Real Estate Market Report of the Federation of BiH for 2018

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Izvještaj

o stanju tržišta nekretnina u Federaciji BiH za 2018. godinu

REGISTAR CIJENA

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In Federal Administration for Geodetic and Real Property Affairs has been established Sales Price Register through the implementation of the Swedish donor project "Capacity Building for the Improvement of Land Administration and Procedures in Bosnia and Herzegovina" - CILAP, and in co-operation with the Tax Administration of the Federation BiH and local self-government units made a Real Estate Market Report of the Federation of BiH for Year 2018.

Total number of sales contracts registered in the period from 01.01.- 31.12.2018, in the territory of the Federation of BiH is 12 759, while the realized value from the sales contracts is 762 240 614,44 BAM.

It should be noted that due to gradual inclusion of local self-government units during the entire Year of 2018, 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 2018 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.-31.12.2018, and recorded by municipal commission for real estate valuation is 15 373.

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 agricultural land markets.

According to available data, the average apartment price on the secondary market in the Federation is 1560 KM/m^2. The largest volume of apartments transactions in 2018 was registered in Municipality Novo Sarajevo, Municipality Centar Sarajevo, City of Mostar, City of Zenica and City of Tuzla.

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 do 4400 BAM/m^2 and Stari Grad, with a price range of 1200 do 6474 BAM/m^2. The most expensive apartment in the Federation of Bosnia and Herzegovina in Year 2018 was in the Municipality of Stari Grad Sarajevo and its total paid price was 580,000 BAM.
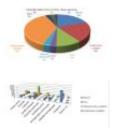
The price of the most expensive house with a land in the Federation of Bosnia and Herzegovina during 2018 was 1.000.000 BAM in the area of Municipality Hadžići, and the area of land with the house is 3878 m2.

During the last Year, the most expensive business premises – local was 10 656 BAM/m^2 in the Municipality of Centar Sarajevo, and the office space was 3 333 BAM/m^2 in the Municipality of Stari Grad Sarajevo. Regarding the garage, the most expensive garage space in the building was 2 725 BAM/m^2 in the area of Municipality Centar.

The average price of agricultural land at the level of the Federation of Bosnia and Herzegovina is 3,60 BAM/m^2, the minimum price is realized in the Municipality of Travnik 0,11 KM/m^2 and the maximum in the Municipality of Visoko is 9,0 BAM/m^2.

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.

Here you can download Report:

Report of Real Estate Market in the Federation of BiH for Year 2018.pdf (1.8 MiB)

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