

Real estate market report of the Federation of BiH for 2021

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Izvještaj

o stanju tržišta nekretnina u Federaciji BiH za 2021. godinu

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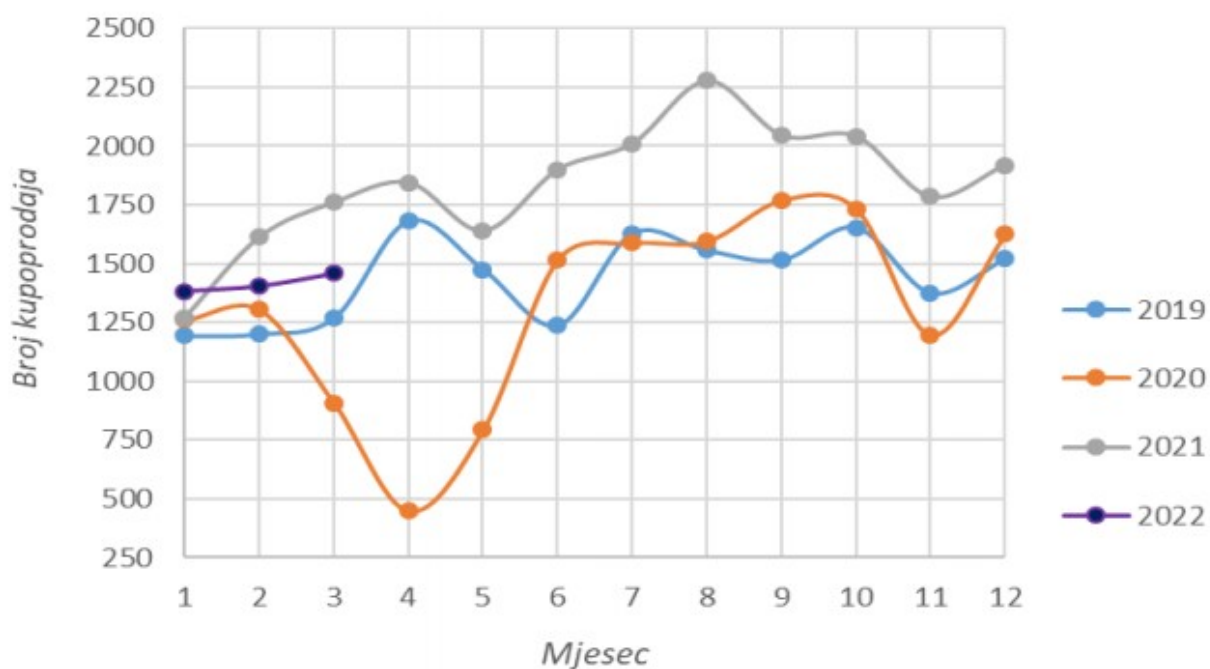
REGISTAR CIJENA

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 (TA FBiH) and local self-government units (LSGU), it was made a Real Estate Market Report of the Federation of BiH for Year 2021.

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.

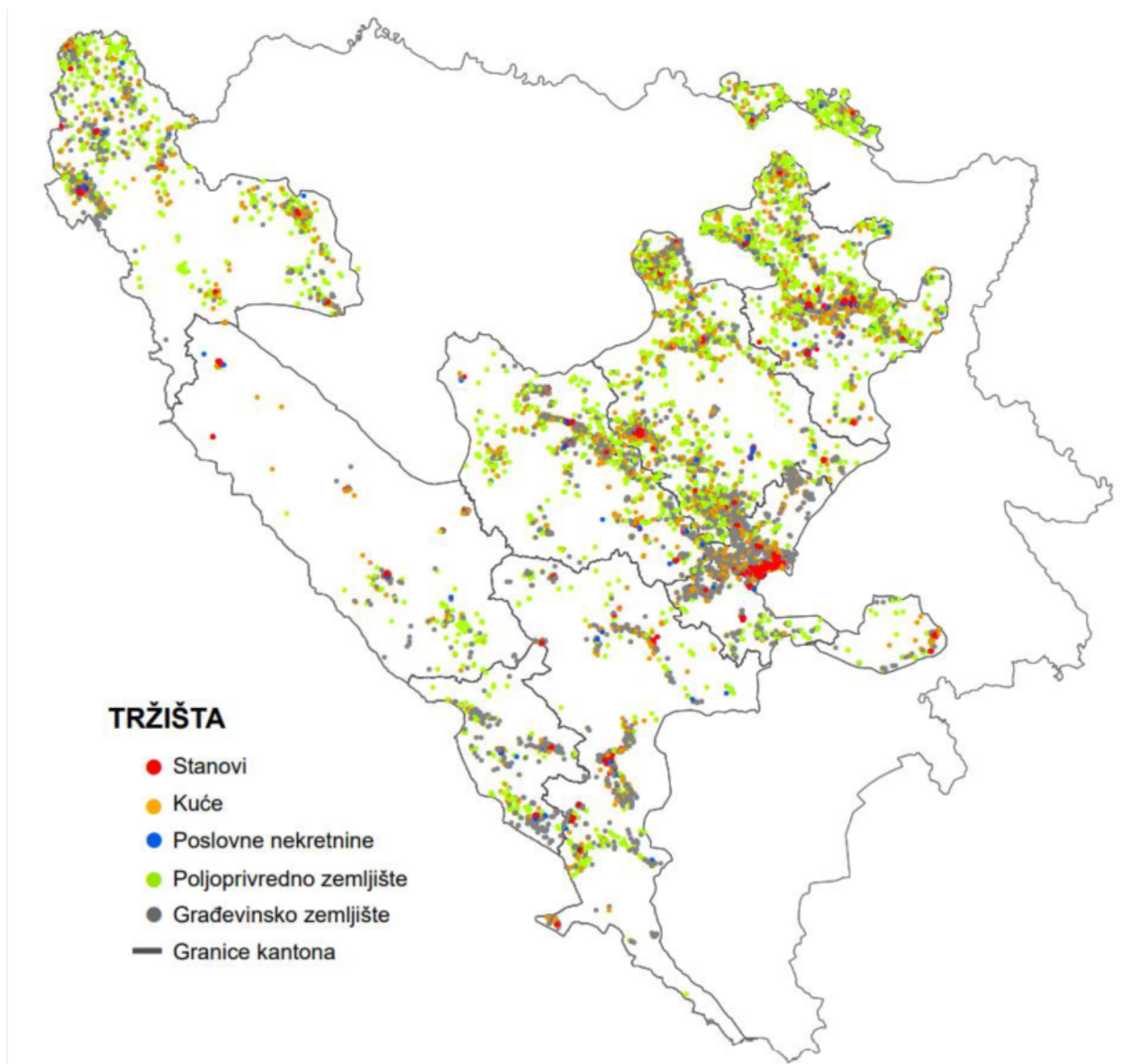
The analysis was made based on registered contracts for Year 2021, and more detailed analyses of market activities depend on the input of data throughout the Year 2021 and the volume of markets for certain types of real estate.

Total number of sales contracts registered in the period from 01.01.- 31.12.2021, in the territory of the Federation of BiH is 23 319, while the realized value from the sales contracts is 1.485.042.159 BAM.



Total number of real estates in sales contracts registered in the period from 01.01.-31.12.2021, and recorded by municipal commission for real estate valuation is 35 640.

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 1.765 BAM/m². The largest volume of apartment's transactions in 2021 was registered in Municipality Novi Grad Sarajevo, Municipality Novo Sarajevo, Municipality Centar Sarajevo, City of Tuzla, Municipality Ilidža, City of Zenica and City of Mostar.

In accordance with the available data for 2021 in the Federation of BH, the average price of an apartment is higher by 10% compared to 2020.

The highest paid prices of apartments in the Federation of Bosnia and Herzegovina are in the municipalities of Centar Sarajevo and Stari Grad Sarajevo, with the average price 2.550 BAM/m². The most expensive apartment in the Federation of Bosnia and Herzegovina in the Year 2021 was in the Municipality of Novi Grad Sarajevo and its total paid price was 605.000 BAM and the usable area of that apartment is 155 m².

Regarding the traded houses, the following average values were obtained: the average usable area of the

building is 119 m², the average price per living area of the house is 681 BAM/m², the average area of the house with land is 992 m², the average price per area of the house with land is 182 BAM/m², and the average total price of the house with land is 80.178 BAM. The price of the most expensive house with a land in the Federation of BH during 2021 is 1.955.830 BAM in the Municipality of Neum, with the living area of 270 m² and 310 m² of total land area with the house.

During the last Year, the most expensive business premises – local was 6.000 BAM/m² in the Municipality of Stari Grad Sarajevo, and the office space was 4.930 BAM/m² in the Municipality of Center Sarajevo. Regarding the garage, the most expensive garage or garage place in the building was 3.175 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.

Comparing the number of data reviews of SPR public access and sales made in the same period, it was concluded that the lowest number of sales was realised in the period between January and February, as well as the lowest number of reviews. After that, the number of sales start to increase until August, while public interest does not decrease for SPR public access.

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_SPR_2021-FINAL.pdf \(2.9 MiB\)](#)