

Real estate market preliminary report of the Federation of BiH for 2024

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Report

of Real Estate Market in the Federation of BH for Year 2024

March
2025



THE SALES PRICES REGISTER

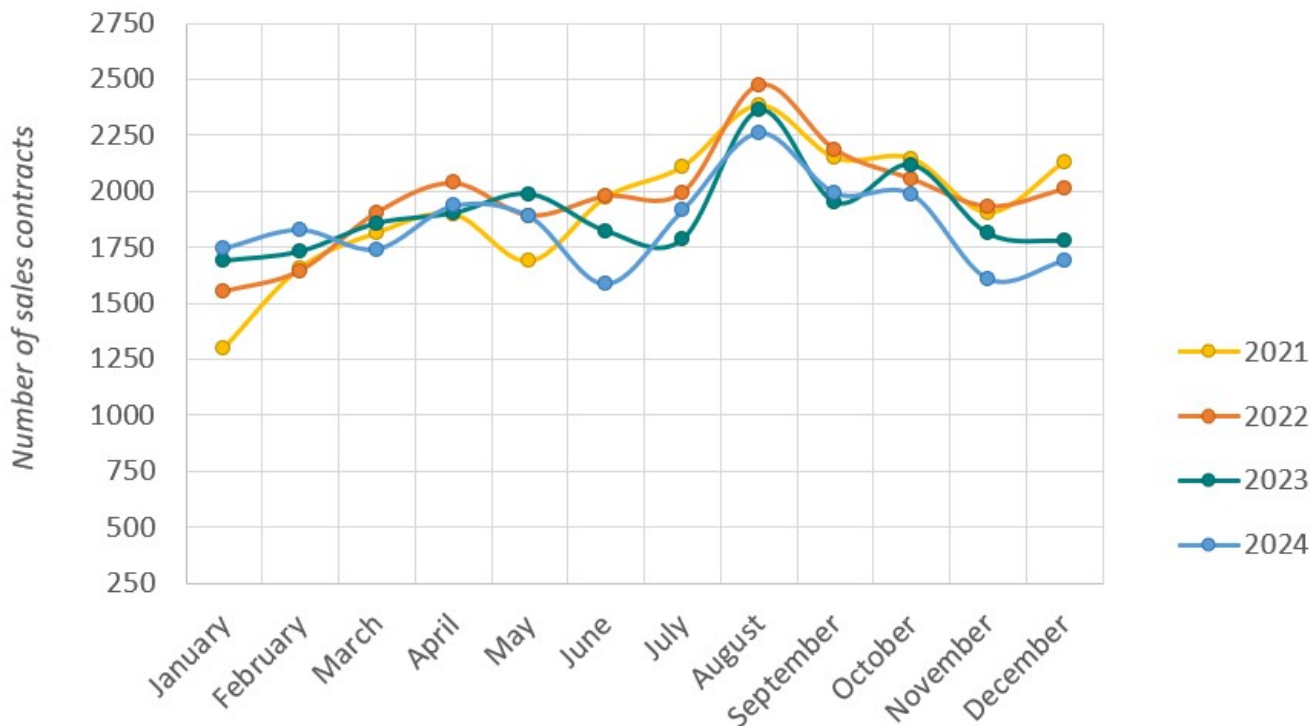
Through the realization of the activities of the Federal Administration for Geodetic and Real Property Affairs (FGA) related to the establishment of the Sales Price Register (SPR) in co-operation with the Tax Administration of the Federation BiH (TA FBiH) and local self-government units (LSGU), it was made a Real Estate Market Report of the Federation of BiH for Year 2024.

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 in the Federation of BiH.

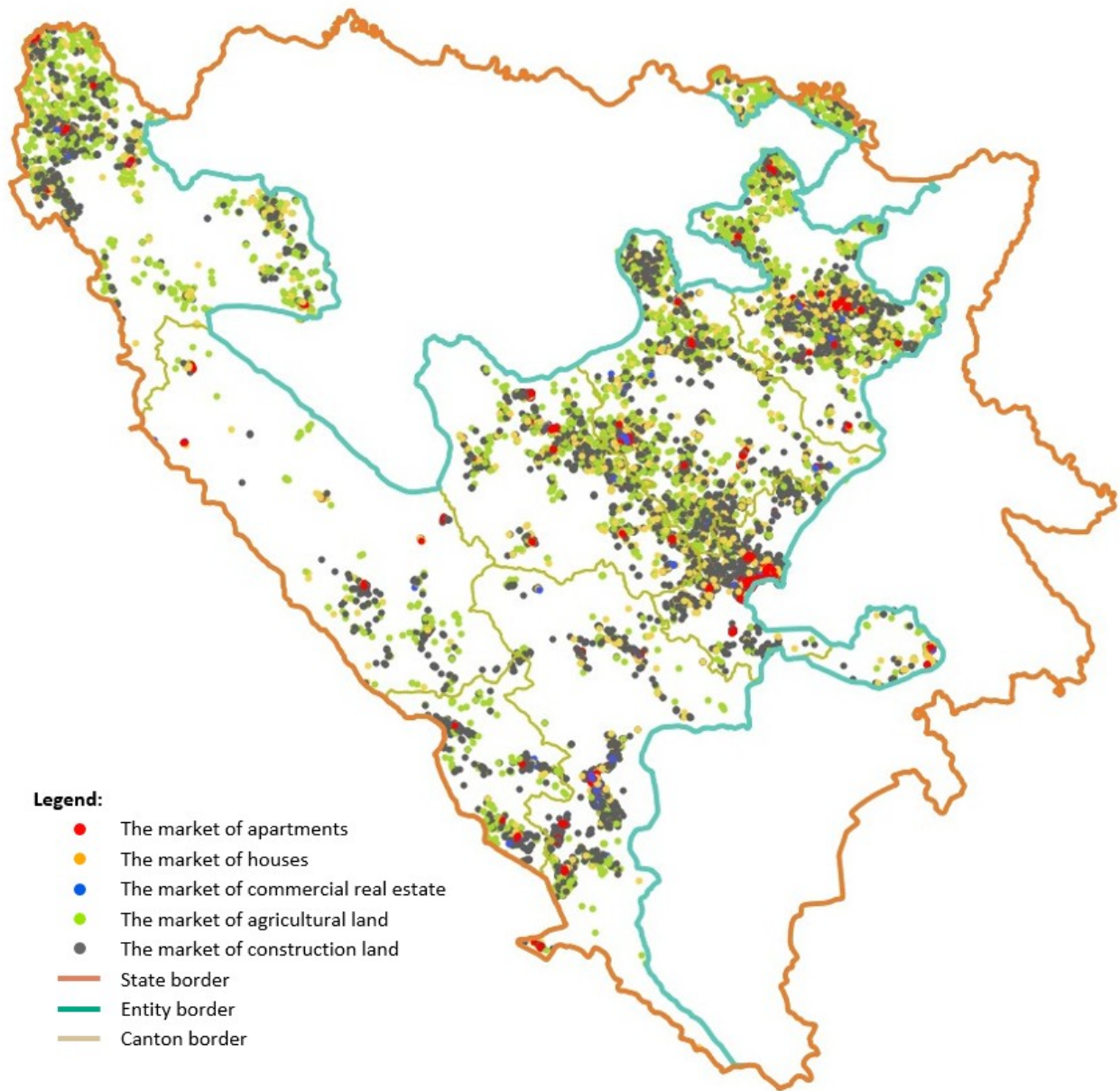
The analysis was made based on registered contracts for Year 2024, and more detailed analyses of market activities depend on the input of data throughout the Year 2024 and the volume of markets for certain types of real estate.

Total number of sales contracts registered in the period from 01.01.-31.12.2024, in the territory of the Federation of BiH is 22.980, while the realized value from the sales contracts is 1,674,018,171 BAM. Of this total, 22,135 contracts with a transaction value of 1,573,337,832 KM pertain to the secondary market, while 845 contracts with a transaction value of 100,680,339 KM relate to first sales.



Total number of real estates in sales contracts registered in the period from 01.01.-31.12.2024, and recorded by municipal commission for real estate valuation is 36,159.

There are three dominant categories of real estate according to the number of transactions: building land, apartments and agricultural land. The value of contracts prevails over the apartments, building land and houses.



According to available data, the average apartment price on the secondary market in the Federation is 2,530 BAM/m². The largest volume of apartment's transactions in 2024 was registered in Municipality Novo Sarajevo, Municipality Centar Sarajevo, City of Mostar, City of Tuzla, Municipality Novi Grad Sarajevo. In accordance with the available data for 2024 in the Federation of BH, the average price of an apartment is higher by 11% compared to 2023.

The highest paid prices of apartments in the Federation of Bosnia and Herzegovina are in the Municipality Stari Grad Sarajevo with the average price 4,020 BAM/m² and Municipality Centar Sarajevo, with the average price 3,900 BAM/m². The most expensive apartment in the Federation of Bosnia and Herzegovina in the Year 2024 was in the Municipality of Novo Sarajevo and its total paid price was 712,000 BAM and the usable area of that apartment is 105 m².

Regarding the traded houses, the following average values were obtained: the average usable area of the building is 127 m², the average price per living area of the house is 800 BAM/m², the average area of the

house with land is 858 m², the average price per area of the house with land is 257 BAM/m², and the average total price of the house with land is 107,124 BAM. The price of the most expensive house with a land in the Federation of BH during 2024 is 2,200,000 BAM in the Municipality Neum, with the living area of 613 m² and 492 m² of total land area with the house.

During the last Year, the most expensive business premises – local was 12,160 BAM/m² in the Municipality Novo Sarajevo, and the office space was 7,480 BAM/m² in the Municipality Centar Sarajevo. Regarding the garage, the most expensive garage or garage place in the building was 5,000 BAM/m² in the area of Municipality Novo Sarajevo.

The average price of agricultural land at the level of the Federation of Bosnia and Herzegovina is 2,80 BAM/m².

By comparing the number of data views from public access with completed transactions during the same period, it was concluded that the lowest number of transactions occurred in December, while the lowest number of views was recorded in October. Throughout 2024, an increase in public interest in accessing the Real Estate Price Register was observed.

The Federal Administration for Geodetic and Property-Legal Affairs, together with the Tax Administration of FBiH and local self-government units, will continue to contribute to the transparency of the real estate market through the public release of data and reports.

The report can be viewed at the following [link](#).