



Report

of Real Estate Market in the Federation of BH for Year 2022

September
2023



THE SALES PRICES REGISTER

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1 Introduction

1.1 The development of the Sales Price Register

Through the realization of the 3rd component of the CILAP project, during 2016 and 2017, the development of the IT system of the Sales Price Register of the Federation BH was carried out. Considering of current legal and institutional frameworks, the Sales Price Register system has been developed in close cooperation with the Tax Administration of the Federation of BH, whose employees are internal users of the system with the Real Property Valuation Commissions on behalf of the Local Self-Government Units in the Federation of Bosnia and Herzegovina. Complex work processes required a flexible development of the SPR IT system to implement business processes within the existing legal framework and organization. Real Property Valuation Commissions of Local Self-Government Units together with Tax officers in the FBH collect all necessary data for entry into SPR through a harmonized form of the Minutes during the process of estimation of real estate value that are the subject of the sale.

The basis for cooperation between the TA FBH, LSG and FGA was a memorandum of understanding between the federal administrations signed on 3 November 2016, and ongoing process of signing individual agreements of FGA with each of the local government units in the FBH starting from March 21, 2018.

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 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 BH.

The excellent cooperation of the Federal Administration for Geodetic and Real Property Affairs and Tax Administration of the Federation of Bosnia and Herzegovina during the realization of the CILAP project resulted in a functional and up-to-date Sales Price Register of the Federation of Bosnia and Herzegovina and by development of a public presentation of SPR data (Public Access).

The purpose of establishing and maintaining the SPR is the records of legal transactions related to real estates (such as buying, selling, replacing real estate, inheritance, divisions etc.), as well as planned price monitoring and real estate market analysis based on data obtained from the sales.

The main objective of public presentation of Sales Price Register data of the Federation of BH is to provide realistic insight of real estate market and its developments/ trends and at the same time data on real estate prices (purchases) at different locations in order to achieve transparency and security of the real estate market. Public access to SPR FBH data is available from June 05, 2018 on the portal katastar.ba.

During 2022, customer support was regularly provided by both direct partners. The system was upgraded in accordance with user requirements, and related to the functionality of the application and reporting. In addition to reporting based on market data, the system also supports reporting to the TA of the Federation of BH related to tax procedures and taxes.

The system is interoperable with the cadastre, address register, citizen register, business register and tax system and includes over 450 active users.

1.2 Methodology of data collection

In the Federation of Bosnia and Herzegovina, internal users of the SPR system are the Tax officers together the Real Property Valuation Commissions on behalf of the Local Self-Government Units in the Federation of Bosnia and Herzegovina and the Federal Administration for Geodetic and Property Legal Affairs.

The process of collecting data start by initiating an case in the SPR by a tax officer. The Tax Officer, when receiving a request for a real estate transaction taxation, uses the functionalities of the SPR application to enter the general contract data (municipality, number of protocol, date of contract, notary, contract number, total price from the contract, type of transaction, and buyer and seller data) and uploads the scanned contract with all the attachments (land registry folio and cadastral data extract). After entering the general data the case is available for processing by LSG.

The Municipal Commission, upon receipt of a request from a tax officer, take case from SPR, carry out field inspection of the property, locates the property and fill out the minutes that is the subject to transaction. After recording all the required data, and estimation of the value of the real estate itself, the commission returns to the office, where they scan minutes and enter data into SPR. The Municipal Commission collect all necessary data for SPR through the harmonized form of the Minutes during the process of assessing the value of real estate. The final conclusion of the case is carried out by employees of the Tax Office at the same time SPR data is also recorded in the TA internal business system for the purpose of taxation on real estates.

After entering data into SPR transactions are archived for the purpose of analysing the data, i.e. the separation of quality data for analysis. These activities are carried out at the central level by the FGA. Another activity is public display of basic sales data for the purpose of transparency and the analysis of data for the purpose of creating reports from the market.

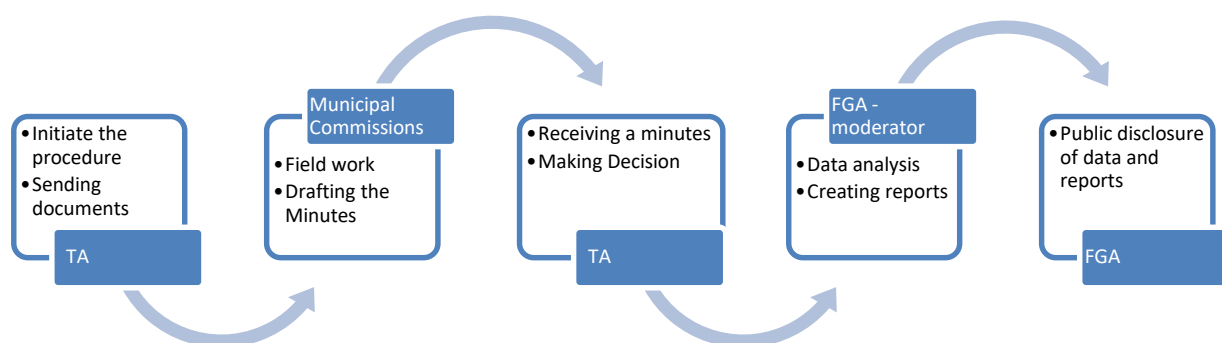


Figure 1: SPR Process Model in the Federation of BH

1.3 Methodology used for the preparation of Report

The input data for the analysis of real estate market in Year 2022 are data from sale contracts and the Minutes made by the municipal commission for the purposes of taxation on real estate, which are entered into a SPR database.

The Annual Real Estate Market Report is primarily based on the principle of transparency, which seeks to ensure that the results are clear, publicly available and resulting from the minimum data manipulation in cases where there was no representative sample. This principle directed the entire process of reviewing the sales and analysis of data for the Annual Report. The value of the statistical indicators depends mainly on the size and representativity of the sample.

Types of contract: When viewing the statistical data for market analysis, only the sales contracts that were in the secondary market (i.e. the second and the next real estate transaction – does not include the first sale) were taken into account and for which it was established that they have the data quality and the individual price if the contract contains more real estate. The data published in the Report depends on the maturity of the Real Estate Market that is reflected in the quality of the data from a sale contracts.

Date: All sales contracts concluded in Year 2022, and the number of registered in SPR for that period represents the size of the sample.

Volume: Despite a large number of LSG units who recorded data in SPR during 2022, the number of transactions is statistically still insufficient for more detailed market analyses due to the relatively small size of the market and the gradual inclusion of LSG units throughout the Year. Exceptions are apartments and agricultural land. Accordingly, more detailed analysis of market activity by real estate type or smaller analytical area depends entirely on data entry in all Year 2022, and on the market volume for certain types of real estate. The statistical indicators of certain types of real estate are based on the classifications collected from the sales contracts and minutes for real estate valuation.

Types of real estate: The Real Estate Market Report will therefore describe a housing market that includes apartments, dwellings and garages, an overview of agricultural and building land and business real estates. For certain types of real estate for which, during the review of contract was found not to belong to the registered classification, a change was made in the actual property type. Properties that have good quality data are those for which contracts contain current status on the field.

Analytical areas: Depending on the number of representative samples, the individual real estate type were analysed only on the Entity level, and some on the local level of self-government units. In this Report, the analytical areas listed for apartments do not reflect the boundaries of local real estate markets, but the administrative boundaries. The statistical indicators are presented for those specific areas that have a relevant number of recorded transactions available in the observed period, and data entry was made throughout the Year 2022.

Price: The price per unit area of real estate (BAM/m²) is presented for special parts of buildings, which include apartments, garages and business premises. In the case of objects involving residential and business buildings, the price per living area of the object (BAM/m²) is presented.

2 The annual review of the Real Estate Market

2.1 The volume and money assets of the Real Estate Market in the Federation of Bosnia and Herzegovina

Total number of sales contracts registered in the period from 01.01.2022. - 31.12.2022., in the territory of the Federation of BH, is **24 156**, while the realized value from the sales contracts is **1.905.725.397 BAM**. Out of this number, **23 295** contracts with realized value of **1.829.191.879 BAM** refer to the secondary market, while **861** contracts with realized value of **76.533.518 BAM** refer to first sales.

An overview table containing the reference dates for data recording for each LSG unit and the number of registered contracts with contract values per LSG is given in *Appendix 1*. In *Appendix 2* is given an overview of registered contracts per real estate sub-market, at the local and cantonal level, that are processed by the LSG and which do not include mixed contracts¹.

Of the 23 295 registered sale contracts, the subject of taxation were 22 015, of which Municipal Commission entered data for 18 973 sale contracts in SPR, and only such transactions were taken in preparation for real estate market analysis. Out of 18 973 sales contracts, 1 825 refers to mixed contracts and the value of such is 226.671.447 BAM.

During the preparation for the analyses, FGA performed professional data processing and for analysis extracted only quality transactions. Professional processing implies an overview of each sales supplemented by the commissions: additional control of data entry and assessment of the quality of sales on the basis of statistical analysis. Only sales that are rated as quality sales enter into analysis for Real Estate Market interpretation. Mixed sales is not taken into analysis of individual real estate sub-markets.

Figure 2 shows the number of sales contracts divided according to the individual sub-market, comparatively for the Year 2019, Year 2020, Year 2021 and Year 2022, and Figure 3 shows the value of the same contracts at the FBH level. There are three dominant categories of real estate according to the number of transactions: building land, apartments and agricultural land. The value of the contracts, prevails over the markets of apartments, building land and commercial real estate. Looking at the charts (Figures 2 and 3) for the dominant real estate categories, a significantly increased number of transactions and contract values can be observed.

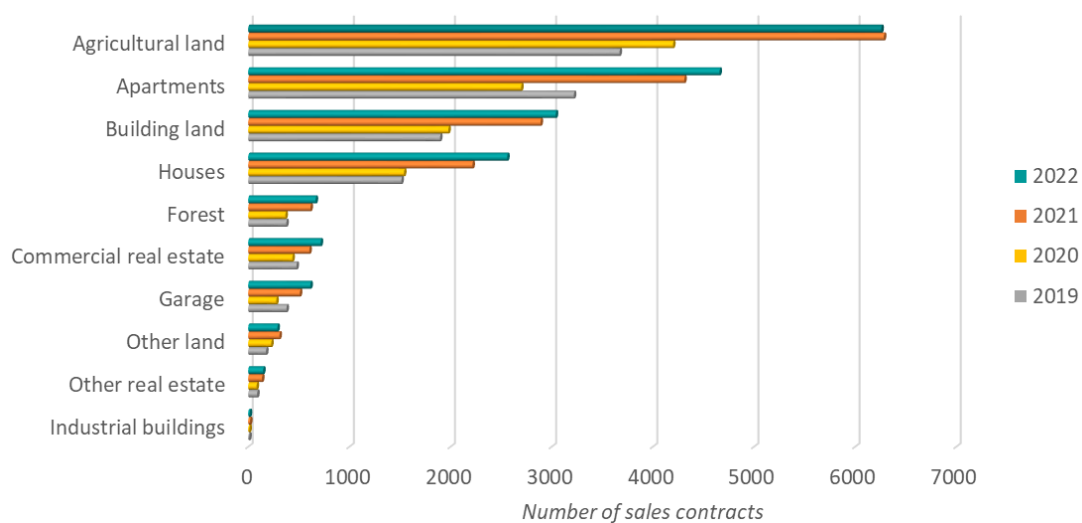


Figure 2: The number of sales contracts divided according to the real estate market

¹ The mixed contract contains multiple real estates of different classifications and no individual prices for each property.

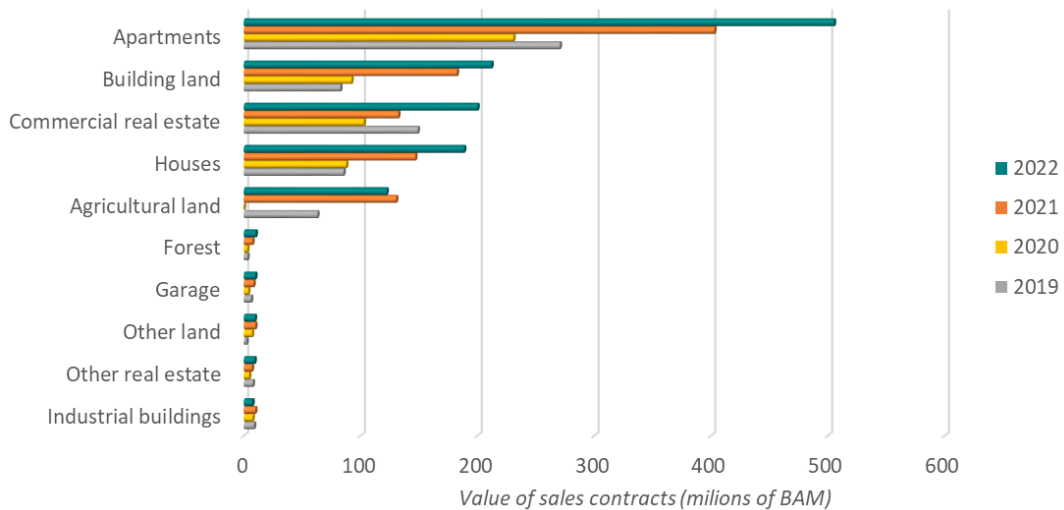


Figure 3: The value of transferred real estates divided according to the real estate market

Figure 4 shows the number of registered sales contracts in Year 2022 according to the most frequent types of real estates classified per cantons and in *Appendix 5* there is a spatial representation at the level of the Federation of BH.

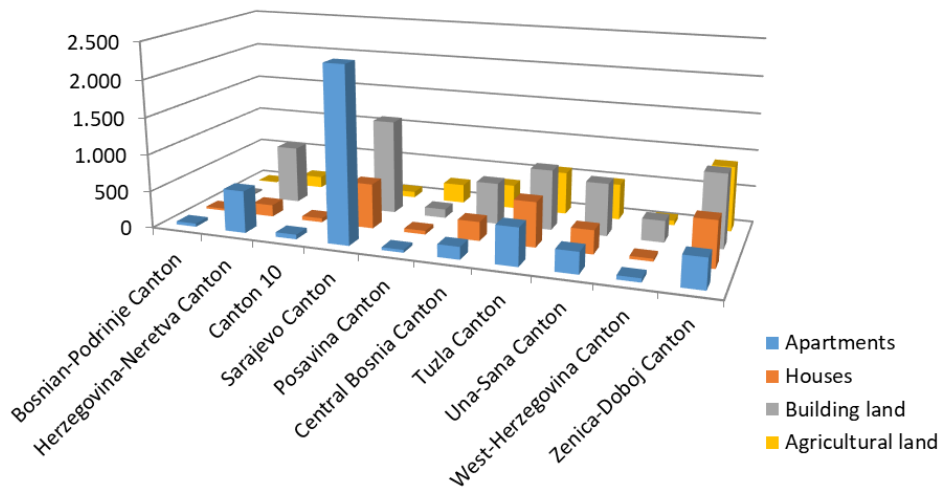


Figure 4: Number of registered sales contracts according to the most frequent types of real estates classified per cantons

Figure 5 shows the amount of money realized annually in the last four years per cantons.

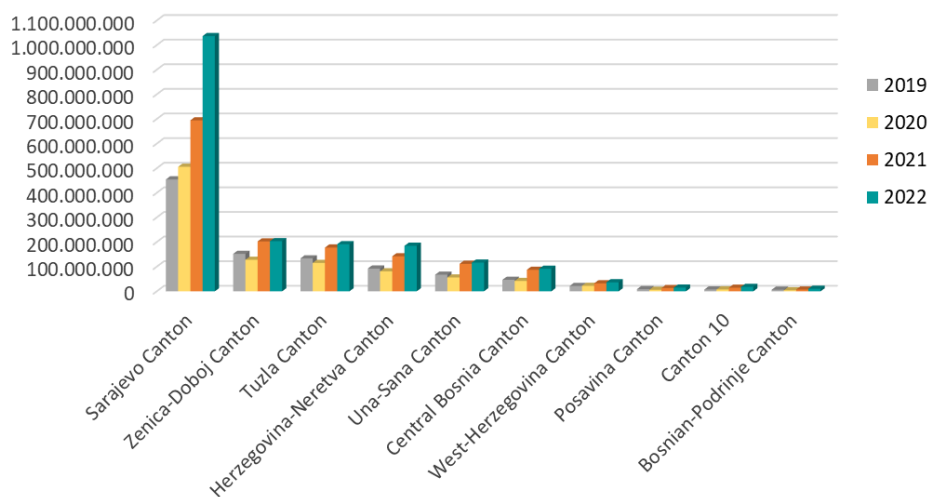


Figure 5: Realized amount of money from transactions per cantons for 2019, 2020, 2021 and 2022

The number of realized sales during 2019 was 18 285, in 2020 it was 16 651 and in 2021 it was 23 319. As opposed to 2021, in 2022, 24 156 or 3,59% more sales contracts were registered.

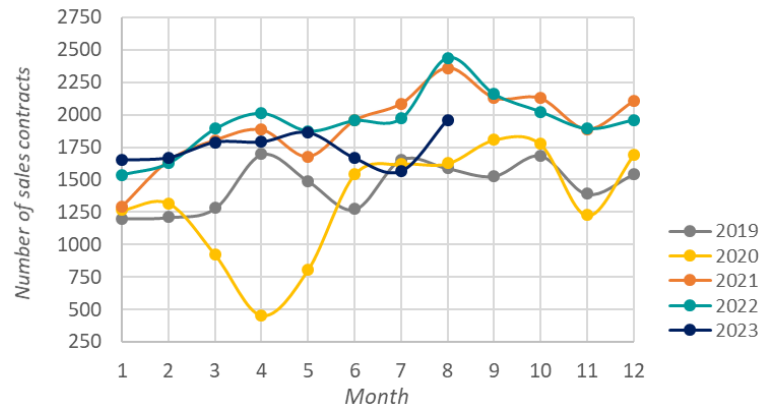


Figure 6: Number of registered contracts by months in 2019, 2020, 2021, 2022 and the first half of 2023

In 2022, most transactions were recorded during the summer (August). The number of realized sales in 2019, 2021 and 2022 has a similar upward trend, so it can be said that the market has normalized in comparison to 2020, which was marked by the coronavirus pandemic and thus affected the real estate market.

In accordance with the available data for 2022 in the Federation of BH, the average price of an apartment is higher by 14%, houses by 5% and garages by 7% compared to 2021.

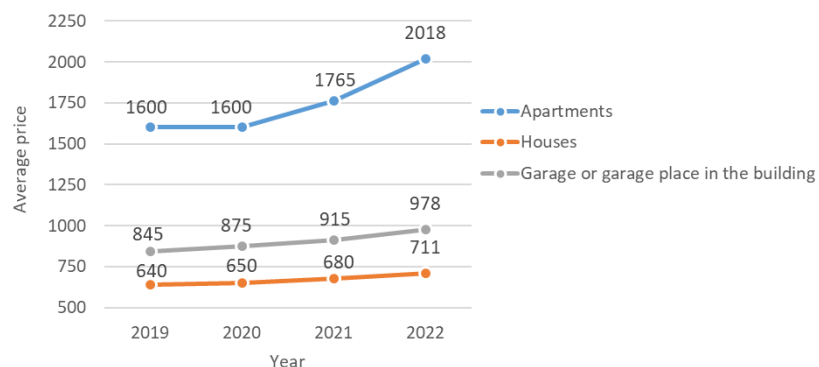


Figure 7: Average prices of the housing market in BAM/m² for the territory of the Federation of BH by years

Regarding to commercial real estates, there was a downward trend in prices during 2020 compared to 2019. While in 2021 and 2022, compared to 2020, there was a trend of increasing prices for commercial real estate. In comparison to Year 2021, the average price of offices is higher by 9%, shops by 3% and business services facilities by 15% in the Federation of BH for Year 2022 in accordance with the available data.

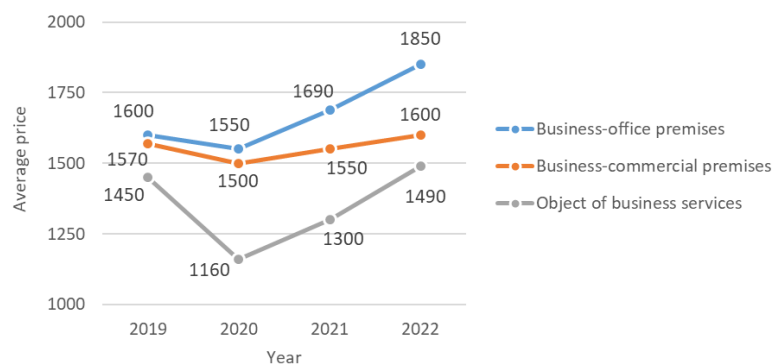


Figure 8: Average prices of commercial real estate market in BAM/m² for the territory of the Federation of BH by years

Regarding the land, the virus pandemic affected construction land, while prices for agricultural and forest land have not changed significantly. During 2022, average price of construction land is higher by 6% compared to 2021.

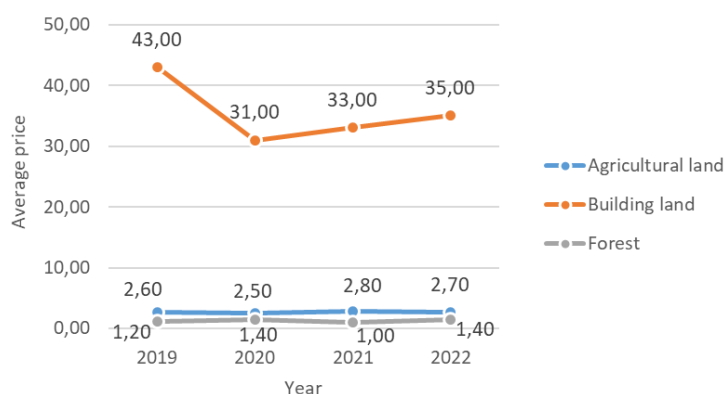


Figure 9: Average prices of the land market in BAM/m² for the territory of the Federation of BH by years

2.2 Real Estate Market in the Federation of BH from the point of view of the gender structure

From the point of the gender structure in the total number of sales contracts, 72% of men and 28% of women participated as buyer. Compared to 2021, women participated in the purchase by 1% more and men by 1% less in 2022. If we observe different types of markets, overview of the most represented is given in Table 1 below (Year 2019, 2020, 2021 and 2022), and for all markets in Appendix 4. When buying an apartment, the participation of men and women during the previous 3 years remained unchanged, while in 2022 the ratio changed, women by 2% less and men by 2% more represented in the purchase. Also, it can be seen that in 2022, women by 2% more and men by 2% less, participated in the purchase of houses compared to 2021, while the ratio in the purchase of land compared to 2021 remained the same.

Purchase of real estate							
Market	Year	Men			Women		
		Alone in sale	Participant in sale	Representation	Alone in sale	Participant in sale	Representation
Lands	2019	6 248	1 081	81%	1 245	439	19%
	2020	7 094	1 319	78%	1 716	611	22%
	2021	11 069	2 078	78%	2 609	1 030	22%
	2022	11 643	2 247	78%	2 868	1 150	22%
Houses	2019	1 239	233	73%	386	154	27%
	2020	1 211	207	70%	436	168	30%
	2021	1 846	352	71%	606	276	29%
	2022	1 933	486	69%	725	348	31%
Apartments	2019	1 797	461	55%	1,343	495	45%
	2020	1 513	407	55%	1,141	411	45%
	2021	2 402	692	55%	1,862	689	45%
	2022	2 508	677	57%	1,771	681	43%

Table 1: The representation of gender structure for land, houses and apartments

3 Market overview

The total number of real estates in sales contracts registered in the period from 01.01.2022 to 31.12.2022, and recorded by the municipal commission for real estate valuation is **39 529**. Of the total number of real estates that have been registered in the SPR, the percentage of share of certain types of real estate market, based on data from a contract (see Figure above) and based on data collected from the field by Municipal Commission (see Figure below) is shown in Figure 10 on Federation BH level. As can be seen in Figure 10, for certain types of real estate for which, during the review of contract was found not to belong to the registered classification, the classification was changed to the actual real estate type.

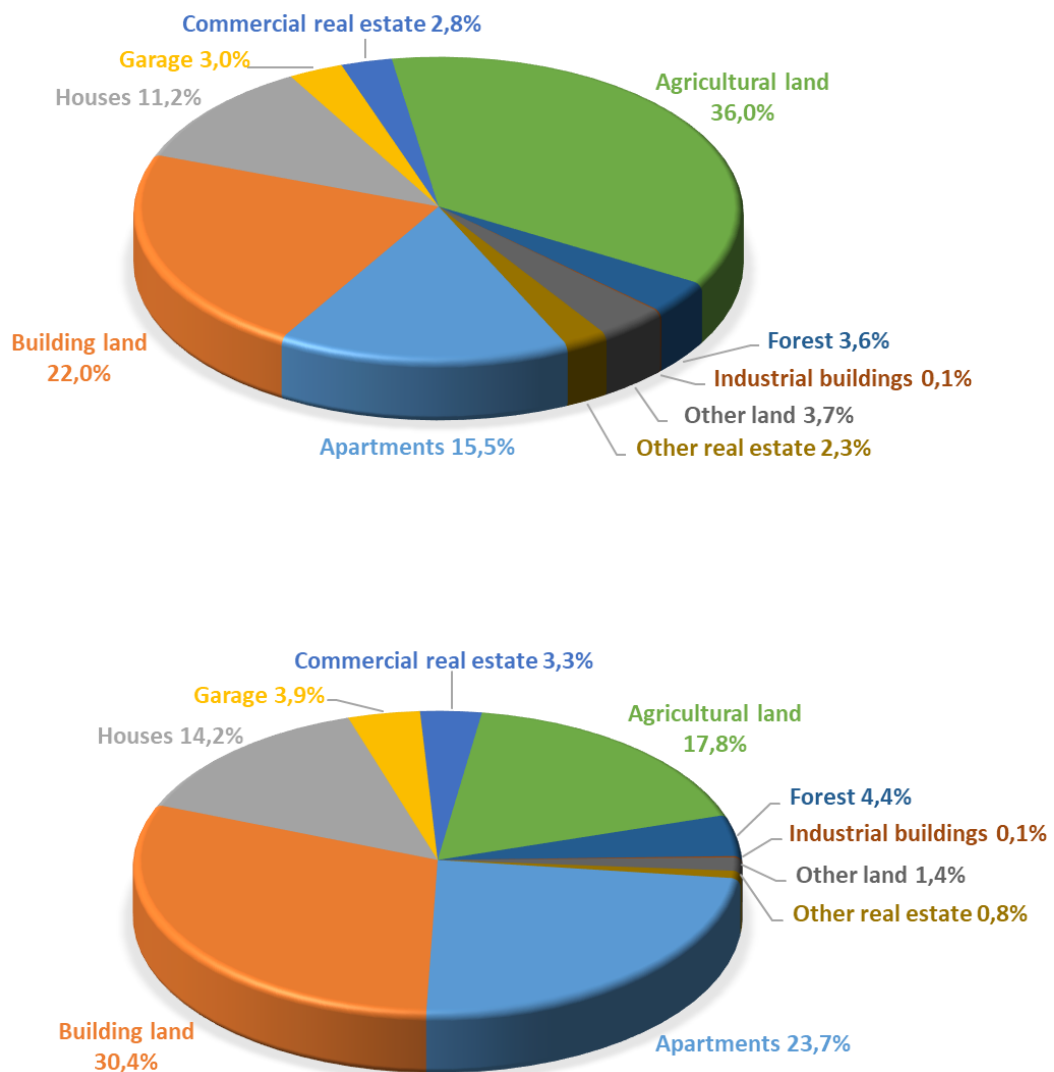


Figure 10: Participation of certain types of real estate on the market at the level of the Federation of BH based on data from a contract (see Figure above) and based on data collected from the field by Municipal Commission (see Figure below)

3.1 Overview of the Housing Market

3.1.1 Apartments

The total number of registered sales, which refers to apartment and apartment in the house is 4 660, and in those contracts are 4 704 of real estate classified as apartment and 72 classified as apartment in the house. Analyses for apartments in the house were not performed because of the small number of transactions.

The largest volume of apartments transactions in 2022 were registered in Municipality Novi Grad Sarajevo, Municipality Novo Sarajevo, Municipality Centar Sarajevo, City of Mostar, Municipality Ilidža, City of Tuzla and City of Zenica. Local Self-Government Units with the most transactions of apartments are shown in Figure 11.

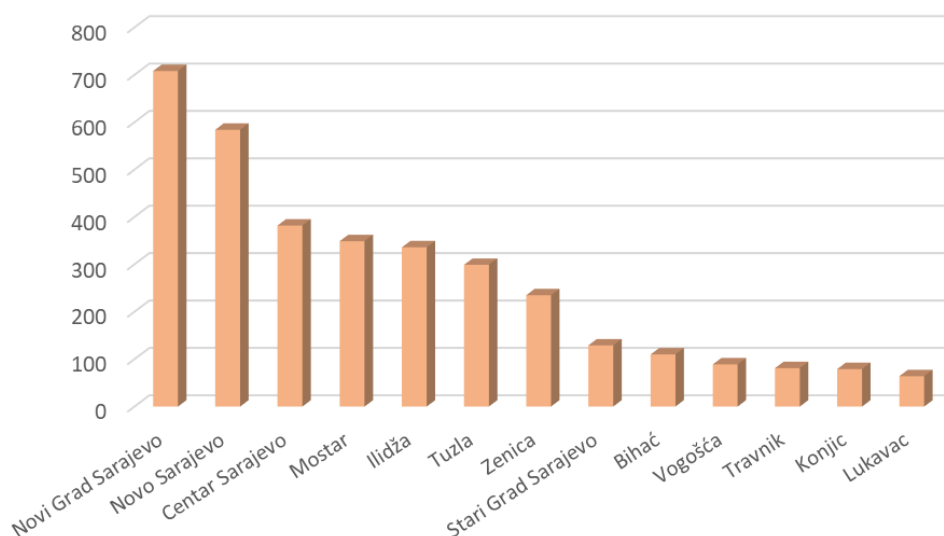


Figure 11: Graphical representation of the number of sales related to apartments

Analysis of prices and areas of sold apartments were made on a sample of 3 724 contracts, where the number of municipalities with the most sales is shown in Figure 11, while the statistical parameters of the price are calculated on the basis of the samples presented in Table 2. In accordance with the available data, the average price of an apartment in the Federation of BH is 2.015 BAM/m², and the average usable area of an apartment is 55 m².

Municipality	Average value [BAM/m ²]	Price range		Number of data
		Min [BAM/m ²]	Max [BAM/m ²]	
Novi Grad Sarajevo	2.315,00	557,00	5.280,00	631
Novo Sarajevo	2.735,00	700,00	5.155,00	510
Centar Sarajevo	3.000,00	1.000,00	5.500,00	329
Ilidža	2.270,00	495,00	4.185,00	299
Mostar	1.640,00	500,00	3.530,00	274
Tuzla	1.880,00	600,00	3.815,00	236
Zenica	1.710,00	690,00	3.255,00	202
Stari Grad Sarajevo	2.950,00	830,00	6.880,00	110
Bihać	1.490,00	340,00	2.370,00	99
Vogošća	1.835,00	615,00	3.000,00	83
Travnik	1.120,00	175,00	2.015,00	37
Travnik (apartments at Vlašić)	1.400,00	410,00	2.260,00	32
Konjic	1.190,00	200,00	2.220,00	68
Lukavac	1.070,00	285,00	2.115,00	55
Trnovo (apartments at Bjelašnica)	2.860,00	1.715,00	4.460,00	39
Neum	3.800,00	2.370,00	4.600,00	5

Table 2: Statistical parameters of apartment price in the Federation BH

The highest average prices of apartments per square meter in the Federation of BH were realized in the municipality of Neum. However, these are apartments intended for vacation, while the highest average apartment prices this year were achieved in the municipalities of Centar Sarajevo and Stari Grad Sarajevo.

The most expensive apartment in the Federation of Bosnia and Herzegovina in the Year 2022 was in the Municipality of Novi Grad Sarajevo and its total paid price was 938.800 BAM and the usable area of that apartment is 193 m².

Figure 12 shows the cadastral municipalities of the City of Sarajevo, divided into three categories, depending on the realized average price. We can see that the highest prices of apartments were realized in cadastral municipalities: Sarajevo I, Sarajevo IX, Sarajevo XI, Sarajevo XIII (Municipality of Stari Grad Sarajevo), Sarajevo IV, Sarajevo VII, Sarajevo VIII (Municipality of Centar Sarajevo) and Novo Sarajevo IV (Municipality of Novi Grad Sarajevo). As opposed to previous years, the cadastral municipality of Novo Sarajevo IV has a higher price trend due to the sale of newly built apartments.

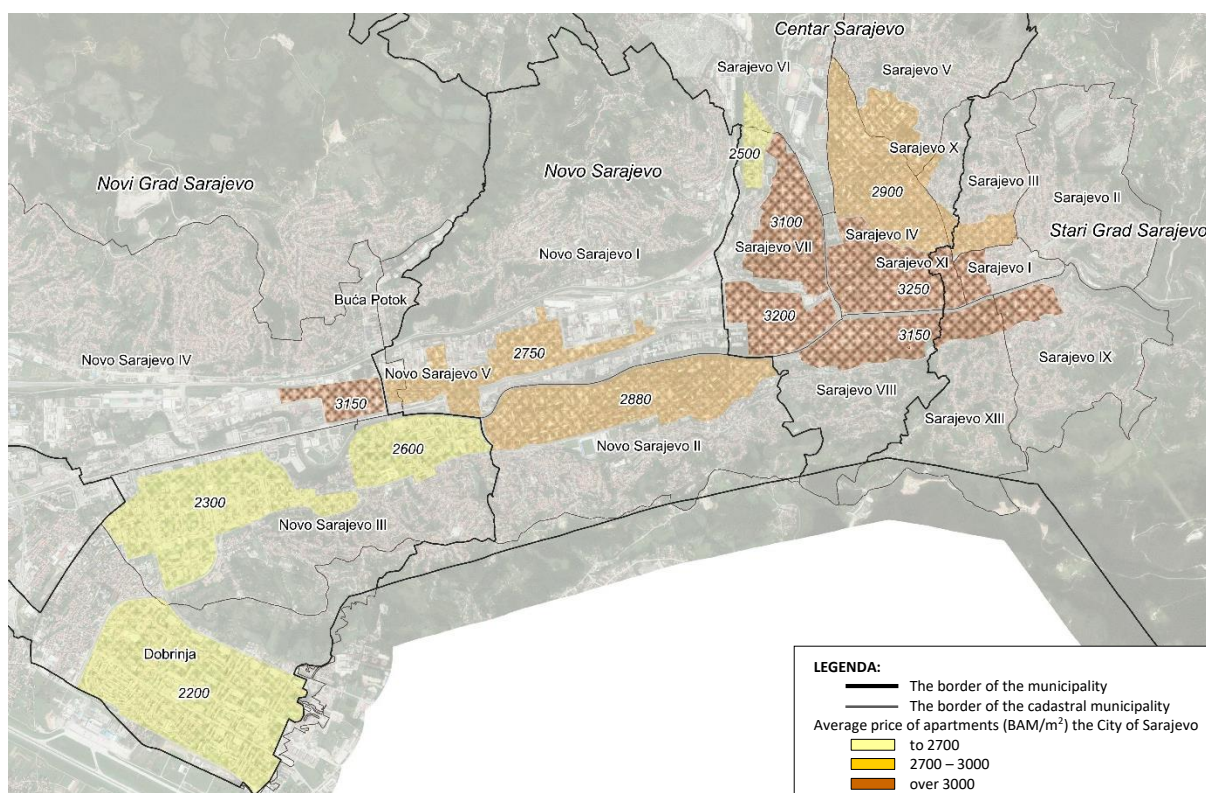


Figure 12: Graphic representation of cadastral municipalities of the City of Sarajevo in three levels of price

The following graph shows the apartments sold according to the different squares of the apartment. Most of the apartments sold are between 40 and 70 m², and at least apartments over 100 m².

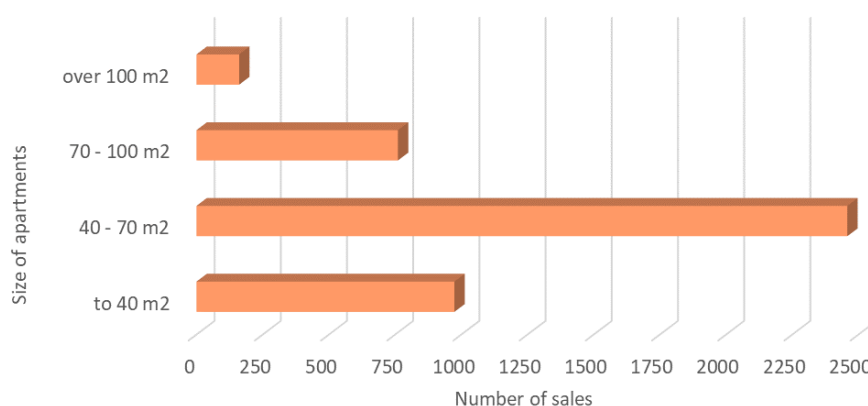


Figure 13: Graphical presentation of the apartments sold according to the area

3.1.2 Residential buildings

The total number of registered sales contracts, which refers to residential buildings, is 2 561 and in those contracts there are 2 917 real estates classified as residential buildings market. The residential real buildings market includes the following classifications of real estate: house, duplex house and cottage. Table 3 gives an overview of the prices at the level of the Federation of BH, while a review of the registered prices for residential buildings by cantons of the Federation of BH is given in Annex 3.

Type of residential building	Number of real estate	Minimum realized price (BAM/m ²)	Location	Maximum realized price (BAM/m ²)	Location
House	2 618	42	Tomislavgrad	5.116	Novo Sarajevo
Terraced house	16	280	Bosanska Krupa	2.083	Centar Sarajevo
Duplex house	15	167	Tomislavgrad	3.145	Novo Sarajevo
Summer house	268	26	Fojnica	3.635	Vareš

Table 3: Statistical parameters of residential buildings price in the Federation BH

Based on a sample of 1 881 contracts related to houses at the level of the Federation of BiH, 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 710 BAM/m², the average area of the house with land is 965 m², the average price per area of the house with land is 188 BAM/m², and the average total price of the house with land is 87.570 BAM.

The price of the most expensive house with a land in the Federation of BH during 2022 is 825 360 BAM in the Municipality of Novo Sarajevo, with the living area of 500 m² and 1073 m² of total land area with the house.

3.1.3 Garages

The total number of registered sales contracts, which relates to garages, is 615 and in these contracts there are 959 real estates classified as the garage market. The garage market includes the following classifications of real estate: a garage or a garage place in the building, a garage in a row or freestanding and garage/parking place outdoor. Table 4 gives an overview of the prices of garages at the FBH level.

Type of garage	Number of real estate	Minimum realized price [BAM/m ²]	Location	Maximum realized price [BAM/m ²]	Location
Garage or garage place in the building	604	217	Sanski Most	3.352	Centar Sarajevo
Garage in a row or freestanding	262	75	Novi Travnik	3.077	Centar Sarajevo
Garage/Parking place outdoor	93	77	Kreševo	1.250	Novi Grad Sarajevo

Table 4: Statistical parameters of garage price in the Federation BH

Also, the following graph shows sold garages according to the different square meters of the garage. Most of the sold garages are between 13 and 16 m², and at least garages are over 30 m².

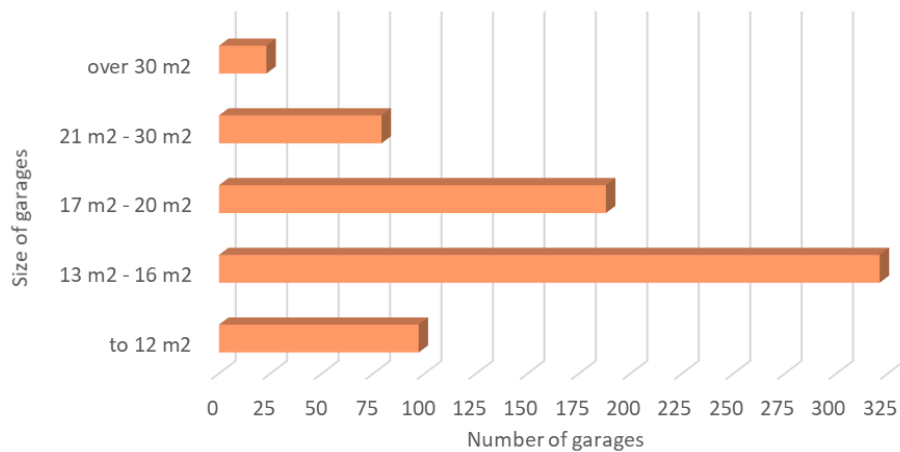


Figure 14: Graphical presentation of the garages sold according to the area

Based on a sample of 217 real estates, for a garage or garage space in a building at the level of the Federation of BH, the average usable area of the garage was 17 m², and the average price per square meter of usable area is 1.090 BAM/m².

Based on a sample of 154 real estates, for a garage in a row or detached at the level of the Federation of BH, the average usable area of the garage was 17 m², and the average price per square meter of usable area was 810 BAM/m².

3.2 Overview of the land

The land market in Federation of BH has not been regulated and often in the contracts it is stated that it is one type of land sub-market whereby in reality another land type or even a different market classification is sold. Due to the aforementioned, the FGA have put more attention to the classification of real estate in the previous period, in order to divert sales of agricultural land from non-agricultural land and to present a realistic picture of the participation of the individual sub-markets of real estate in the total turnover. For comparison, an analysis of what was registered within the contracts and what Municipal Commission recorded on the ground will be presented.

The total number of registered sales contracts relating to land, in the Federation of Bosnia and Herzegovina in Year 2022 is 10 257 and in these contracts there are recorded 10 646 real estates. Figure 15 presents the number of registered sales contracts by type of land market from the contract (Figure left) and what the LSG recorded in the field (Figure right). Of the total number of contracts in which agricultural land was registered, 30% were found not to be traded as agricultural and therefore the classification was changed to the actual type of real estate.

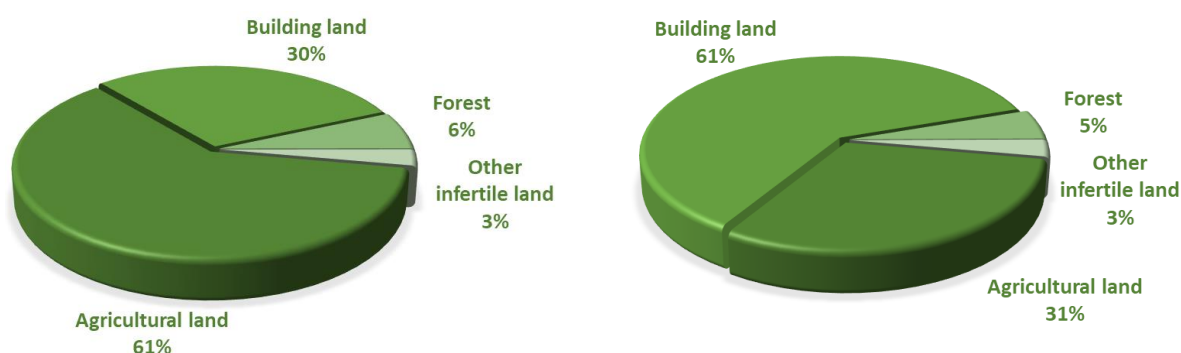


Figure 15: Graphical representation of the number of sales according to the type of land market

Table 5 gives an overview of land prices in the Federation level.

Type of Land	Number of real estate	Minimum realized price [BAM/m ²]	Location	Maximum realized price [BAM/m ²]	Location
Agricultural land	3 546	0,10	Glamoč	12,00	Visoko
Forest	883	0,12	Glamoč	4,80	Tešanj
Other infertile land	287	1,00	Sanski Most	416	Mostar

Table 5: Statistical parameters of land price in the Federation of BH

The building land market includes the following real estate classifications: building land with existing infrastructure, building land without infrastructure and building land with a building permit. The prices of building land depend exclusively on the location and on the permits themselves, and the price increase may also be conditioned by the conversion of the land. Based on a sample of 3 508 contracts, the average price of building land at the level of the Federation of BH is 35 BAM/m², and the maximum in the Municipality of Novo Sarajevo is 3.890 BAM/m².

Statistical parameters of agricultural land prices on the territory of the Federation of BH were calculated on the basis of prices from sales contracts registered in the period 01.01.2022. - 31.12.2022. years. The total sample selected for analysis includes 1 480 contracts, which were determined to be actually traded agricultural land. Therefore, even during this analysis, the sample did not include purchase contracts in which the share of real estate, real estate located in the building area, as well as land on which it was determined that there is a constructed facility. Based on this sample, the average price of agricultural land at the level of the Federation of BH is 2,69 BAM/m², the minimum price was realized in the Municipality of Glamoč and is 0,10 BAM/m², and the maximum in the City of Visoko is 12 BAM/m².

The largest share in contracts related to land turnover, based on contract data, has agricultural land with 61% (Figure 15, left). The largest volume of agricultural land turnover in 2022 was registered in Tešanj, Tuzla, Zenica and Visoko (Figure 16, above). However, as can be seen in Figure 15, the largest share in contracts related to the sale of land, and based on data collected from the field by LSG's, has building land with 61% (Figure 15, right). In this regard, the local self-government units where the largest turnover of agricultural land was realized also differ. Based on the data collected from the field by the local self-government, these are Tešanj, Visoko, Zenica, Odžak and Zavidovići and Travnik (Figure 16, below).

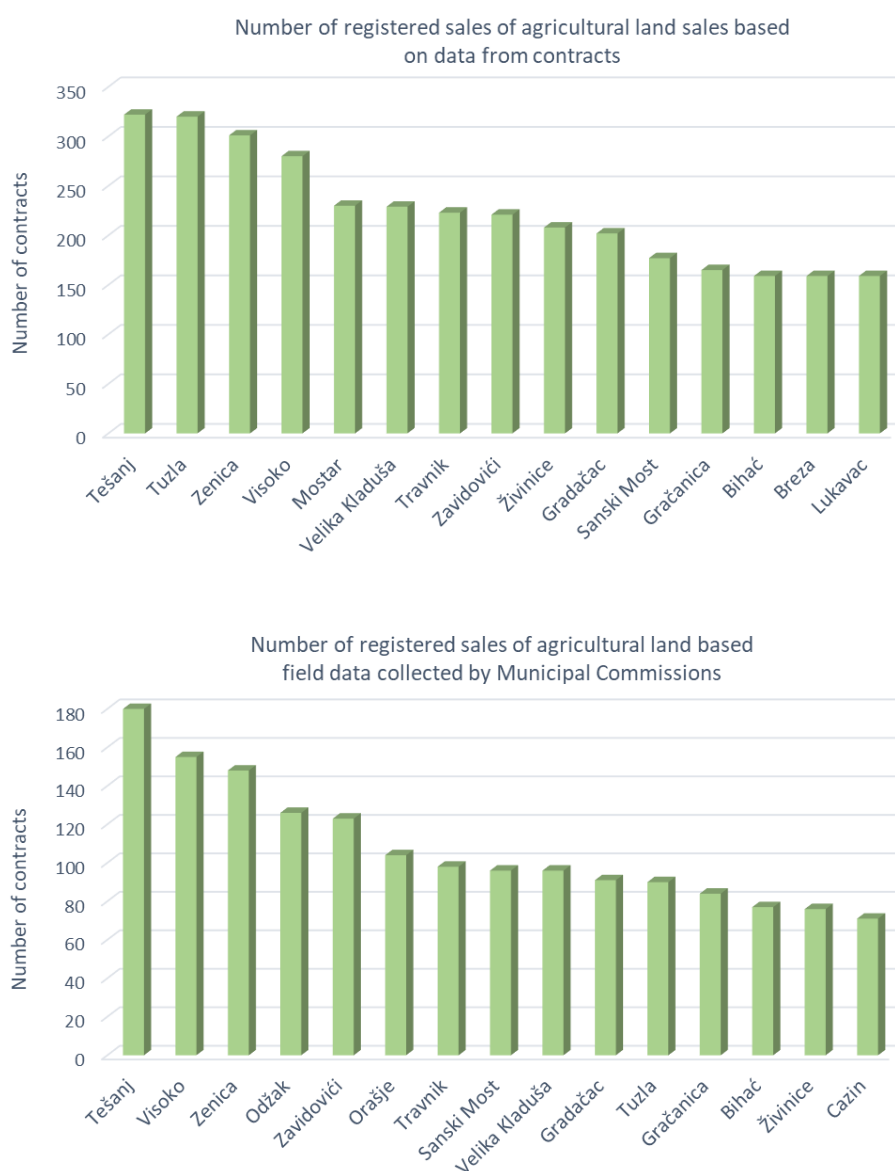


Figure 16: Graphical presentation of the number of sales of agricultural land based on data from contracts (Figure above) and data collected on field by Municipal Commission (Figure below)

3.3 Overview of commercial real estate

The commercial real estate market consists of business building and business premises. The business building market includes the following classifications of real estate: object of business services, tourist object, restaurant, merchant object, object for sport and recreation and residential-business building, and business premises market for special parts of the buildings includes business-office premises and business-commercial premises.

The total number of registered sales contracts for commercial real estates in Year 2022 is 717 in the territory of the Federation of Bosnia and Herzegovina, and there are 720 registered properties. Figure 17 shows the number of commercial real estate depending on the type of real estate. The largest share in the contracts related to the sale of commercial real estate has special parts of the buildings including business-commercial and offices premises.

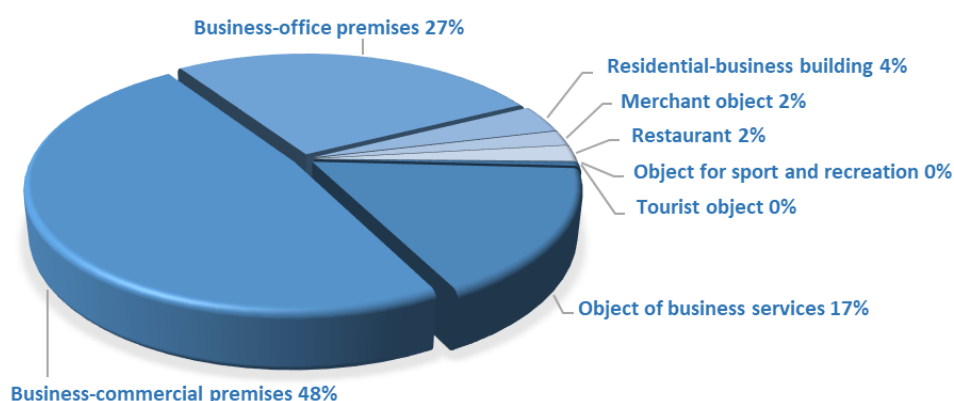


Figure 17: Graphical presentation of commercial real estate by type

Table 6 gives an overview of the prices of business buildings at the level of the Federation of BH, and in Table 7 an overview of prices for business special parts of the buildings (premises).

Business buildings	Number of real estate	Minimum realized price [BAM/m ²]	Location	Maximum realized price [BAM/m ²]	Location
Object of business services	119	93	Travnik	15.948	Novi Grad Sarajevo
Restaurant	15	210	Zenica	11.333	Ilidža
Merchant object	14	375	Zenica	2.045	Lukavac
Residential-business building	26	265	Čelić	2.167	Novi Grad Sarajevo

Table 6: Statistical parameters of the prices of business buildings in the Federation of BH

Business premises	Number of real estate	Minimum realized price [BAM/m ²]	Location	Maximum realized price [BAM/m ²]	Location
Business-commercial premises	345	77	Vareš	9.935	Centar Sarajevo
Business-office premises	193	111	Kalesija	8.047	Novo Sarajevo

Table 7: Statistical parameters of the prices of business special parts of the buildings (premises) in the Federation of BH

In accordance with the available data from 2022, the average price for offices is 2.035 BAM/m², and the average usable area is 89 m². The average price for shops is 1.580 BAM/m², and the average usable area is 64 m².

Also, Figures 18 and 19, show business-commercial premises and business-office premises sold according to the different square meters. Most of the sold business-commercial premises are up to 40 m², and business-office premises 21 m² - 60 m².

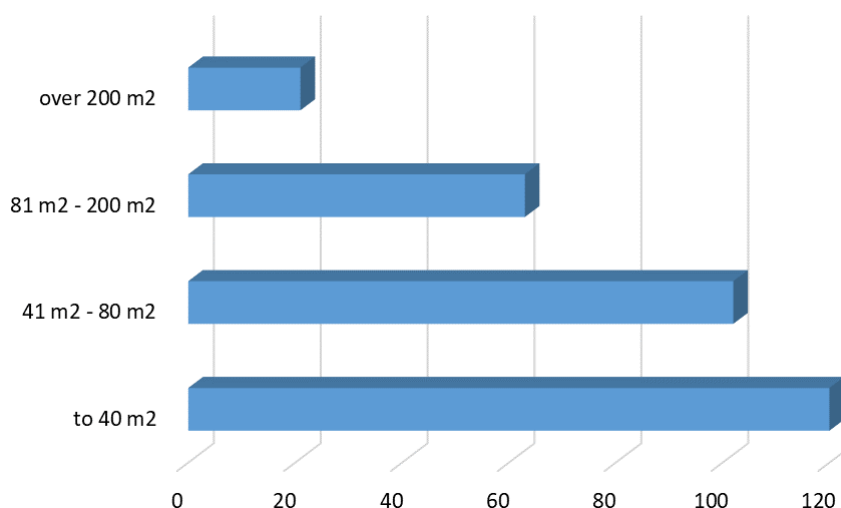


Figure 5: Graphical presentation of the business-commercial premises sold according to the area

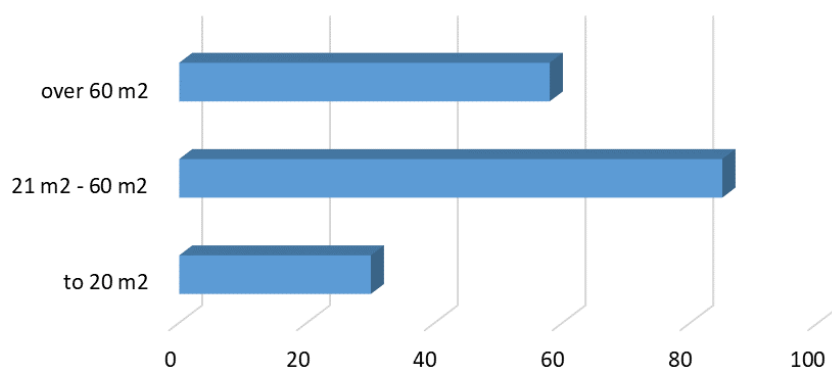


Figure 6: Graphical presentation of the business-office premises sold according to the area

4 Public access of Sales Price Register data of the Federation of BH

A Public Access into the Sales price register data provides information to the public and all market participants with accurate and reliable information on real estate transactions from sales contracts. You can start a data viewer from your computer, tablet, mobile or other device by visiting www.katastar.ba/rcn and clicking on the REVIEW. The content is adapted to all currently available device platforms.

Number of public access to the data of SPR in the period 01.01. - 31.12.2022 is 18 927, out of which 15 794 was generated from Bosnia and Herzegovina and the rest from 33 different countries, as shown in the Figure below. The other 13 countries make up only 4% (Montenegro, Italy, Belgium, Czech Republic, Albania, Egypt, United Kingdom, Ireland, Finland, Pakistan, Russia, Turkey and Oman).

Most visits were from Bosnia and Herzegovina 83.4%, Croatia 3.6%, Germany 3.4% and Serbia 2.4% in 2022. During 2022, the number of visits to the public insight into SPR data was 18 927, which is 84% more than in 2018, when the public insight into the data was established.

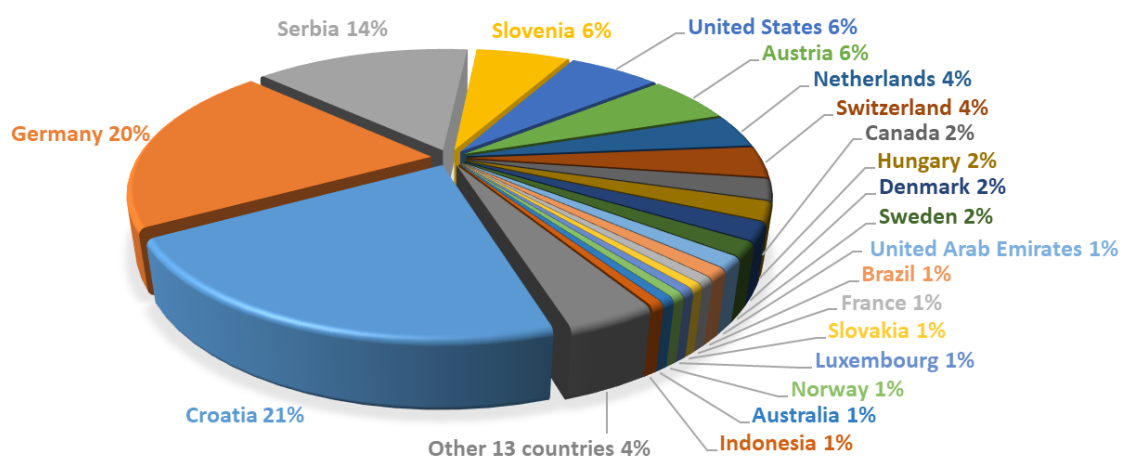


Figure 20: Graphical overview of the insights into the SPR data by country

Comparing the number of data reviews of SPR public access and sales made in the same time 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 of SPR data rose until October (Figure 21).

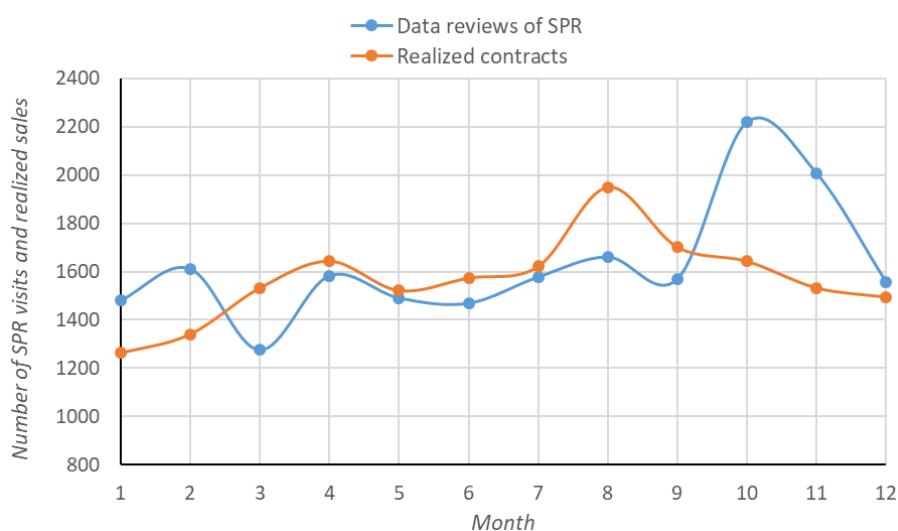


Figure 21: Graphical timeline overview of the SPR data page visit and realized sales contracts

APPENDICES

APPENDIX 1: Number and value of registered contracts per LSG unit

Canton	LSG unit	SPR entry start	Number of contracts	The sum of money realized
Una-Sana	Bihać	04.01.2018	822	46.747.244,07
	Bosanska Krupa	04.01.2018	293	7.507.315,28
	Bosanski Petrovac	25.05.2018	104	1.690.221,38
	Bužim	20.12.2017	110	8.317.385,79
	Cazin	12.09.2017	428	20.525.539,67
	Ključ	15.01.2018	116	2.113.152,48
	Sanski Most	19.12.2017	427	15.347.426,46
	Velika Kladuša	20.12.2017	399	14.368.988,65
TOTAL			2699	116.617.273,78
Posavina	Domaljevac-Šamac	19.10.2018	69	1.171.402,24
	Odžak	01.10.2018	344	7.176.532,10
	Orašje	15.10.2018	312	6.958.311,08
TOTAL			725	15.306.245,42
Tuzla	Banovići	30.04.2018	209	8.174.211,13
	Čelić	14.08.2018	107	2.221.323,83
	Doboj-Istok	15.02.2018	74	3.233.604,00
	Gračanica	23.07.2018	491	26.980.005,94
	Gradačac	13.02.2018	452	13.313.346,98
	Kalesija	27.07.2018	231	4.754.853,70
	Kladanj	03.05.2018	81	2.603.664,20
	Lukavac	08.08.2018	527	20.347.456,11
	Sapna	06.08.2018	28	321.947,87
	Srebrenik	03.07.2018	289	5.635.671,35
	Teočak	06.11.2018	21	162.789,00
	Tuzla	05.09.2018	1166	86.751.958,48
	Živinice	16.01.2018	445	16.756.670,75
TOTAL			4121	191.257.503,34
Zenica-Doboj	Breza	19.02.2018	237	9.908.893,98
	Doboj-Jug	15.01.2018	82	3.764.998,21
	Kakanj	06.02.2018	397	15.346.183,80
	Maglaj	20.02.2018	219	6.693.879,14
	Olovo	10.07.2018	112	4.128.688,02
	Tešanj	17.05.2017	642	31.215.065,96
	Usora	12.12.2017	62	5.195.046,49
	Vareš	26.02.2018	135	3.368.374,45
	Visoko	22.03.2018	615	31.916.862,69
	Zavidovići	12.02.2018	416	8.997.691,30
	Zenica	05.10.2017	1187	76.372.631,40
	Žepče	16.02.2018	241	6.845.040,70
TOTAL			4345	203.753.356,14
Bosnian-Podrinje Canton	Foča-Ustikolina	06.02.2018	25	357.554,52
	Goražde	08.03.2018	125	9.762.756,38
	Pale-Prača	12.03.2018	12	270.837,00
TOTAL			162	10.391.147,90

Canton	LSG unit	SPR entry start	Number of contracts	The sum of money realized
Central Bosnia	Bugojno	19.09.2017	199	9.464.816,88
	Busovača	09.11.2017	197	3.969.538,43
	Dobretići	12.01.2018	11	37.800,00
	Donji Vakuf	11.10.2017	141	3.132.304,57
	Fojnica	24.01.2018	175	4.521.464,59
	Gornji Vakuf-Uskoplje	16.11.2017	69	1.614.895,75
	Jajce	02.11.2017	163	3.660.982,60
	Kiseljak	02.11.2017	333	18.083.717,48
	Kreševo	04.10.2017	49	921.494,14
	Novi Travnik	15.02.2018	233	8.181.634,66
	Travnik	18.09.2017	605	21.445.047,30
	Vitez	14.09.2017	224	16.804.644,25
	TOTAL			2399
Herzegovina-Neretva	Čapljina	28.07.2017	295	13.540.310,83
	Čitluk	03.04.2018	92	10.590.199,03
	Jablanica	13.02.2018	160	8.492.770,66
	Konjic	04.05.2018	314	15.425.925,53
	Mostar	09.10.2017	988	102.362.040,59
	Neum	23.10.2018	78	15.017.444,56
	Prozor-Rama	09.07.2018	63	1.165.040,63
	Ravno	20.12.2019	123	13.189.092,16
	Stolac	20.04.2021	111	5.291.945,87
TOTAL			2224	185.074.769,86
West-Herzegovina	Grude	29.08.2018	106	5.524.443,95
	Ljubuški	16.07.2018	241	9.328.071,25
	Posušje	26.03.2018	178	5.870.113,77
	Široki Brijeg	05.07.2018	140	15.957.119,09
TOTAL			665	36.679.748,06
Sarajevo	Centar Sarajevo	23.01.2017	802	159.235.523,30
	Hadžići	16.05.2017	469	35.197.868,36
	Ilidža	23.01.2018	1097	331.172.135,07
	Ilijaš	13.10.2017	563	37.844.372,13
	Novi Grad Sarajevo	25.10.2019	1422	225.092.480,19
	Novo Sarajevo	16.03.2017	831	137.345.849,01
	Stari Grad Sarajevo	07.11.2017	350	57.986.081,71
	Trnovo	30.05.2018	246	14.419.380,08
	Vogošća	13.09.2018	433	38.296.441,29
TOTAL			6213	1.036.590.131,14
Canton 10	Bosansko Grahovo	17.05.2018	18	186.274,38
	Drvar	17.05.2018	41	610.858,26
	Glamoč	04.07.2018	48	450.437,48
	Kupres	01.01.2019	88	4.052.860,52
	Livno	01.01.2019	170	8.086.703,24
	Tomislavgrad	19.02.2018	238	4.829.746,69
TOTAL			603	18.216.880,57

Note: The above table are indicated LSG in which registration of the contract was made throughout 2022

APPENDIX 2: Overview of total registered contracts per real estate market with contract values that are processed by the LSG in Federation BH²

LSG unit		Apartments	House	Garage	Agricultural land	Building land	Forest	Other land-infertile	Commercial real estate	Industrial buildings	Other real estate	TOTAL by LSG unit
Banovići	Volume	32	4	6	61	8	4	8	11		1	135
	Price	1.578.785	69.500	57.600	695.111	211.000	24.500	137.200	745.672		1.200	3.520.569
Bihać	Volume	115	95	3	159	242	5	18	15			652
	Price	9.278.252	7.932.599	26.000	2.378.630	8.626.066	95.993	57.879	1.587.578			29.982.997
Bosanska Krupa	Volume	31	58		115	12	9	6	8			239
	Price	1.374.233	2.588.942		1.253.792	269.065	18.200	15.700	525.125			6.045.057
Bosanski Petrovac	Volume	8	18	1	44	4			1			76
	Price	153.500	331.910	1.600	435.601	15.700			40.000			978.311
Bosansko Grahovo	Volume	4	8		2							14
	Price	41.500	102.514		18.260							162.274
Breza	Volume	8	35		159	9	2	2	5			220
	Price	352.000	1.704.029		4.821.659	110.000	6.991	1.008.950	490.210			8.493.839
Bugojno	Volume											
	Price											
Busovača	Volume	6	55		86	3	12	8	6	1	1	178
	Price	222.670	1.781.619		664.725	8.500	46.875	24.818	458.645	130.000	56.000	3.393.851
Bužim	Volume	3	4		50	5	9	2	1			74
	Price	354.250	162.000		542.410	19.900	31.750	17.804	300.000			1.428.114
Cazin	Volume	33	42	5	84	135	11		11		2	323
	Price	2.415.899	2.618.153	46.390	487.604	3.792.129	29.400		1.847.164		25.000	11.261.739
Centar Sarajevo	Volume	504	51	52	25	50	1		40		2	725
	Price	88.875.557	11.275.565	1.096.252	9.882.020	14.594.335	80.000		14.794.645		4.000	140.602.375
Čapljina	Volume	40	3	7	97	77	7		7			238
	Price	2.498.998	162.950	106.400	2.274.009	3.189.438	181.520		917.382			9.330.697
Čelić	Volume	5	14		22	30	10		4			85
	Price	138.000	446.007		180.496	548.716	244.975		79.911			1.638.105
Čitluk	Volume	33		2	15	23	4	1	3		1	82
	Price	3.885.135		31.293	1.343.175	3.451.849	94.800	41.249	20.000		25.000	8.892.501

² Annex 2 refers to contracts that have an individual price for each property in the contract (does not contain mixed contracts and contracts that do not currently have a specific property classification) and LSG marked in red have no data because the Commission for Real Estate Valuation in that LSG did not enter data in the SPR in 2022.

LSG unit		Apartments	House	Garage	Agricultural land	Building land	Forest	Other land-infertile	Commercial real estate	Industrial buildings	Other real estate	TOTAL by LSG unit
Doboj-Istok	Volume		8		20	1	11	4	1			45
	Price		267.000		110.506	20.000	31.272	2.100	135.000			565.878
Doboj-Jug	Volume					47	7	1			8	63
	Price					2.219.783	75.250	1.000			77.000	2.373.033
Dobretići	Volume				7	2						9
	Price				24.300	5.500						29.800
Domaljevac-Šamac	Volume	2	3		25	7	4		1			42
	Price	53.550	114.310		200.680	108.184	169.549		147.536			793.809
Donji Vakuf	Volume	2	5		31	2	4			1		45
	Price	63.000	70.000		652.728	170.000	217.000			181.674		1.354.401
Drvar	Volume	16	12		2	1			1		1	33
	Price	197.420	172.280		5.600	2.000			65.000		20.000	462.300
Foča in BH	Volume		3		15		3	2				23
	Price		68.885		202.252		15.400	46.018				332.555
Fojnica	Volume	7	19		57	23	6		1		1	114
	Price	310.655	748.000		453.849	180.269	242.873		25.000		4.500	1.965.146
Glamoč	Volume	9	2		15		4	4	1			35
	Price	107.971	42.249		66.300		27.456	31.200	20.000			295.175
Goražde	Volume	44	31		13	4	1	3	6			102
	Price	2.640.812	2.012.385		111.400	546.635	16.117	6.500	152.000			5.485.848
Gornji Vakuf-Uskoplje	Volume	7	12	2	33		1		2			57
	Price	228.650	274.485	100.956	427.259		3.000		30.000			1.064.350
Gračanica	Volume	34	59	3	165	12	26	16	10		2	327
	Price	2.822.486	3.304.163	116.540	3.135.269	468.300	81.500	114.125	917.752		14.500	10.974.635
Gradačac	Volume	29	5		202	49	50	1	8		5	349
	Price	1.618.032	211.500		2.901.500	3.109.626	175.325	5.000	1.235.364		22.900	9.279.246
Grude	Volume	13	2		28	30	7	3	5		2	90
	Price	1.103.588	616.758		362.645	833.203	313.953	2.156	980.000		4.146	4.216.449
Hadžići	Volume	26	73	4	13	252	7	9	9		1	394
	Price	1.887.188	7.609.838	20.000	89.890	9.491.360	224.670	104.250	3.597.122		2.500	23.026.818
Ilidža	Volume	357	89	45	42	227	10	1	44	1	4	820
	Price	41.166.361	12.435.130	824.277	2.116.167	48.652.481	831.619	500	10.590.115	620.000	465.800	117.702.449

LSG unit		Apartments	House	Garage	Agricultural land	Building land	Forest	Other land-infertile	Commercial real estate	Industrial buildings	Other real estate	TOTAL by LSG unit
Ilijaš	Volume	34	96	1	4	368	9	26	3	1	1	543
	Price	2.096.634	9.655.249	5.000	85.180	21.283.246	622.954	19.252	420.000	1.955.000	150.000	36.292.515
Jablanica	Volume	30	11		69	5	17	2	3			137
	Price	2.408.598	633.690		722.299	173.465	342.510	6.500	2.342.333			6.629.395
Jajce	Volume											
	Price											
Kakanj	Volume	37	62	18	137	19	5	4	15		1	298
	Price	2.075.876	2.697.068	216.450	1.532.326	394.018	42.499	18.050	1.446.972		1.500	8.424.760
Kalesija	Volume	8	33	4	131	5	17	7	8		1	214
	Price	511.925	1.117.568	32.000	1.402.158	15.600	66.250	66.080	860.000		11.000	4.082.581
Kiseljak	Volume	15	39	7	123	38		1	10		1	234
	Price	863.073	2.260.613	422.506	4.142.236	871.456		500	815.317		2.317	9.378.018
Kladanj	Volume	8	11		29	4	3		3			58
	Price	296.000	335.500		157.000	23.100	6.550		63.000			881.150
Ključ	Volume	16	11		51	6	1	2	1			88
	Price	442.858	384.952		468.827	311.500	4.500	15.310	20.000			1.647.947
Konjic	Volume	79	35	6	119		17	3	10		3	272
	Price	4.673.879	2.176.249	67.000	2.155.850		188.800	67.409	1.782.510		105.000	11.216.696
Kreševo	Volume	2	6	2	18		1	4	1		2	36
	Price	82.000	184.484	14.975	278.998		10.503	4.000	75.000		9.500	659.460
Kupres	Volume	21	17		11	22			2	1	2	76
	Price	863.766	874.716		140.817	835.320			44.726	545.676	550.000	3.855.019
Livno	Volume	22	9	3	20	50		1	8		1	114
	Price	1.031.354	699.274	23.430	253.463	764.458		200	1.213.000		100.000	4.085.179
Ljubuški	Volume	22	23	4	53	71	12	5	10		3	203
	Price	1.784.903	2.324.518	50.441	738.899	2.017.860	106.100	7.660	814.784		114.470	7.959.634
Lukavac	Volume	63	135	23	159	2	36	10	15			443
	Price	3.748.901	5.252.067	352.117	2.190.247	8.500	450.956	1.117.530	4.054.588			17.174.905
Maglaj	Volume	11	38	13	89		4	1	7		1	164
	Price	455.696	1.594.692	122.000	1.053.704		25.500	500	809.530		20.000	4.081.622
Mostar	Volume	355	69	77	230	33	37	15	50	2	9	877
	Price	33.830.738	8.451.290	1.022.694	8.781.892	7.194.852	678.815	513.498	17.213.850	175.000	2.150.456	80.013.085

LSG unit		Apartments	House	Garage	Agricultural land	Building land	Forest	Other land-infertile	Commercial real estate	Industrial buildings	Other real estate	TOTAL by LSG unit
Neum	Volume	20	12	4	2	14		1	1			54
	Price	3.680.946	5.462.295	106.000	36.300	835.017		3.915	65.000			10.189.472
Novi Grad Sarajevo	Volume	722	55	32	65	140	12	2	47		4	1.079
	Price	88.714.265	5.605.492	498.391	4.161.608	14.029.023	173.800	21.000	44.505.252		1.882.000	159.590.831
Novi Travnik	Volume	35	13	14	28	22	2	4	11		1	130
	Price	1.184.245	343.800	55.450	127.300	274.835	3.500	5.698	387.798		20.000	2.402.626
Novo Sarajevo	Volume	596	70	49	2	28			42		2	789
	Price	80.989.489	11.194.715	872.312	783.323	5.852.004			30.970.990		21.000	130.683.833
Odžak	Volume	21	32		56	43	16	1	4			173
	Price	1.091.296	1.138.295		366.930	1.175.259	160.016	3.300	154.750			4.089.846
Olovo	Volume	4	12	1	75		1	1			2	96
	Price	250.000	357.600	8.000	836.316		1.000	425			98.000	1.551.341
Orašje	Volume	15	20		96	33	8	1	8		1	182
	Price	763.900	683.875		458.206	790.023	19.955	1.400	619.241		500	3.337.100
Pale-Prača	Volume		2		2			1				5
	Price		109.000		75.337			4.000				188.337
Posušje	Volume	10	12		61	31	11	3	1		1	130
	Price	641.983	576.401		760.398	975.503	649.046	63.800	5.892		30.000	3.703.024
Prozor-Rama	Volume	4	7		34	7	2	5	1		1	61
	Price	174.000	348.760		441.129	53.650	32.990	22.212	20.000		30.300	1.123.041
Ravno	Volume	7	2		16	96			1			122
	Price	805.500	128.896		1.099.233	7.234.202			3.800.000			13.067.831
Sanski Most	Volume	45	68	8	177	18	10	10	10		1	347
	Price	2.160.410	4.211.550	32.152	1.796.111	446.842	45.934	60.870	2.334.526		19.558	11.107.952
Sapna	Volume		4		21				1			26
	Price		47.100		243.800				4.000			294.900
Srebrenik	Volume	4	13	1	60		9		2		1	90
	Price	375.072	529.000	11.850	685.584		52.147		101.500		10.350	1.765.502
Stari Grad Sarajevo	Volume	135	84	4	34	37	1		12			307
	Price	23.388.588	9.197.432	154.470	1.440.270	9.516.061	9.000		4.024.000			47.729.820
Stolac	Volume	8	15		29	47	3	2	4			108
	Price	367.675	880.458		2.351.030	264.742	518.351	27.000	865.690			5.274.946

LSG unit		Apartments	House	Garage	Agricultural land	Building land	Forest	Other land-infertile	Commercial real estate	Industrial buildings	Other real estate	TOTAL by LSG unit
Široki Brijeg	Volume	6	22		21	49	8		1	2		109
	Price	268.305	2.952.479		654.172	2.511.660	539.294		385.329	1.625.000		8.936.239
Teočak	Volume		4		12	3	2					21
	Price		92.900		54.089	13.300	2.500					162.789
Tešanj	Volume	22	79	1	322	19	31	31	10		1	516
	Price	1.574.000	5.364.529	14.000	6.334.896	2.144.699	169.696	703.259	2.773.630		214.060	19.292.769
Tomislavgrad	Volume	5	20		75	108		0	3		1	212
	Price	302.087	710.227		609.057	1.478.557		0	329.500		20.000	3.449.428
Travnik	Volume	80	69	32	223	96	13	19	24	2	1	559
	Price	4.360.301	3.562.263	382.406	2.450.327	2.242.486	203.913	1.205.737	2.757.305	265.581	4.000	17.434.318
Trnovo	Volume	42	8	8	130	7	3	5			1	204
	Price	6.655.860	248.000	179.000	1.450.364	430.287	12.125	2.900			3.000	8.981.536
Tuzla	Volume	305	74	116	320	130	32	11	66	1	44	1.099
	Price	30.741.939	5.039.480	2.006.428	7.911.889	13.309.457	389.575	130.650	11.397.722	593.460	1.238.453	72.759.054
Usora	Volume	1	2		5	1	4			1		14
	Price	150.000	138.012		95.500	90.000	97.500			650.000		1.221.012
Vareš	Volume	19	18	1	58	2	4		6			108
	Price	490.698	655.810	500	1.233.225	90.726	39.527		179.755			2.690.241
Velika Kladuša	Volume	39	30	10	229	7	20	2	4		1	342
	Price	3.060.989	2.359.952	216.309	3.263.377	126.618	163.182	42.800	622.900		500	9.856.627
Visoko	Volume	24	95	3	280	24	25		12		16	479
	Price	1.761.696	5.748.469	32.000	6.553.654	481.655	302.792		714.381		341.300	15.935.947
Vitez	Volume	16	45	4	68	59	7		15	1	2	217
	Price	666.100	1.872.148	9.500	403.006	2.711.284	29.700		10.102.236	400.000	5.400	16.199.374
Vogošća	Volume	90	46	6	85	80	7	5	14			333
	Price	8.718.640	5.443.348	57.500	3.622.452	5.608.178	185.874	6.500	3.122.000			26.764.491
Zavidovići	Volume	27	64	4	221	24	37	1	7			385
	Price	1.364.188	2.645.715	32.000	1.931.964	2.571.454	295.445	10.600	504.724			9.356.089
Zenica	Volume	239	155	28	301	29	5	4	42		7	810
	Price	20.047.517	10.335.037	344.000	4.018.970	1.649.745	86.700	3.437.550	5.351.105		560.300	45.830.924
Žepče	Volume	11	50	1	114		14	9	10	1	3	213
	Price	500.031	1.705.085	48.000	1.705.364		107.064	213.050	610.944	240.000	740.002	5.869.540
Živinice	Volume	17	54		208	9	6	1	11		1	307
	Price	1.377.000	3.103.353		4.304.707	556.457	71.700	500	1.660.100		3.600	11.077.417
TOTAL Federation of BH	Volume	4.660	2.561	615	6.260	3.041	667	289	717	15	148	18.973
	Price	505.161.410	188.556.177	9.816.189	122.201.617	212.001.137	10.188.248	9.420.104	200.047.102	7.381.390	9.179.112	1.273.952.486

CANTON		Apartments	House	Garage	Agricultural land	Building land	Forest	Other land-infertile	Commercial real estate	Industrial buildings	Other real estate	TOTAL PER CANTON
Una-Sana Canton	Volume	290	326	27	909	429	65	40	51		4	2.141
	Price	19.240.391	20.590.059	322.451	10.626.351	13.607.820	388.959	210.363	7.277.294		45.058	72.308.746
Posavina Canton	Volume	38	55		177	83	28	2	13		1	397
	Price	1.908.746	1.936.480		1.025.816	2.073.466	349.520	4.700	921.527		500	8.220.755
Tuzla Canton	Volume	505	418	153	1.410	253	206	58	140	1	55	3.199
	Price	43.208.139	19.815.139	2.576.535	23.972.354	18.284.057	1.597.249	1.573.185	21.254.609	593.460	1.302.003	134.176.730
Zenica-Doboj Canton	Volume	403	610	70	1.761	174	139	54	114	2	39	3.366
	Price	29.021.701	32.946.046	816.950	30.117.578	9.752.080	1.249.964	5.393.384	12.881.251	890.000	2.052.162	125.121.117
Bosnian-Podrinje Canton	Volume	44	36		30	4	4	6	6			130
	Price	2.640.812	2.190.270		388.989	546.635	31.517	56.518	152.000			6.006.740
Central Bosnia Canton	Volume	170	263	61	674	245	46	36	70	5	9	1.579
	Price	7.980.694	11.097.412	985.793	9.624.728	6.464.329	757.363	1.240.753	14.651.301	977.254	101.717	53.881.345
Herzegovina-Neretva Canton	Volume	576	154	96	611	302	87	29	80	2	14	1.951
	Price	52.325.468	18.244.588	1.333.388	19.204.917	22.397.214	2.037.786	681.782	27.026.765	175.000	2.310.756	145.737.664
West Herzegovina Canton	Volume	51	59	4	163	181	38	11	17	2	6	532
	Price	3.798.779	6.470.156	50.441	2.516.113	6.338.227	1.608.393	73.616	2.186.005	1.625.000	148.616	24.815.346
Sarajevo Canton	Volume	2.506	572	201	400	1.189	50	48	211	2	15	5.194
	Price	342.492.582	72.664.768	3.707.201	23.631.274	129.456.975	2.140.042	154.402	112.024.125	2.575.000	2.528.300	691.374.668
Canton 10	Volume	77	68	3	125	181	4	5	15	1	5	484
	Price	2.544.097	2.601.260	23.430	1.093.497	3.080.335	27.456	31.400	1.672.226	545.676	690.000	12.309.376
TOTAL Federation of BH	Volume	4.660	2.561	615	6.260	3.041	667	289	717	15	148	18.973
	Price	505.161.410	188.556.177	9.816.189	122.201.617	212.001.137	10.188.248	9.420.104	200.047.102	7.381.390	9.179.112	1.273.952.486

APPENDIX 3: Overview of Registered Prices for Residential Buildings by Cantons of the Federation of BH

Canton	Type of residential building	Number of real estate	Minimum realized		Maximum realized	
			Price (BAM)	Location	Price (BAM)	Location
Una-Sana Canton	House	326	72	Bosanski Petrovac	2.785	Bihać
	Terraced house	1	280	Bosanska Krupa	280	Bosanska Krupa
	Duplex house	3	167	Sanski Most	427	Bosanska Krupa
	Summer house	34	55	Bosanski Petrovac	2.400	Bihać
Posavina Canton	House	50	88	Domaljevac-Šamac	1.257	Odžak
	Terraced house	1	536	Domaljevac-Šamac	536	Domaljevac-Šamac
	Duplex house					
	Summer house	1	62	Odžak	62	Odžak
Tuzla Canton	House	568	46	Gradačac	2.794	Tuzla
	Terraced house	3	521	Tuzla	1.500	Lukavac
	Duplex house					
	Summer house	71	60	Banovići	2.188	Tuzla
Zenica-Doboj Canton	House	636	61	Vareš	2.750	Tešanj
	Terraced house	1	682	Zenica	682	Zenica
	Duplex house					
	Summer house	45	108	Žepče	3.635	Vareš
Bosnian-Podrinje Canton	House	27	98	Foča-Ustikolina	1.250	Goražde
	Terraced house					
	Duplex house					
	Summer house	1	1.042	Goražde	1.042	Goražde
Central Bosnia Canton	House	227	48	Busovača	2.132	Kiseljak
	Terraced house					
	Duplex house					
	Summer house	46	26	Fojnica	2.056	Travnik
Herzegovina-Neretva Canton	House	144	108	Mostar	3.289	Neum
	Terraced house					
	Duplex house	3	287	Mostar	2.439	Mostar
	Summer house	17	162	Jablanica	3.343	Mostar
West Herzegovina Canton	House	37	118	Grude	1.780	Ljubuški
	Terraced house					
	Duplex house	1	687	Široki Brijeg	687	Široki Brijeg
	Summer house	1	244	Posušje	244	Posušje
Sarajevo Canton	House	558	72	Hadžići	5.116	Novo Sarajevo
	Terraced house	10	645	Ilidža	2.083	Centar Sarajevo
	Duplex house	6	367	Novo Sarajevo	3.145	Novo Sarajevo
	Summer house	45	682	Hadžići	3.437	Ilidža
Canton 10	House	45	42	Tomislavgrad	1.048	Livno
	Terraced house					
	Duplex house	2	370	Tomislavgrad	370	Tomislavgrad
	Summer house	7	311	Livno	769	Kupres

APPENDIX 4: Overview of Real Estate Market in the Federation of BH from the point of view of the gender structure

Purchase of real estate (new owners)				
Market	Men		Women	
	Alone in purchase	Participant in purchase	Alone in purchase	Participant in purchase
Land	11 643	2 247	2 868	1 150
	78%		22%	
House	1 933	486	725	348
	69%		31%	
Apartments	2 508	677	1 771	681
	57%		43%	
Commercial real estate	342	88	138	55
	69%		31%	
Garage	461	55	200	51
	67%		33%	
Forest	740	98	132	40
	83%		17%	

Sales of real estates (former owners)				
Market	Men		Women	
	Alone in sale	Participant in sale	Alone in sale	Participant in sale
Land	8 519	5 149	4 364	6 137
	57%		43%	
House	1 433	812	923	1 192
	51%		49%	
Apartments	1 940	937	1 736	1 092
	50%		50%	
Commercial real estate	306	62	151	75
	62%		38%	
Garage	264	70	149	72
	60%		40%	
Forest	523	231	272	296
	57%		43%	

APPENDIX 5: Spatial representation of the most represented real estate markets in the Federation of BH

