

Real Estate Market Report of the Federation of BiH for 2019

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Porezna uprava Federacije BiH



Report

of Real Estate Market in the Federation of BiH for Year 2019

April
2020



REGISTAR CUENA

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) that is realized through the implementation of the Swedish donor project "Capacity Building for the Improvement of Land Administration and Procedures in Bosnia and Herzegovina" - CILAP, in co-operation with the Tax Administration of the Federation BiH and local self-government units, it was made a Real Estate Market Report of the Federation of BiH for Year 2019.

The Sales Price Register is in service to provide relevant information to real estate market participants, FGA as well as TA FBH and LSG. At the time of writing this Report the system is in use in 72 local self-government units, out of a total of 79 and in 77 tax offices, out of a total of 77 in the Federation of BiH.

Total number of sales contracts registered in the period from 01.01.- 31.12.2018, in the territory of the Federation of BiH is **16 228**, while the realized value from the sales contracts is **992 246 415 BAM**.

It should be noted that due to gradual inclusion of local self-government units during the entire Year of 2019, an analysis was made based on registered contracts for respective Year, and more detailed analyses of market activities depend on the input of data throughout the Year 2019 and the volume of markets for certain types of real estate.

Total number of real estates in sales contracts registered in the period from 01.01.-31.12.2019, and recorded by municipal commission for real estate valuation is **18 082**.

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

According to available data, the average apartment price on the secondary market in the Federation is **1600 BAM/m²**. The largest volume of apartments transactions in 2019 was registered in Municipality Novo Sarajevo, Municipality Centar Sarajevo, City of Tuzla, City of Zenica and City of Mostar.

The highest paid prices of apartments in the Federation of Bosnia and Herzegovina are in the municipality of **Centar Sarajevo**, with the price range of **1200 to 4800 BAM/m²** and **Stari Grad**, with a price range of **1150 to 5500 BAM/m²**. The most expensive apartment in the Federation of Bosnia and Herzegovina in Year 2019 was in the Municipality of **Centar Sarajevo** and its total paid price was **750,000 BAM**.

The price of the most expensive house with a land in the Federation of Bosnia and Herzegovina during 2019 was **1.212.614,60 BAM** in the area of **Municipality Neum**, of 145 m² living area and 560 m² of total land and building area.

During the last Year, the most expensive business premises – local was **12 000 BAM/m²** in the Municipality of **Stari Grad Sarajevo**, and the office space was **16 300 BAM/m²** in the Municipality of **Centar Sarajevo**. Regarding the garage, the most expensive parking space on open was **3 040 BAM/m²** in the area of **Municipality Centar**.

The average price of agricultural land at the level of the Federation of Bosnia and Herzegovina is **2,60 BAM/m²**, the minimum price is realized in the Municipality of Orašje **0,11 KM/m²** and the maximum in the City of Bihać is **13,0 BAM/m²**.

Comparing the number of data reviews of Sales Price Register public display and sales made in the same time period, it was concluded that the most transactions were recorded in the month of April, and the largest review of Sales Price Register data was achieved between March and April in Year 2019.

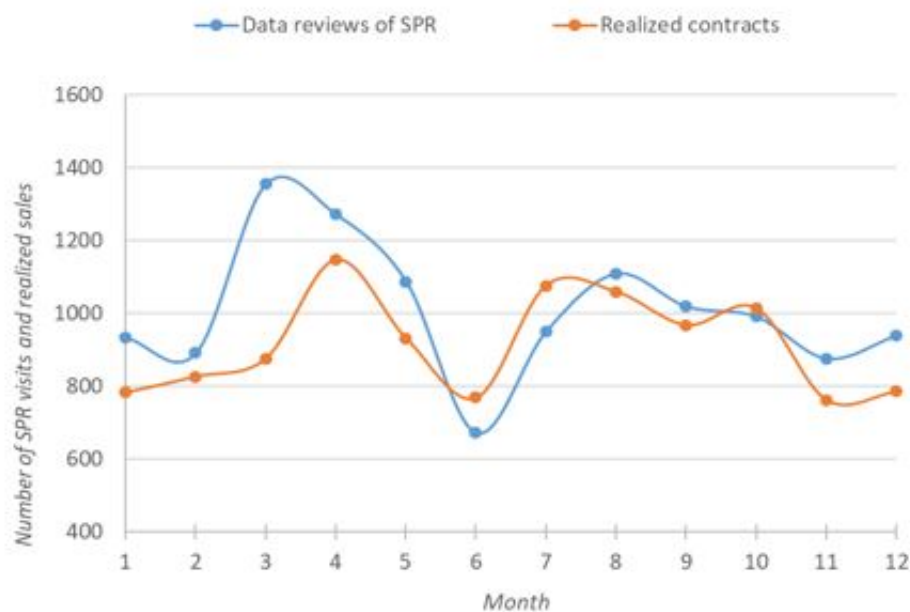
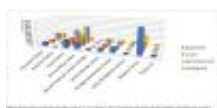


Figure 16: Graphical timeline overview of the SPR data page visit and sales contracts realized

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:

 [Report.pdf \(2.3 MiB\)](#)





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