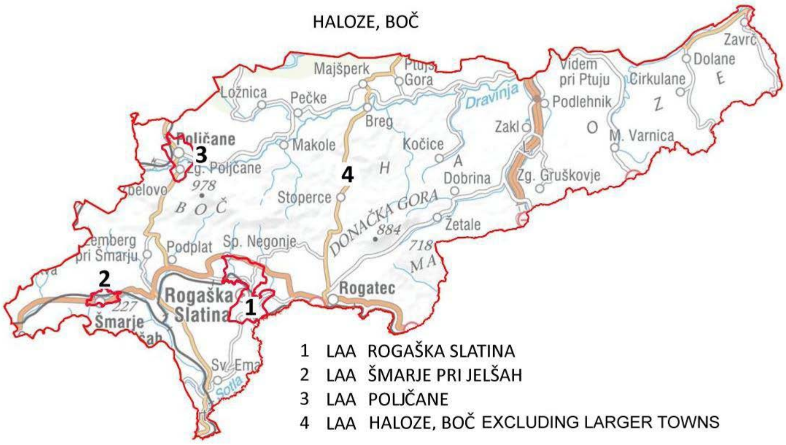
PROPERTY TYPE	2015-2016	2015-2017	2015-2018	2015-2019	2015-2020
Flats	3%	7%	12%	19%	24%
Houses	4%	10%	14%	19%	25%
Building plots	4%	6%	8%	9%	13%

Image 66: Price movements for flats, houses, and residential building plots, MAA Maribor Surroundings – South, from 2015 to 2020 (the bases are the prices in 2015)



HALOZE, BOČ

Image 67: Market analysis area (MAA) "Haloze, Boč" and local analysis areas (LAAs)



HOUSING STOCK AND SALES VOLUMES

Table 192: Number of recorded parts of buildings (stock) and the number of recorded sales of flats and houses, MAA "Haloze, Boč" by local analysis area, 2020

ANALYSIS AREA	Flats – stock	Flats – sales No	Houses – stock	Houses – sales No
MAA HALOZE, BOČ	**2,818**	**72**	**17,928**	**232**
LAA ROGAŠKA SLATINA	1,062	27	1,407	19
LAA HALOZE, BOČ EXCLUDING LARGER TOWNS	1,058	31	15,438	189
LAA ŠMARJE PRI JELŠAH	369	10	369	11
LAA POLJČANE	329	4	714	13

Table 193: The number and sold land area of residential building plots, MAA "Haloze, Boč" by local analysis area, 2020

ANALYSIS AREA	Number	Area [ha]
MAA HALOZE, BOČ	**96**	**9.96**
LAA HALOZE, BOČ EXCLUDING LARGER TOWNS	65	7.57
LAA POLJČANE	11	0.47
LAA ROGAŠKA SLATINA	10	1.38
LAA ŠMARJE PRI JELŠAH	10	0.54

MARKET PRICES

Table 194: Prices and characteristics of flats sold on the secondary market, MAA "Haloze, Boč", by local analysis area, 2020

ANALYSIS AREA	Sample Size	Price €/m² (25. percentile)	Price €/m² (median)	Price €/m² (75. percentile)	Year of construction (median)	Useful floor area (median)
MAA HALOZE, BOČ	**37**	**840**	**1,000**	**1,320**	**1978**	**53**
LAA ROGAŠKA SLATINA	21	780	1,040	1,360	1976	53

Notes:

- *Data for the remaining local analysis areas is not shown because the sample size is too small for the calculation of statistical indicators.*

Table 195: Prices and characteristics of houses sold on the secondary market, MAA "Haloze, Boč", by local analysis area, 2020

ANALYSIS AREA	Sample Size	Price € (25. percentile)	Price € (median)	Price € (75. percentile)	Year of construction (median)	House size (median)	Land area (median)
MAA HALOZE, BOČ	**70**	**36,000**	**56,000**	**81,000**	**1973**	**135**	**1,200**
LAA HALOZE, BOČ EXCLUDING LARGER TOWNS	46	35,000	44,000	67,000	1977	122	1,670

Notes:

- *Data for the remaining local analysis areas is not shown because the sample size is too small for the calculation of statistical indicators.*

Table 196: Prices and characteristics of sold residential building plots, MAA "Haloze, Boč" by local analysis area, 2020

ANALYSIS AREA	Sample Size	Price €/m² (25. percentile)	Price €/m² (median)	Price €/m² (75. percentile)	Land area (median)
MAA HALOZE, BOČ	**30**	**14**	**20**	**25**	**1,180**
LAA HALOZE, BOČ EXCLUDING LARGER TOWNS	19	12	20	21	1,310

Notes:

- *Data for the remaining local analysis areas is not shown because the sample size is too small for the calculation of statistical indicators.*

PRICE MOVEMENTS

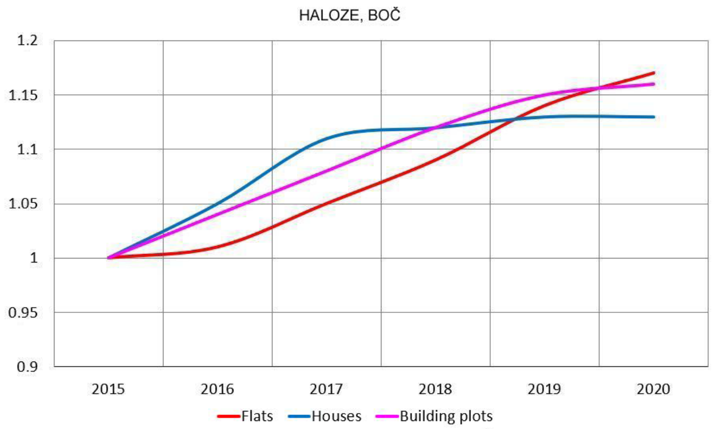
Table 197: Price movements for flats, houses, and residential building plots, MAA "Haloze, Boč", by year compared to the previous year, from 2016 to 2020

PROPERTY TYPE	2015-2016	2016-2017	2017-2018	2018-2019	2019-2020
Flats	1%	4%	4%	5%	2%
Houses	5%	5%	1%	1%	0%
Building plots	4%	4%	4%	3%	1%

Table 198: Price movements for flats, houses, and residential building plots, MAA "Haloze, Boč" cumulatively by year from 2015 to 2020

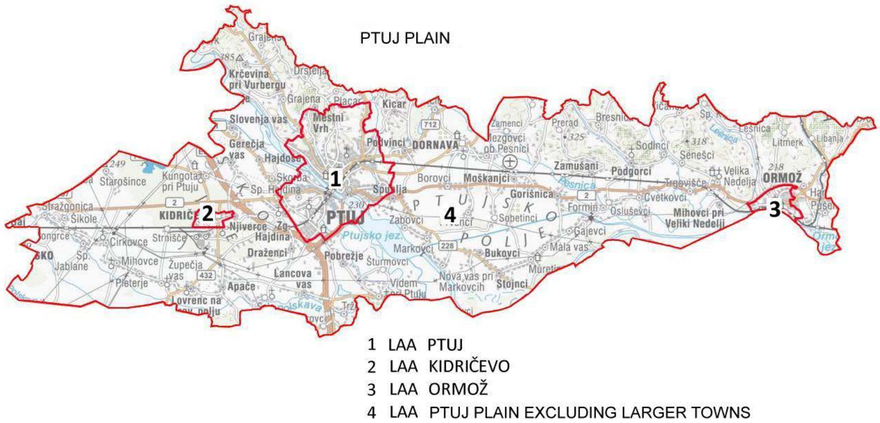
PROPERTY TYPE	2015-2016	2015-2017	2015-2018	2015-2019	2015-2020
Flats	1%	5%	9%	14%	17%
Houses	5%	11%	12%	13%	13%
Building plots	4%	8%	12%	15%	16%

Image 68: Price movements for flats, houses, and residential building plots, MAA "Haloze, Boč", from 2015 to 2020 (the bases are the prices in 2015)



PTUJ PLAIN

Image 69: Market analysis area (MAA) Ptuj Plain and local analysis areas (LAAs)



HOUSING STOCK AND SALES VOLUMES

Table 199: Number of recorded parts of buildings (stock) and the number of recorded sales of flats and houses, MAA Ptuj Plain by local analysis area, 2020

ANALYSIS AREA	Flats – stock	Flats – sales No	Houses – stock	Houses – sales No
MAA PTUJ PLAIN	**5,591**	**165**	**16,338**	**161**
LAA PTUJ	4,011	104	3,968	58
LAA PTUJ PLAIN EXCLUDING LARGER TOWNS	566	21	11,786	96
LAA KIDRIČEVO	526	28	159	1
LAA ORMOŽ	488	12	425	6

Table 200: The number and sold land area of residential building plots, MAA Ptuj Plain, by local analysis area, 2020

ANALYSIS AREA	Number	Area [ha]
MAA PTUJ PLAIN	**147**	**23.85**
LAA PTUJ PLAIN EXCLUDING LARGER TOWNS	89	15.12
LAA PTUJ	49	3.45
LAA KIDRIČEVO	6	5.00
LAA ORMOŽ	3	0.28

MARKET PRICES

Table 201: Prices and characteristics of flats sold on the secondary market, MAA Ptuj Plain, by local analysis area, 2020

ANALYSIS AREA	Sample Size	Price €/m² (25. percentile)	Price €/m² (median)	Price €/m² (75. percentile)	Year of construction (median)	Useful floor area (median)
MAA PTUJ PLAIN	**100**	**880**	**1,170**	**1,330**	**1976**	**53**
LAA PTUJ	72	1,070	1,240	1,360	1977	53
LAA KIDRIČEVO	13	810	880	1,190	1952	70

Notes:

- *Data for the local analysis areas "Ormož" and "Ptuj Plain Excluding Larger Towns" is not shown because the sample size is too small for the calculation of statistical indicators.*

Table 202: Prices and characteristics of houses sold on the secondary market, MAA Ptuj Plain, by local analysis area, 2020

ANALYSIS AREA	Sample Size	Price € (25. percentile)	Price € (median)	Price € (75. percentile)	Year of construction (median)	House size (median)	Land area (median)
MAA PTUJ PLAIN	**96**	**45,000**	**81,000**	**110,000**	**1972**	**137**	**950**
LAA PTUJ PLAIN EXCLUDING LARGER TOWNS	54	35,000	60,000	105,000	1973	123	1,090
LAA PTUJ	40	69,000	94,000	110,000	1971	171	750

Notes:

- *Data for the local analysis areas "Ormož" and "Kidričevo" is not shown because the sample size is too small for the calculation of statistical indicators.*

Table 203: Prices and characteristics of sold residential building plots, MAA Ptuj Plain, by local analysis area, 2020

ANALYSIS AREA	Sample Size	Price €/m² (25. percentile)	Price €/m² (median)	Price €/m² (75. percentile)	Land area (median)
MAA PTUJ PLAIN	**77**	**19**	**24**	**31**	**800**
LAA PTUJ PLAIN EXCLUDING LARGER TOWNS	44	15	22	25	790
LAA PTUJ	27	25	31	45	810

Notes:

- *Data for the local analysis areas "Ormož" and "Kidričevo" is not shown because the sample size is too small for the calculation of statistical indicators.*

PRICE MOVEMENTS

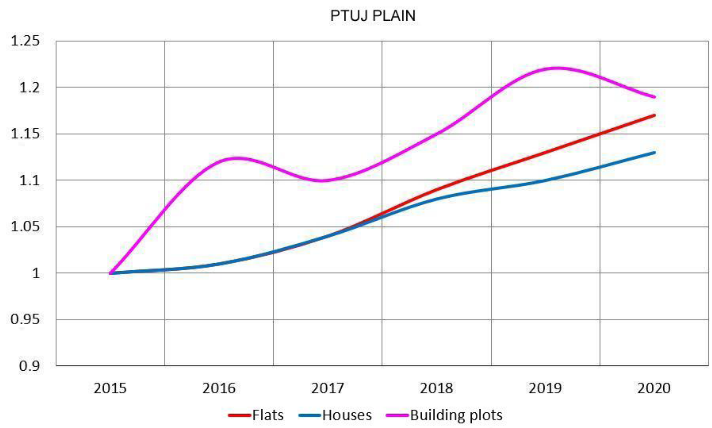
Table 204: Price movements for flats, houses, and residential building plots, MAA Ptuj Plain, by year compared to the previous year, from 2016 to 2020

PROPERTY TYPE	2015-2016	2016-2017	2017-2018	2018-2019	2019-2020
Flats	1%	3%	5%	4%	3%
Houses	1%	3%	4%	2%	2%
Building plots	12%	-2%	5%	6%	-3%

Table 205: Price movements for flats, houses, and residential building plots, MAA Ptuj Plain cumulatively by year from 2015 to 2020

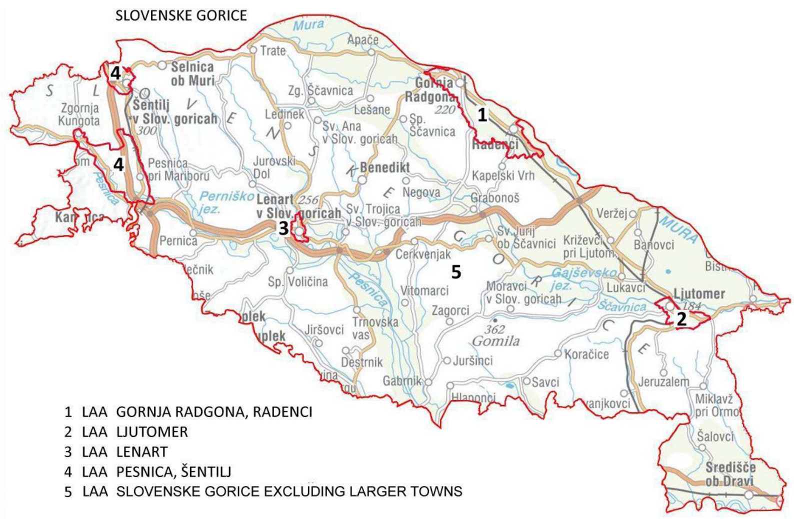
PROPERTY TYPE	2015-2016	2015-2017	2015-2018	2015-2019	2015-2020
Flats	1%	4%	9%	13%	17%
Houses	1%	4%	8%	10%	13%
Building plots	12%	10%	15%	22%	19%

Image 70: Price movements for flats, houses, and residential building plots, MAA Ptuj Plain, from 2015 to 2020 (the bases are the prices in 2015)



SLOVENSKE GORICE

Image 71: Market analysis area (MAA) Slovenske Gorice and local analysis areas (LAAs)



HOUSING STOCK AND SALES

Table 206: Number of recorded parts of buildings (stock) and the number of recorded sales of flats and houses, MAA Slovenske Gorice, by local analysis area, 2020

ANALYSIS AREA	Flats – stock	Flats – sales No	Houses – stock	Houses – sales No
MAA SLOVENSKE GORICE	**5,422**	**221**	**36,677**	**443**
LAA SLOVENSKE GORICE EXCLUDING LARGER TOWNS	2,004	98	31,469	371
LAA GORNJA RADGONA, RADENCI	1,422	57	1,847	22
LAA LJUTOMER	844	20	900	9
LAA LENART	793	28	557	9
LAA PESNICA, ŠENTILJ	359	18	1,904	32

Table 207: The number and sold land area of residential building plots, MAA Slovenske Gorice, by local analysis area, 2020

ANALYSIS AREA	Number	Area [ha]
MAA SLOVENSKE GORICE	**346**	**37.80**
LAA SLOVENSKE GORICE EXCLUDING LARGER TOWNS	274	32.08
LAA PESNICA, ŠENTILJ	40	2.20
LAA GORNJA RADGONA, RADENCI	14	1.04
LAA LENART	10	0.75
LAA LJUTOMER	8	1.73

MARKET PRICES

Table 208: Prices and characteristics of flats sold on the secondary market, MAA Slovenske Gorice, by local analysis area, 2020

ANALYSIS AREA	Sample Size	Price €/m² (25. percentile)	Price €/m² (median)	Price €/m² (75. percentile)	Year of construction (median)	Useful floor area (median)
MAA SLOVENSKE GORICE	**119**	**860**	**1,010**	**1,240**	**1977**	**51**
LAA SLOVENSKE GORICE EXCLUDING LARGER TOWNS	50	740	910	1,110	1977	54
LAA GORNJA RADGONA, RADENCI	32	850	970	1,180	1978	50
LAA LENART	16	1,230	1,340	1,530	1982	55

Notes:

- *Data for the local analysis area "Pesnica, Šentilj" is not shown because the sample size is too small for the calculation of statistical indicators.*

Table 209: Prices and characteristics of houses sold on the secondary market, MAA Slovenske Gorice, by local analysis area, 2020

ANALYSIS AREA	Sample Size	Price € (25. percentile)	Price € (median)	Price € (75. percentile)	Year of construction (median)	House size (median)	Land area (median)
MAA SLOVENSKE GORICE	**182**	**41,000**	**69,000**	**115,000**	**1981**	**141**	**1,100**
LAA SLOVENSKE GORICE EXCLUDING LARGER TOWNS	136	32,000	60,000	91,000	1980	133	1,360
LAA PESNICA, ŠENTILJ	20	80,000	140,000	180,000	2001	153	610
LAA GORNJA RADGONA, RADENCI	13	57,000	88,000	130,000	1973	165	970

Notes:

- *Data for the local analysis areas "Lenart" and "Ljutomer" is not shown because the sample size is too small for the calculation of statistical indicators.*

Table 210: Prices and characteristics of sold residential building plots, MAA Slovenske Gorice, by local analysis area, 2020

ANALYSIS AREA	Sample Size	Price €/m² (25. percentile)	Price €/m² (median)	Price €/m² (75. percentile)	Land area (median)
MAA SLOVENSKE GORICE	**144**	**12**	**21**	**32**	**820**
LAA SLOVENSKE GORICE EXCLUDING LARGER TOWNS	103	10	17	29	820
LAA PESNICA, ŠENTILJ	26	22	30	38	760

Notes:

- *Data for the remaining local analysis areas is not shown because the sample size is too small for the calculation of statistical indicators.*

PRICE MOVEMENTS

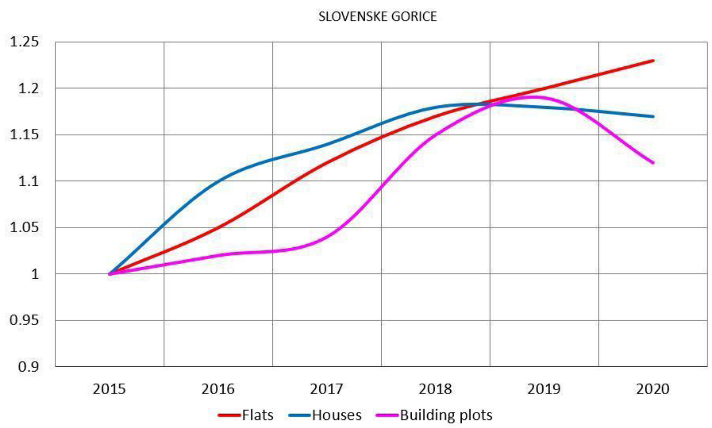
Table 211: Price movements for flats, houses, and residential building plots, MAA Slovenske Gorice, by year compared to the previous year, from 2016 to 2020

PROPERTY TYPE	2015-2016	2016-2017	2017-2018	2018-2019	2019-2020
Flats	5%	7%	5%	2%	3%
Houses	10%	4%	4%	0%	0%
Building plots	2%	2%	11%	4%	-6%

Table 212: Price movements for flats, houses, and residential building plots, MAA Slovenske Gorice cumulatively by year from 2015 to 2020

PROPERTY TYPE	2015-2016	2015-2017	2015-2018	2015-2019	2015-2020
Flats	5%	12%	17%	20%	23%
Houses	10%	14%	18%	18%	17%
Building plots	2%	4%	15%	19%	12%

Image 72: Price movements for flats, houses, and residential building plots, MAA Slovenske Gorice, from 2015 to 2020 (the bases are the prices in 2015)



PREKMURJE AREA

Image 73: Market analysis area (MAA) Prekmurje Area and local analysis areas (LAAs)

HOUSING STOCK AND SALES VOLUMES

Table 213: Number of recorded parts of buildings (stock) and the number of recorded sales of flats and houses, MAA Prekmurje Area, by local analysis area, 2020

ANALYSIS AREA	Flats – stock	Flats – sales No	Houses – stock	Houses – sales No
MAA PREKMURJE AREA	**5,239**	**137**	**28,037**	**314**
LAA MURSKA SOBOTA	3,170	69	3,390	49
LAA PREKMURJE EXCLUDING MURSKA SOBOTA AND LENDAVA	1,200	36	22,826	237
LAA LENDAVA	869	32	1,821	28

Table 214: The number and sold land area of residential building plots, MAA Prekmurje Area, by local analysis area, 2020

ANALYSIS AREA	Number	Area [ha]
MAA PREKMURJE AREA	**298**	**27.01**
LAA PREKMURJE EXCLUDING MURSKA SOBOTA AND LENDAVA	263	24.65
LAA LENDAVA	19	1.18
LAA MURSKA SOBOTA	16	1.18

MARKET PRICES

Table 215: Prices and characteristics of flats sold on the secondary market, MAA Prekmurje Area, by local analysis area, 2020

ANALYSIS AREA	Sample Size	Price €/m² (25. percentile)	Price €/m² (median)	Price €/m² (75. percentile)	Year of construction (median)	Useful floor area (median)
MAA PREKMURJE AREA	**90**	**740**	**960**	**1,140**	**1978**	**50**
LAA MURSKA SOBOTA	57	960	1,100	1,230	1978	51
LAA LENDAVA	24	680	740	820	1976	48

Notes:

- *Data for the local analysis area "Prekmurje Excluding Murska Sobota and Lendava" is not shown because the sample size is too small for the calculation of statistical indicators.*

Table 216: Prices and characteristics of houses sold on the secondary market, MAA Prekmurje Area, by local analysis area, 2020

ANALYSIS AREA	Sample Size	Price € (25. percentile)	Price € (median)	Price € (75. percentile)	Year of construction (median)	House size (median)	Land area (median)
MAA PREKMURJE AREA	**134**	**30,000**	**50,000**	**82,000**	**1967**	**126**	**1,090**
LAA PREKMURJE EXCLUDING MURSKA SOBOTA AND LENDAVA	95	27,000	41,000	71,000	1966	118	1,360
LAA MURSKA SOBOTA	23	64,000	80,000	108,000	1970	159	580
LAA LENDAVA	16	34,000	46,000	66,000	1973	120	940

Table 217: Prices and characteristics of sold residential building plots, MAA Prekmurje Area, by local analysis area, 2020

ANALYSIS AREA	Sample Size	Price €/m² (25. percentile)	Price €/m² (median)	Price €/m² (75. percentile)	Land area (median)
MAA PREKMURJE AREA	**105**	**7**	**10**	**15**	**950**
LAA PREKMURJE EXCLUDING MURSKA SOBOTA AND LENDAVA	91	7	9	14	960
LAA MURSKA SOBOTA	10	22	31	38	800

Notes:

- *Data for the local analysis area "Lendava" is not shown because the sample size is too small for the calculation of statistical indicators.*

PRICE MOVEMENTS

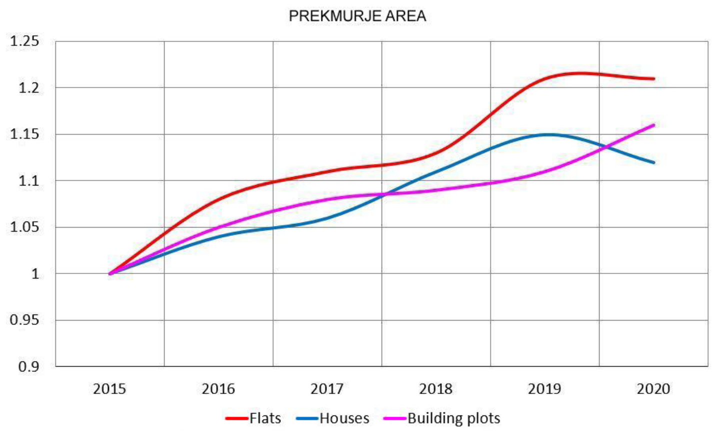
Table 218: Price movements for flats, houses, and residential building plots, MAA Prekmurje Area, by year compared to the previous year, from 2016 to 2020

PROPERTY TYPE	2015-2016	2016-2017	2017-2018	2018-2019	2019-2020
Flats	8%	3%	2%	7%	0%
Houses	4%	2%	5%	4%	-2%
Building plots	5%	3%	1%	2%	4%

Table 219: Price movements for flats, houses, and residential building plots, MAA Prekmurje Area, cumulatively by year from 2015 to 2020

PROPERTY TYPE	2015-2016	2015-2017	2015-2018	2015-2019	2015-2020
Flats	8%	11%	13%	21%	21%
Houses	4%	6%	11%	15%	12%
Building plots	5%	8%	9%	11%	16%

Image 74: Price movements for flats, houses, and residential building plots, MAA Prekmurje Area, from 2015 to 2020 (the bases are the prices in 2015)



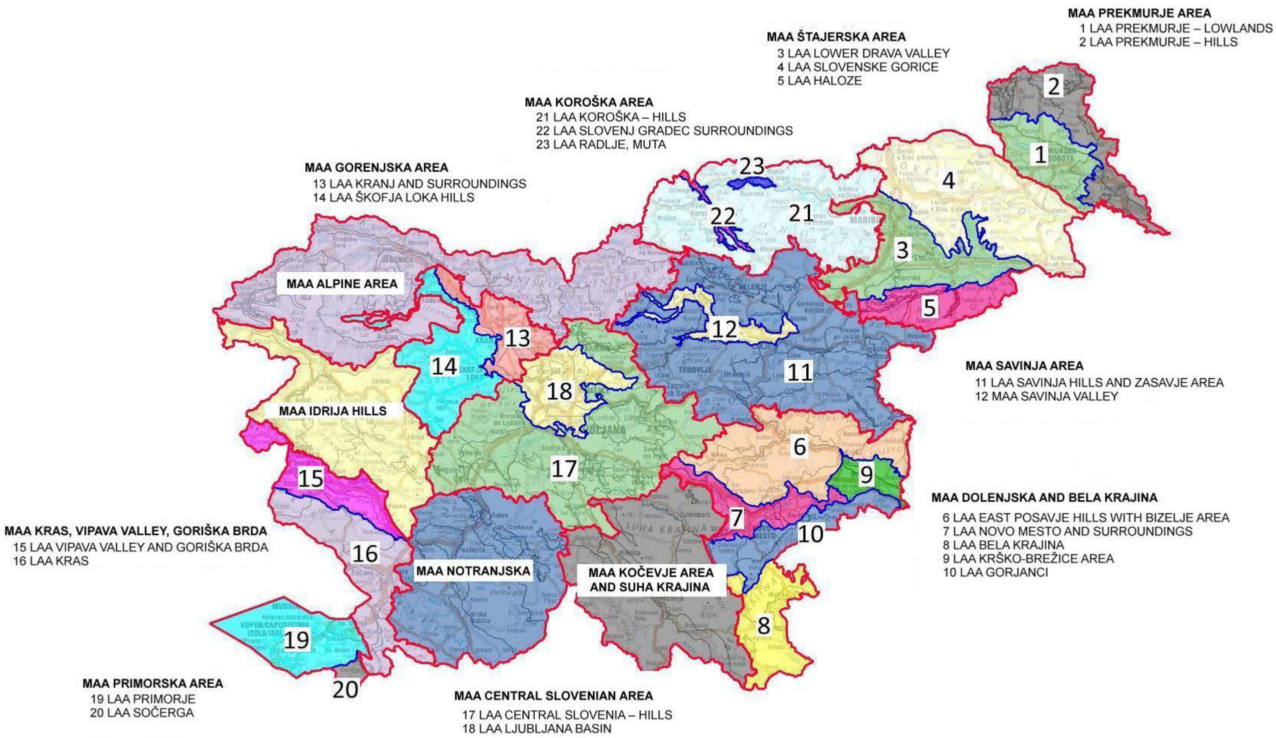
4. AGRICULTURAL AND FOREST LAND MARKET

The market for agricultural and forest land in Slovenia is partially regulated. The legislation governing agricultural land sets out pre-emptive purchase rights for persons with a status of a farmer; for protected forest land it sets out a pre-emptive purchase right of the Republic of Slovenia represented by the Farmland and Forest Fund. This limits purchases by buyers who are not farmers and who are not buying land for agricultural production, but for different, speculative, investment, or recreational purposes. The regulation therefore allows for agricultural producers to remain competitive in the purchase of agricultural or forest land, and for that land to be used for its stated purpose.

4.1. AGRICULTURAL LAND

Agricultural land the planned use of which is recorded as agricultural, covers around 35 per cent of Slovenia. According to the latest estimate, this land represents around 6 per cent of the Slovenian property stock by value, i.e. EUR 8.5 billion. Over 80 per cent of agricultural land is owned by natural persons.

Image 75: Market analysis areas (MAAs) with local analysis areas (LLAs) for agricultural land



Based on the characteristics of the available stock and based on demand for agricultural land and price differences Slovenia was divided into 13 market analysis areas for agricultural land. Areas where the terrain configuration or other natural or demographic factor create significant differences between the prices of agricultural land, we have divided the areas into further local analysis areas that have about the same price levels.

STOCK AND SALES VOLUME OF AGRICULTURAL LAND

Considering the agricultural surface area and the number of agricultural land transactions, the "agricultural areas" of the country can be divided into five market analysis areas: the Dolenjska Area and Bela Krajina, Štajerska Area, Prekmurje Area, Savinja Area, and the Central Slovenian Area. These five areas hold over 60 per cent of all agricultural land and over 70 per cent of all transactions for such lands takes place there.

Among the included areas, the largest stock of agricultural land is in the Štajerska Area, which is also the largest in size. By far the smallest agricultural land stock (around 14,000 hectares) is in the Primorska Area, which is also the smallest in size. The density of arable land is the greatest in Prekmurje Area (with an agricultural land stock of around 54,000 hectares), making it the most agricultural area in the country. The least agricultural area is the Alpine Area (agricultural land stock is around 30,000 hectares).

The largest number of agricultural land transactions in the previous year was concluded in the area of Dolenjska and Bela Krajina (almost 1,600 sales), while the fewest transactions happened in the Alpine Area (fewer than 150 sales). The total sold land area in 2020 was the largest in the Štajerska Area (just under 950 hectares), and the smallest in Primorska (fewer than 50 hectares).

Table 220: Surface area of recorded agricultural land (stock in hectares), total sold area of land (sold area in hectares), share of the total stock of the sold area (sold share of the stock), and number of sold land plots (number of sales), Slovenia by market analysis area (MAA), 2020

ANALYSIS AREA	Stock (ha)	Sold area [ha]	Sold share of the total stock	Sales numbers
SLOVENIA	**661,719**	**4,279**	**0.6%**	**8,124**
DOLENJSKA AREA AND BELA KRAJINA	85,014	638	0.8%	1,572
ŠTAJERSKA AREA	119,759	945	0.8%	1,445
PREKMURJE AREA	53,993	550	1.0%	1,072
SAVINJA AREA	83,802	516	0.6%	1,010
CENTRAL SLOVENIAN AREA	69,942	381	0.5%	758
KRAS, VIPAVA VALLEY, GORIŠKA BRDA	44,562	160	0.4%	415
NOTRANJSKA	38,804	273	0.7%	410
KOČEVJE AREA AND SUHA KRAJINA	32,392	223	0.7%	342
GORENJSKA AREA	29,352	166	0.6%	314
PRIMORSKA AREA	14,430	46	0.3%	294
IDRIJA HILLS	26,097	121	0.5%	178
KOROŠKA AREA	33,758	81	0.2%	167
ALPINE AREA	29,813	180	0.6%	147

[5] Land cadastre information on 31/12/2020

Using the share of the sold surface area of the total stock as an indicator of the agricultural land market by market analysis areas, it is evident that the most activity on the agricultural land market in the previous year took place in the area of Prekmurje Area, as is usually the case. The other areas with an above-average market activity were the Štajerska Area, Dolenjska and Bela Krajina, the Notranjska Area, the Kočevje Area, and in Suha Krajina. The least activity on the agricultural land market took place in Koroška and in Primorje.

AGRICULTURAL LAND PRICES

The mean price for an agricultural land plot without permanent plantations at the level of the country was EUR 1.45/m^2, and the mean size of the sold land was 3,600 square metres.

Table 221: Prices and surface area of sold agricultural land, by market analysis area (MAA) and local analysis area (LAA), 2020

ANALYSIS AREA	Sample Size	Price (25. percentile [€/m²])	Price (median €/m²])	Price (75. percentile [€/m²])	Land area (median [m²])
MAA PREKMURJE AREA	**549**	**0.89**	**1.10**	**1.55**	**3,500**
LAA PREKMURJE – LOWLANDS	280	1.02	1.50	1.99	3,900
LAA PREKMURJE – HILLS	269	0.75	0.98	1.20	3,200
MAA ŠTAJERSKA AREA	**536**	**1.30**	**1.98**	**2.50**	**5,600**
LAA LOWER DRAVA VALLEY	249	1.90	2.30	2.60	5,700
LAA SLOVENSKE GORICE	248	1.07	1.50	2.00	5,900
LAA HALOZE	39	0.84	1.07	1.88	3,600
MAA DOLENJSKA AREA AND BELA KRAJINA	**577**	**0.92**	**1.12**	**1.52**	**3,100**
LAA EAST POSAVJE HILLS WITH BIZELJE AREA	199	0.79	1.03	1.34	3,700
LAA NOVO MESTO AND SURROUNDINGS	121	1.10	1.50	2.00	3,200
LAA BELA KRAJINA	113	0.77	1.00	1.45	2,100
LAA KRŠKO-BREŽICE AREA	86	1.00	1.10	1.29	3,900
LAA GORJANCI	58	0.89	1.20	1.62	2,300
MAA NOTRANJSKA	**178**	**0.71**	**0.99**	**1.29**	**2,300**
MAA KOČEVJE AREA AND SUHA KRAJINA	**105**	**0.81**	**1.20**	**2.11**	**2,500**
MAA SAVINJA AREA	**238**	**1.02**	**1.65**	**2.70**	**3,700**
LAA SAVINJA HILLS AND ZASAVJE	174	0.88	1.36	2.00	3,700
LAA SAVINJA VALLEY	64	2.00	3.00	4.00	3,300
MAA ALPINE AREA	**20**	**1.94**	**2.76**	**3.12**	**2,400**
MAA GORENJSKA AREA	**78**	**4.00**	**5.27**	**6.43**	**4,600**
LAA KRANJ AND SURROUNDINGS	61	4.38	6.00	7.00	4,900
LAA ŠKOFJA LOKA HILLS	17	1.92	2.59	4.50	3,300
MAA CENTRAL SLOVENIAN AREA	**192**	**1.24**	**2.14**	**3.50**	**3,800**
LAA CENTRAL SLOVENIA – HILLS	133	1.04	1.70	2.51	3,700
LAA LJUBLJANA BASIN	59	2.90	3.50	5.00	4,000
MAA IDRIJA HILLS	**31**	**0.95**	**1.22**	**1.99**	**2,500**
MAA KRAS, VIPAVA VALLEY, GORIŠKA BRDA	**133**	**1.54**	**2.23**	**2.99**	**2,200**
LAA VIPAVA VALLEY AND GORIŠKA BRDA	75	2.00	2.50	3.14	3,000
LAA KRAS	58	1.13	1.69	2.44	1,800
MAA PRIMORSKA AREA	**47**	**3.03**	**5.34**	**9.88**	**1,300**
LAA PRIMORJE	43	3.64	6.50	10.00	1,200
MAA KOROŠKA AREA	**22**	**1.60**	**2.30**	**4.45**	**4,600**
LAA KOROŠKA – HILLS	11	1.32	1.89	2.29	2,300
LAA SLOVENJ GRADEC SURROUNDINGS	10	2.44	4.77	5.00	7,300

Opombe:

- *Podatki za lokalni analitični območji »Sočerga« in »Radlje, Muta« niso prikazani, ker je velikost vzorca za izračun statističnih kazalnikov premajhna.*

Agricultural land prices in the included market analysis areas vary because of different natural and demographic factors, such as micro-climate, terrain configuration, soil quality, population density, and other reasons. Last year, agricultural land prices in the areas where the land plots are usually the priciest were five times higher than in the cheapest areas.

Market analysis areas on flat and hilly terrains or in pronounced urban and rural sections, which were accordingly divided into local analysis areas, usually have large price differences between the different local analysis areas.

The price level for agricultural land has traditionally been the highest in Primorska, partially because of the favourable climate that allows for the development of intensive agriculture, mainly for gardening and arboriculture. The reasons behind the high agricultural land prices are high demand and frequent speculative purchases of agricultural land for other purposes, as well as generally high prices of property in the coastal area.

In the previous year, agricultural land prices in the Primorska Area were the highest, as is usually the case. The mean plot price was around EUR 5.30/m^2, with up to EUR 6.50/m^2 in the coastal area.

In addition to Primorje, price levels in Gorenjska were also higher than average, with mean prices for agricultural land also around EUR 5.30/m^2. The mean price for a plot of land in the north-west valley area of Gorenjska, where agricultural land prices have been among the highest in Slovenia for a number of years, was EUR 6.00/m^2. The hillier south-west part, where the agricultural land stock and the number of transactions are much smaller, the mean price was around EUR 2.60/m^2.

By price level, Primorska and Gorenjska are followed by the Alpine Area, where the agricultural land prices are noticeably cheaper, but still high above the Slovenian average. In the previous year, the mean price for a plot in this area was around EUR 2.80/m2. The reason for the relatively high agricultural land prices in the area of the Julian Alps, the Karavanke, and the Savinja Alps, where the stock of true agricultural land is understandably small, is at least partially the same as in Primorje – the land is often bought for a different purpose.

Agricultural land prices are also above the Slovenian average in Koroška, in Kras, the Vipava Valley and Goriška Brda Areas, as well as in the Central Slovenian and Štajerska Areas. In these areas, the mean price for an agricultural plot in the previous year was between EUR 2.00/m^2 and EUR 2.30/m^2. The Savinja Area, the mean price was EUR 1.65/m^2.

Agricultural land prices in other included areas are below the Slovenian average. The mean price for land in the Idrija Hills Area, which is not a true "agricultural area" according to the agricultural land stock, and in Kočevje and Suha Krajina was EUR 1.20/m^2 last year.

The lowest prices for agricultural land are in Notranjska, in the hilly areas of Prekmurje Area, and in Bela Krajina. Prices for agricultural land in the Prekmurje lowlands were at least 50 per cent more expensive than in the hills. The mean price for land in the lower parts of Prekmurje last year was EUR 1.50/m^2, while in the hills it was EUR 1.00/m^2. Similarly the mean price of land in Novo Mesto and Surroundings was EUR 1.50/m^2,while in the East Posavje Hills with Bizelje Area and Bela Krajina the price was around EUR 1.00/m^2.

AGRICULTURAL LAND PRICE MOVEMENTS

From 2015 to 2020 the agricultural land prices in Slovenia grew by around 25 per cent. The prices grew exponentially; the largest increase of 7 per cent happened last year.

Table 222: Price movements for agricultural lands, Slovenia by market analysis area (MAA), annually compared to the previous year, from 2016 to 2020

ANALYSIS AREA	2015-2016	2016-2017	2017-2018	2018-2019	2019-2020
SLOVENIA	**3%**	**3%**	**5%**	**6%**	**7%**
DOLENJSKA AREA AND BELA KRAJINA	0%	0%	6%	6%	1%
PREKMURJE AREA	3%	5%	9%	11%	17%
ŠTAJERSKA AREA	1%	2%	7%	7%	11%
SAVINJA AREA	1%	7%	-1%	8%	2%
CENTRAL SLOVENIAN AREA	4%	7%	4%	1%	-2%
NOTRANJSKA	8%	-1%	-2%	1%	7%
KRAS, VIPAVA VALLEY, GORIŠKA BRDA	7%	4%	-2%	5%	5%
KOČEVJE AREA AND SUHA KRAJINA	4%	1%	1%	3%	1%
GORENJSKA AREA	-6%	2%	5%	4%	5%
PRIMORSKA AREA	19%	2%	1%	0%	1%
IDRIJA HILLS	-11%	-8%	13%	9%	-8%
KOROŠKA AREA	5%	-1%	3%	6%	17%
ALPINE AREA	-10%	-5%	0%	1%	7%

Agricultural land price increases since 2015 were recorded in all included areas, with the exception of distinctly “non-agricultural” areas, such as the Idrija Hills and the Alpine Area, where prices in 2020 compared to 2015 were 7 per cent lower.

The highest increases in prices in the last two years happened in the most agricultural areas with the most active agricultural land market: Prekmurje Area and the Štajerska Area. Since 2015, land prices in Prekmurje have increased by over 50 per cent and in Štajerska by over 30 per cent. In the last year alone the prices in Prekmurje have increased by 17 per cent, and in Štajerska by 11 per cent.

The price growth in Koroška was also above the average; however, this area is not especially agricultural, because the number of transactions is relatively low and the market is among the least active. However, because a new traffic connection is planned in Koroška, the demand for agricultural land is increasing and the prices are growing.

Agricultural land price increases in other included areas since 2015 were below the Slovenian average.

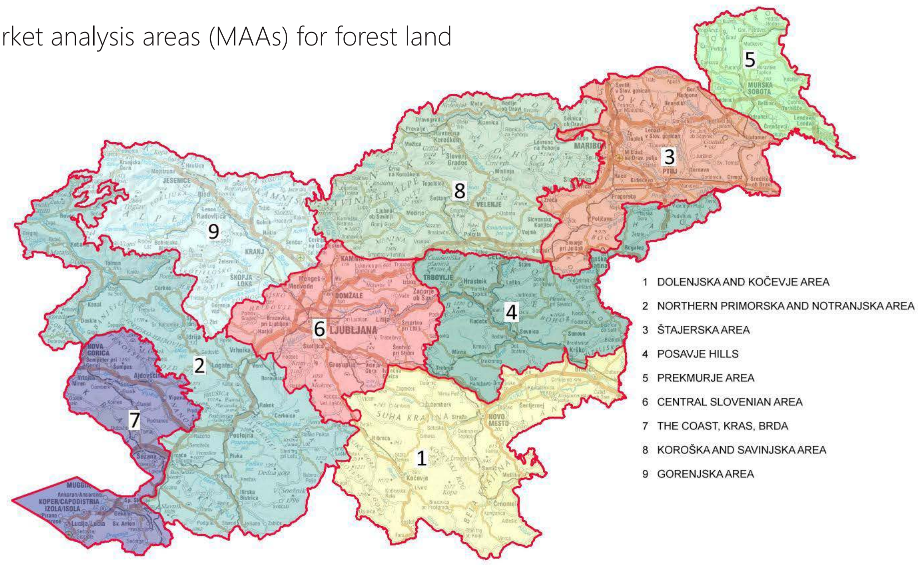
Table 223: Price movements for agricultural lands, Slovenia by market analysis area (MAA), cumulatively by year from 2015 to 2020

ANALYSIS AREA	2015-2016	2015-2017	2015-2018	2015-2019	2015-2020
SLOVENIA	**3%**	**5%**	**10%**	**17%**	**25%**
DOLENJSKA AREA AND BELA KRAJINA	0%	0%	6%	12%	12%
PREKMURJE AREA	3%	8%	17%	30%	51%
ŠTAJERSKA AREA	1%	3%	11%	18%	31%
SAVINJA AREA	1%	8%	7%	16%	18%
CENTRAL SLOVENIAN AREA	4%	11%	15%	17%	14%
NOTRANJSKA	8%	6%	4%	6%	13%
KRAS, VIPAVA VALLEY, GORIŠKA BRDA	6%	10%	8%	14%	19%
KOČEVJE AREA AND SUHA KRAJINA	4%	5%	5%	8%	10%
GORENJSKA AREA	-6%	-4%	1%	5%	11%
PRIMORSKA AREA	19%	22%	23%	23%	24%
IDRIJA HILLS	-11%	-17%	-7%	1%	-7%
KOROŠKA AREA	5%	4%	7%	14%	33%
ALPINE AREA	-10%	-14%	-14%	-13%	-7%

4.2. FOREST LAND

Land, the planned use of which is recorded as forest-related, covers almost 60 per cent of Slovenia. According to the latest estimate, forests represent 3 per cent of the Slovenian property assets, i.e. almost EUR 5 billion. Over 70 per cent of forest land is owned by natural persons.

Image 76: Market analysis areas (MAAs) for forest land



Based on the characteristics of the available stock and based on demand for forest land and the recorded price differences forest land in Slovenia was divided into nine market analysis areas.

STOCK AND SALES VOLUME OF FOREST LAND

By far the largest forest land stock (almost 250,000 hectares) of all the included areas is in the Severna Primorska and Notranjska Area. The smallest stock (under 100,000 hectares) is in the areas of the Coast, Kras, and Goriška Brda, as well as Štajerska and Prekmurje, where the share of agricultural land is the highest.

The forest land market by area is characterised by large differences in total surface area sold in each year, as one or two large sales can have a decisive impact on the total sold surface area of land in a particular part.

In the last year, the most forest land by surface area was sold at the Coast, in Kras, and in the Goriška Brda Area (over 4,000 hectares), where an otherwise smaller number of transactions was recorded (around 200) and the average size of the sold plot was around 20 hectares. By far the smallest total surface area of land, only around 400 hectares, was sold in the Central Slovenia Area, where the average size of the sold land was only 1.5 hectares.

The largest number of forest land transactions in 2020, over 400, was recorded in the Dolenjska and Kočevje Area. Around 400 transactions were realised in the Savinja Area, in the North Primorska and Notranjska Area, and in the Štajerska Area.

Table 224: Surface area of recorded forest land (stock in hectares), total sold area of land (sold area in hectares), share of the total stock of the sold area (sold share of the stock), and number of sold land plots (number of sales), Slovenia by market analysis area (MAA), 2020

MARKET ANALYSIS AREA	Stock (ha)	Sold area [ha]	Sold share of the total stock	Sales numbers
SLOVENIA	**1,132,549**	**30,422**	**2.7%**	**2,845**
DOLENJSKA AND KOČEVJE AREA	175,839	3,803	2.2%	427
POSAVJE HILLS	112,776	3,556	3.2%	404
NORTHERN PRIMORSKA AND NOTRANJSKA AREA	246,195	4,127	1.7%	396
ŠTAJERSKA AREA	56,794	3,556	6.3%	385
PREKMURJE AREA	24,994	3,556	14.2%	285
CENTRAL SLOVENIAN AREA	103,736	399	0.4%	267
GORENJSKA AREA	146,436	3,601	2.5%	241
KOROŠKA AND SAVINJSKA AREA	190,651	3,673	1.9%	238
THE COAST, KRAS, BRDA	75,128	4,149	5.5%	202

Because of the large differences between the sizes of sold land plots, the relative number of transactions compared to the total stock is usually a better indicator of the market activity for forest land than the total sold surface area.

However, for both criteria the forest land market in 2020 was by far the most active in the area of Prekmurje Area.

The forested areas of the North Primorska and Notranjska had the least market activity in the previous year, and were far below the Slovenian average in both criteria. Taking into account only the sold surface area, the forest land market was the least active in Central Slovenia and if taking into account only the number of realised transactions, the market was the least active in Koroška.

FOREST LAND PRICES

The mean price for forest land in Slovenia in the previous year was almost EUR 0.60/m2, and the mean size of the sold plot was 8100 square metres.

Table 225: Prices and surface area of sold forest land, Slovenia by market analysis area (MAA), 2020

MARKET ANALYSIS AREA	Sample Size	Price €/m² (25. percentile)	Price €/m² (median)	Price €/m² (75. percentile)	Land area m² (median)
SLOVENIA	**1,049**	**0.44**	**0.58**	**0.80**	**8,100**
DOLENJSKA AND KOČEVJE AREA	231	0.45	0.60	0.80	8,200
NORTHERN PRIMORSKA AND NOTRANJSKA AREA	181	0.35	0.45	0.60	11,800
ŠTAJERSKA AREA	142	0.58	0.74	1.00	6,600
POSAVJE HILLS	135	0.44	0.56	0.74	8,100
PREKMURJE AREA	107	0.42	0.52	0.65	3,700
CENTRAL SLOVENIAN AREA	92	0.50	0.60	0.91	9,800
THE COAST, KRAS, BRDA	68	0.46	0.72	1.00	5,500
KOROŠKA AND SAVINJSKA AREA	56	0.45	0.58	0.90	13,100
GORENJSKA AREA	37	0.59	0.76	1.00	12,500

In considering forest land prices by area we should take into account that various natural disasters (freezing rain, severe winds, bark beetle infestation, heavy snow) have damaged Slovenian forests since 2014. These have had different impacts on the individual areas, and the market prices for damaged forests are obviously lower than for undamaged forests.

The Gorenjska and Štajerska Areas, as well as the Coast, Kras and Goriščа Brda have had the highest prices for forest land in the previous years. The latter area is pricey mainly because of the Coast, where prices for all types of land have traditionally been much higher than would be realistic given the quality and timber potential of the forest. The mean price for forest land in these three areas exceeded EUR 0.70/m² in the last year.

By far the lowest were the prices in the areas of North Primorska and Notranjska, where the mean price was EUR 0.45/m^2. That area, which has the largest timber stocks, was also the most affected by natural disasters. The prices for damaged forests, which are common in the area, can be 15 per cent lower than for undamaged ones.

Prices for forests in Prekmurje Area were also considerably under the Slovenian average in the previous year, where the size of sold lands was also the smallest. The prices in the remaining areas were around the average.

FOREST LAND PRICE MOVEMENTS

After 2015, because of the favourable economic conditions and the general growth in property prices, the forest land prices in Slovenia have also increased. On the level of the country, the prices in the last year were 20 per cent higher than in 2015, mainly because of the 7 per cent growth in 2017 and 10 per cent growth in the last year.

Forest land price increases on the level of the country can vary greatly from year to year because of the changes in the size and quality of the sold land. However, in the long term, forest land prices in Slovenia have been experiencing a stable trend of slow growth.

Table 226: Price movements for forest lands, Slovenia by market analysis area (MAA), annually compared to the previous year, from 2016 to 2020

MARKET ANALYSIS AREA	2015-2016	2016-2017	2017-2018	2018-2019	2019-2020
SLOVENIA	**-2%**	**1%**	**7%**	**2%**	**10%**
DOLENJSKA AND KOČEVJE AREA	2%	6%	2%	3%	12%
NORTHERN PRIMORSKA AND NOTRANJSKA AREA	-4%	-1%	6%	4%	2%
ŠTAJERSKA AREA	-5%	4%	12%	-2%	19%
POSAVJE HILLS	0%	0%	3%	10%	8%
PREKMURJE AREA	-3%	2%	6%	5%	9%
CENTRAL SLOVENIAN AREA	2%	4%	7%	-3%	4%
THE COAST, KRAS, BRDA	-3%	4%	2%	-4%	0%
KOROŠKA AND SAVINJSKA AREA	3%	-1%	9%	0%	2%
GORENJSKA AREA	-8%	0%	10%	-1%	12%

Over the last five years, the forest land prices have increased the most in the Štajerska area, where they grew by almost a fifth in the last year alone. Above average growth in the same period was also recorded in the Dolenjska and Kočevje Area and in the Savinja Area. Forest land price increases in other included areas were below the Slovenian average. In the areas of the Coast, Kras, and Goriške Brde the prices all but stagnated.

Table 227: Price movements for forest lands, Slovenia by market analysis area (MAA), cumulatively by year from 2015 to 2020

MARKET ANALYSIS AREA	2015-2016	2015-2017	2015-2018	2015-2019	2015-2020
SLOVENIA	**-2%**	**0%**	**7%**	**9%**	**20%**
DOLENJSKA AND KOČEVJE AREA	2%	8%	10%	13%	27%
NORTHERN PRIMORSKA AND NOTRANJSKA AREA	-4%	-5%	1%	5%	7%
ŠTAJERSKA AREA	-5%	-1%	11%	8%	28%
POSAVJE HILLS	0%	0%	3%	13%	23%
PREKMURJE AREA	-3%	-2%	5%	9%	19%
CENTRAL SLOVENIAN AREA	2%	6%	14%	10%	14%
THE COAST, KRAS, BRDA	-3%	1%	3%	-1%	-1%
KOROŠKA AND SAVINJSKA AREA	3%	1%	10%	10%	12%
GORENJSKA AREA	-8%	-8%	1%	0%	12%