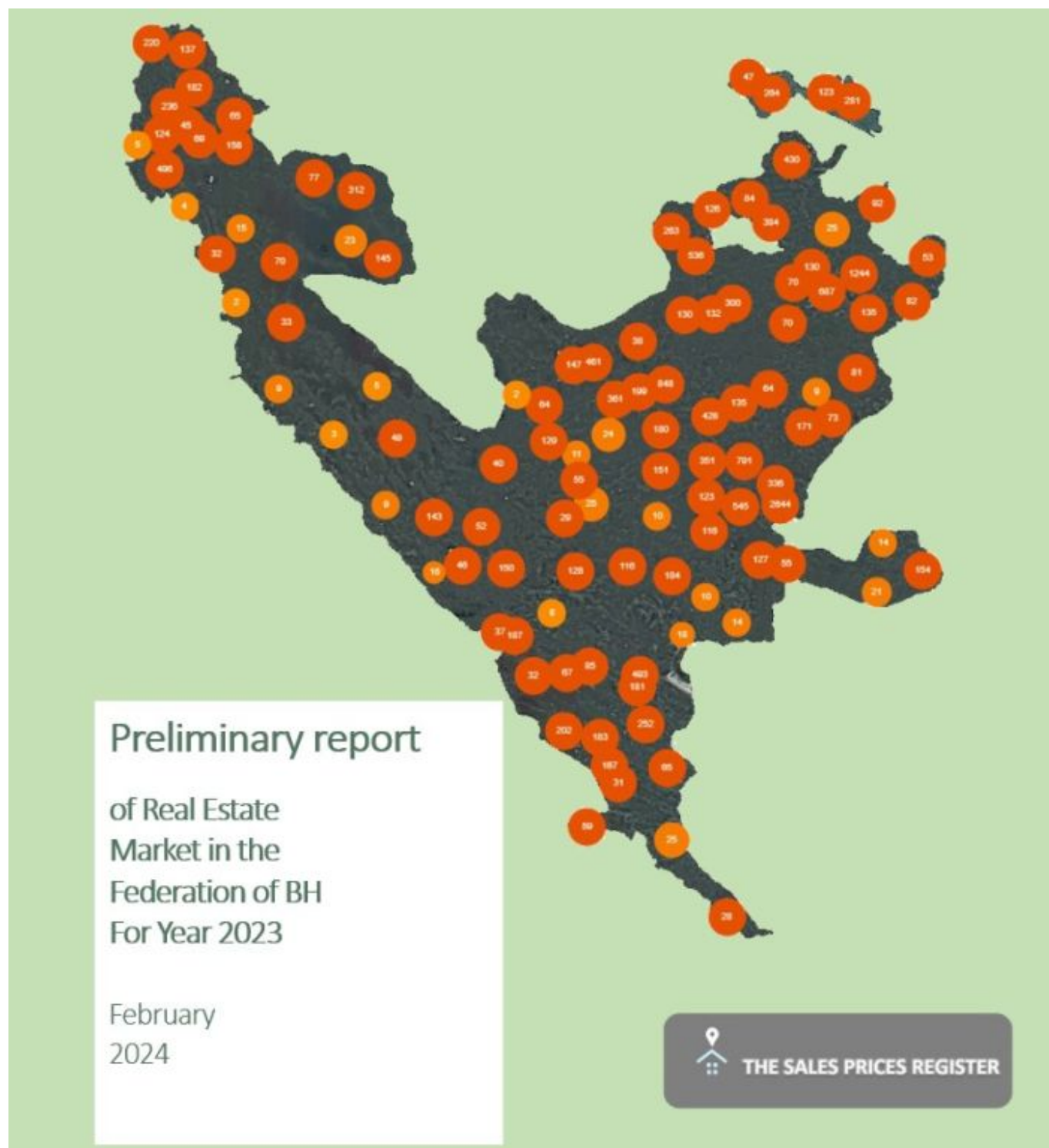


Real estate market preliminary report of the Federation of BiH for 2023

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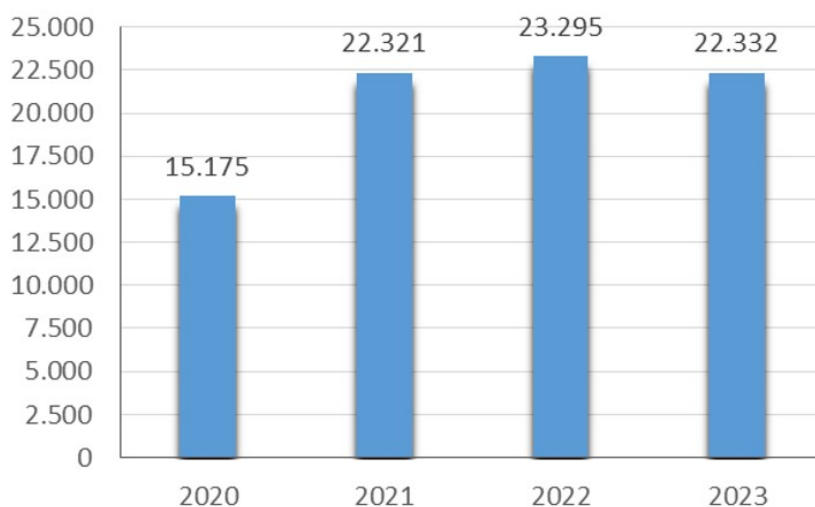


Through the realization of the activities of the Federal Administration for Geodetic and Real Property Affairs (FGA) related to the establishment of the Sales Price Register (SPR) in co-operation with the Tax Administration of the Federation BiH (TA FBiH) and local self-government units (LSGU), it was made a Real Estate Market preliminary report of the Federation of BiH for Year 2023.

The Sales Price Register is in service to provide relevant information to real estate market participants, FGA as well as TA FBiH and LSGU. At the time of writing, this Report the system is in use in 74 local self-government units, out of a total of 79 and in 73 tax offices, out of a total of 73 in the Federation of BiH.

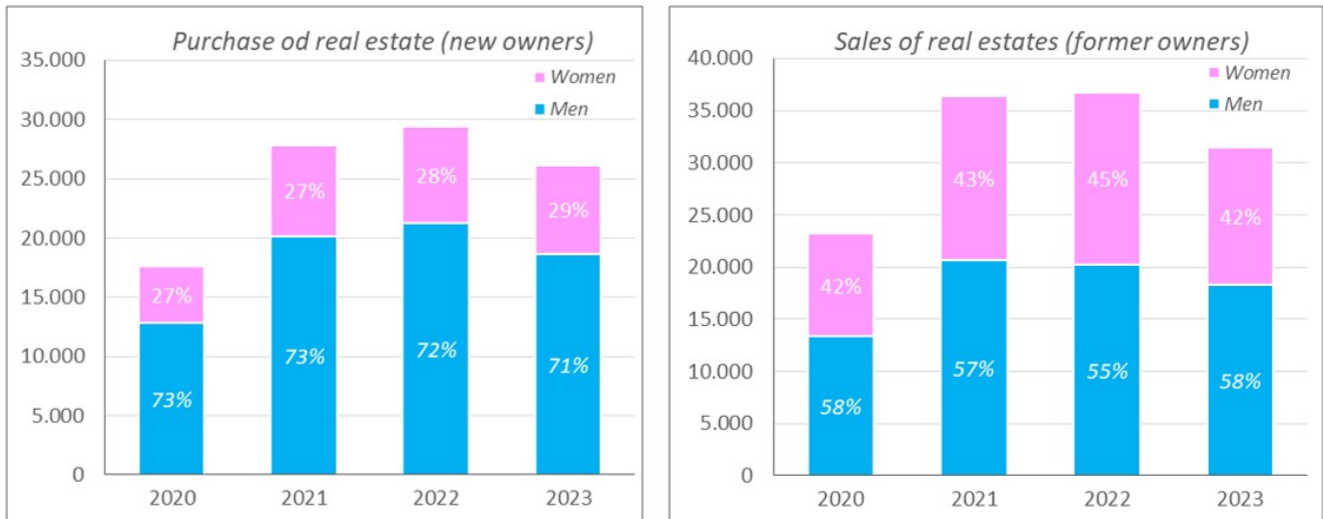
The analysis was made based on registered contracts for Year 2023, and more detailed analyses of market activities depend on the input of data throughout the Year 2023 and the volume of markets for certain types of real estate.

Total number of sales contracts registered in the period from 01.01.- 31.12.2023. (as of February 15, 2024), in the territory of the Federation of BH is 23.148, while the realized value from the sales contracts is 1.683.733.195,00 BAM. Out of this number, 22.332 contracts with realized value of 1.568.218.303,00BAM refer to secondary market, while 816 contracts with realized value of 115.514.892,00BAM refer to first sales.



Overview of the number of sales contracts over the past four years (secondary market)

From the point of the gender structure in the total number of sales contracts, 71% of men and 29% of women participated as buyer. Compared to Year 2022, women took part in buying and selling by 1% more, and men by 1% less during Year 2023.

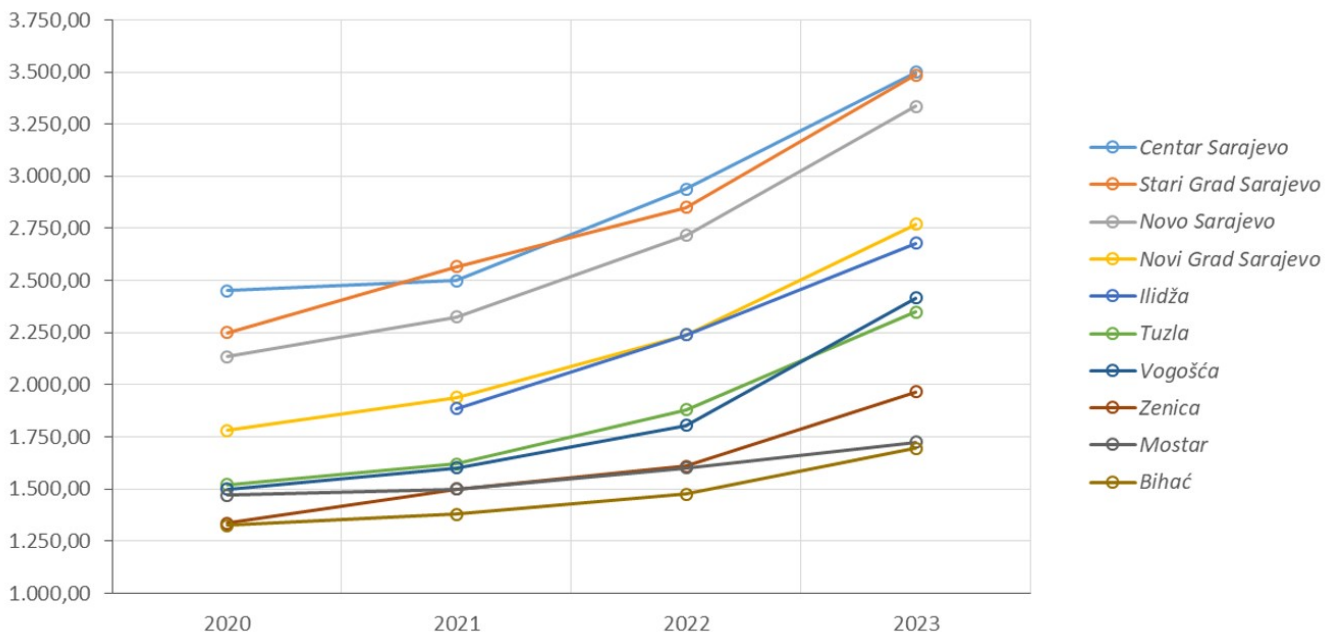


Annual representation of gender structure

For the purpose of informing the public regarding the Real Estate Market in FBH, the FGA performed professional data processing as of February 15, 2024 and it refers to sales contracts for the dominant market categories by contract value: apartments, garages and business premises.

According to available data, the average apartment price on the secondary market in the Federation is 2.255 BAM/m². The largest volume of apartment's transactions in 2023 was registered in Municipality Novo Sarajevo, Municipality Novi Grad Sarajevo, City of Tuzla, Municipality Centar Sarajevo, City of Mostar and City of Zenica.

In accordance with the available data for 2023 in the Federation of BH, the average price of an apartment is higher by 14,9% compared to 2022.



Average apartment prices in the Federation of BH over the past four years

The highest paid prices of apartments in the Federation of Bosnia and Herzegovina are in the Municipality of Centar Sarajevo, with the average price 3.500,00 BAM/m². The most expensive apartment in the Federation of Bosnia and Herzegovina in the Year 2023 was in the Municipality of Stari Grad Sarajevo and its total paid price was 914.600,00 BAM and the usable area of that apartment is 170 m².

The price of the most expensive house with a land in the Federation of BH in the Year 2023 is 1.750.000,00 BAM in the Municipality of Centar Sarajevo, with the living area of 333 m² and 2.030 m² of total land area with the house.

The most expensive garage in the Federation of BH in the Year 2023 was in the Municipality of Centar Sarajevo and its total paid price was 62.000,00 BAM and the usable area of that garage is 13,85 m².

The most expensive office in the Federation of BH in the Year 2023 was in the City of Tuzla and its total paid price was 2.725.000,00 BAM and the usable area of that office is 2.720 m².

The most expensive shop in the Federation of BH in the Year 2023 was in the City of Zenica and its total paid price was 1.700.000,00 BAM and the usable area of that shop is 592 m².

The Federal Administration for Geodetic and Real Property Affairs together with the Tax Administration of the Federation BiH and local self-government units will continue to contribute to the transparency of the real estate market through public access to data and reports.

The report can be viewed through the link:



[Preliminary report of Real Estate Market in the FBH for 2023.pdf \(1.9 MiB\)](#)

