

Housing and Construction in 2012

- In 2012 construction was completed on 1,760 housing units in Jerusalem. The year marked an increase in the number of units completed after years during which the annual figure of units completed was in decline. In Israel as a whole there has been a gradual increasing trend in the completion of construction of housing units for five consecutive years now and in 2012, a total of 37,005 housing units were completed. Completed construction in Jerusalem therefore represents 5% of the total number of completed housing units in Israel, whereas Jerusalem's population constitutes 10% of the population of Israel.
- Approximately a quarter (22%) of the apartments completed were in the neighborhood of Har Homa, 12% in Beit Hanina-Shu'afat, and 7% in Beit Safafa.
- As in Israel, the percentage of small apartments constructed in Jerusalem is low. Apartments of 1-3 rooms constituted only 7% of the housing units whose construction was completed in 2012 (6% for Israel). But the percentage of medium-sized apartments, with 4 rooms is high – 62% of the completed construction in Jerusalem in 2012, compared to 37% in Israel. Completed construction of large apartments, with 5 or more rooms, is lower in Jerusalem than in Israel, accounting for 31% of all apartments whose construction was completed in 2012 in Jerusalem, compared to 57% in Israel.
- During the final quarter of 2012 (October-December), the average price for an apartment with 3.5-4 rooms in Jerusalem was NIS 1,668,600. The price of a 3.5-4-room apartment in Jerusalem is higher than the price in Israel (NIS 1,208,600) and lower than the price in Tel Aviv (NIS 2,414,100).
- In comparing the fourth quarter of 2011 to the fourth quarters of 2009-11, it appears that *the trend of increasing housing costs in Jerusalem has moderated*. Following a price hike of 15% between 2009 and 2010, and 7% between 2010 and 2010, the rate of increase dropped to only 1% between 2012 and 12. At the same time, for apartments with 3.5-4 rooms the prices dropped by 4% between the final quarter of 2011 and that of 2012.

Apartment size (2012)

- Average size of an apartment in Jerusalem – 80 square meters.
- Jewish neighborhoods: the smallest average apartment size: Givat Ha-Matos – 33 square meters; the area of Ha-Madregot Street in Nahlaot – 47 square meters; the area of Bar Yochay Street in Qatamon – 48 square meters.
- The largest average apartment size: Derech Ha-Horesh in Ramot (140 square meters), Ramat Moza and Motza Tahtit (140 square meters), and Yemin Moshe and Abu Tor (120 square meters).

- Arab neighborhoods: the smallest average apartment size: the Muslim Quarter – 42 square meters, the Christian Quarter – 45 square meters, the area of Silwan and Ir David (City of David) – 61 meters.
- The largest average apartment size: Bet Hanina (North) – 98 square meters, Kafr 'Aqab (91 square meters), and New 'Anata (88 square meters).

Arnona (municipal taxes) in 2012

- Exemption from Arnona: **The areas where the exemption from (or discount in) Arnona is highest are for the most part haredi areas.** The areas where exemption exceeds 50% of the original fee are: Shmuel HaNavi (53%), Neve Ya'akov East (51%), and Me'a She'arim (50%).
- **The percentage of exemptions in Arab areas** ranges between 17% (Umm Tuba) and 41% (Isawiyya).
- The areas in which the exemptions are lowest are the areas of high socioeconomic status. The lowest exemptions among residential areas of the city are in the areas of Mamilla–City of David (5%), Derech Ha-Horesh in Ramot, Pisgat Ze'ev East, Motza Tahtit, and Har Homa (10-11%).
- The **rate of payment** may be defined as the percentage due after the exemption. **Particularly low rates of payment are found in Arab neighborhoods**, including New 'Anata (46%), Umm Tuba (48%), and Isawiyya (55%). Low rates of payment in Jewish neighborhoods are found in Ge'ula (56%), Givat HaMatos (63%), and Beit Israel (67%). The overall city-wide rate of payment was relatively high, measuring 87% in 2012.