

# Report

## of Real Estate Market in the Federation of BH for Year 2020

July  
2021



THE SALES PRICES REGISTER

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## 1 Introduction

### 1.1 The “Capacity Building for Improvement of Land Administration and Procedures in Bosnia and Herzegovina” – CILAP project

The Sales Price Register of the Federation of Bosnia and Herzegovina (SPR FBH) is the result of the cooperation between the Federal Administration for Geodetic and Real Property Affairs (FGA) and the Tax Administration of the Federation of BH (TA FBH), and the Local Self-Government Units (LSG) in the Federation of Bosnia and Herzegovina in implementing CILAP project activities. The “Capacity Building for Improvement of Land Administration and Procedures in Bosnia and Herzegovina” – CILAP project, is a long term project aimed to build capacity and transfer knowledge with the overall objective to increase the effectiveness and reliability of land administration processes in Bosnia and Herzegovina (BH).

The project contributes to the expected long- term impact:

*- By efficient land administration contribute to economic and social development, sustainable market and usage of real estates, and BH accession to EU.*

The project main goal is:

*- Make the Land Administration system more efficient, secure and reliable.*

In order to achieve the project goal, as initial project design, a process of the key identification components was made for both geodetic authorities that need to be achieved in order to operate more efficiently, securely and reliably. During 2016-2019, the Project has succeeded to fulfil the main goal, and an effort during the phasing out will be focused on the assurance of results’ sustainability. CILAP phasing out 2020 – 2021 will contain four (4) components:

1. Support to the continuous organizational strengthening, institutionalization and intensified collaboration with stakeholders to make the programme sustainable beyond 2021.
2. Support to the continuous establishment, interoperability and sustainability of Address Register.
3. Support to the Sales Price Register maintenance and strengthening of institutional cooperation with Tax authorities.
4. Support to the improvement of geodetic infrastructure in line with EU norms and standards.

On April 29, 2021, the Swedish Embassy in Sarajevo approved the extension of the exit phase of the CILAP project for a year, ie. until December 31, 2022. The one-year extension of the project will enable the full implementation of activities that could not be carried out due to the COVID-19.

### 1.2 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](http://katastar.ba).

During 2020, 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 400 active users.

### **1.3 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.

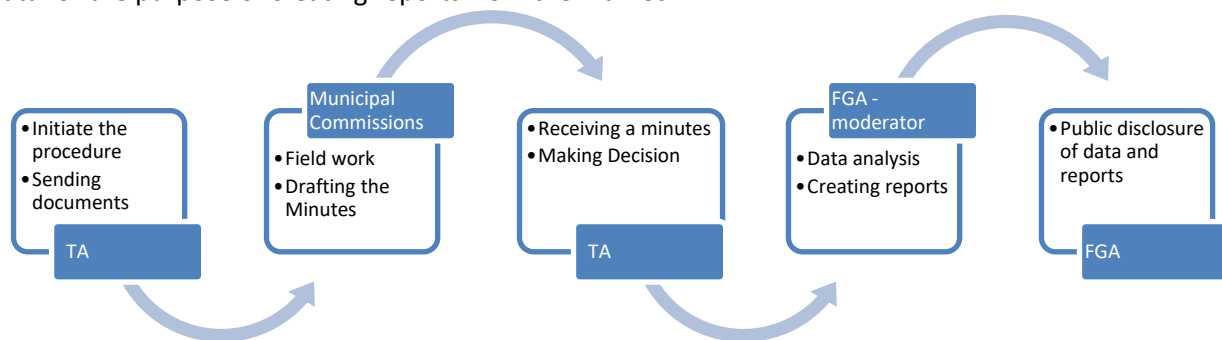


Figure 1: SPR Process Model in the Federation of BH

#### 1.4 Methodology used for the preparation of Report

The input data for the analysis of real estate market in Year 2020 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 2020, 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 2020, 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 2020, 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 2020.

**Price:** The price per unit area of real estate (BAM/m<sup>2</sup>) 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/m<sup>2</sup>) 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

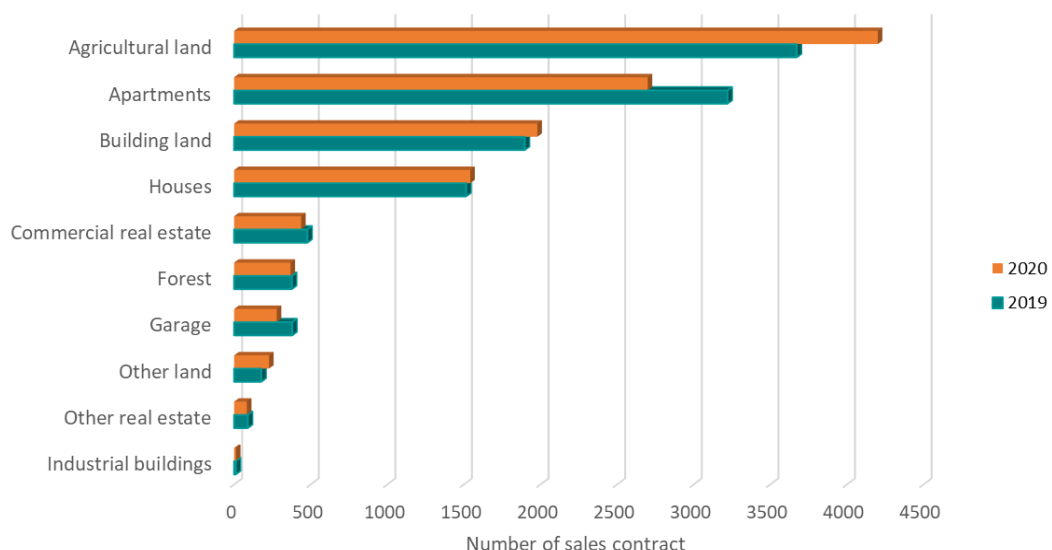
Total number of sales contracts registered in the period from 01.01.- 31.12.2020, in the territory of the Federation of BH, is **15960**, while the realized value from the sales contracts is **970.238.730 BAM**. Out of this number, **15175** contracts with realized value of **874.991.271 BAM** refer to the secondary market, while **785** contracts with realized value of **95.247.459 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 contracts<sup>1</sup>.

Of the 15175 registered sale contracts, the subject of taxation were 14380, of which Municipal Commission entered data for 12567 sale contracts in SPR, and only such transactions were taken in preparation for real estate market analysis. Out of 12567 sales contracts, 741 refers to mixed contracts and the value of such is 65.196.104 BAM.

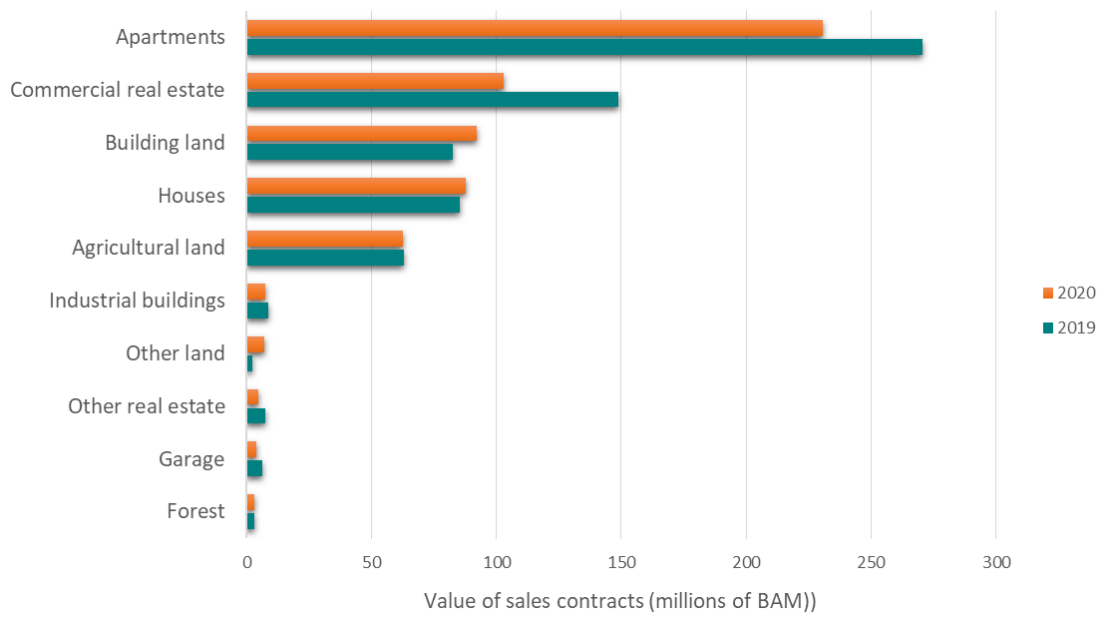
During the preparation for the analyses, FGA performed professional data processing and for analysis extracted only quality transactions. Professional processing implies an overview of each sales supplemented by the commissions: additional control of data entry and assessment of the quality of sales 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 and Year 2020, 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: agricultural land, apartments and building land. The value of contracts prevails over the apartments, commercial properties and building land.



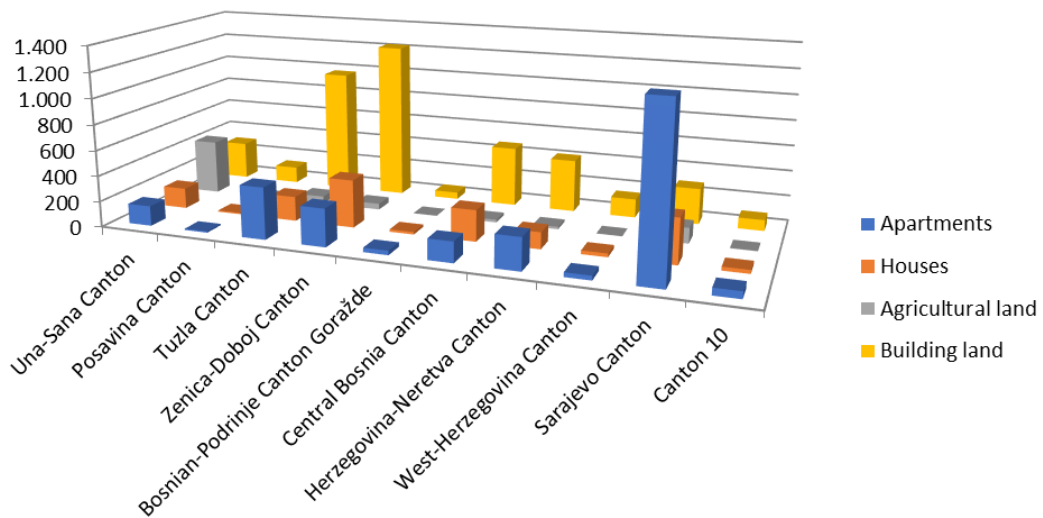
**Figure 2:** The number of sales contracts divided according to the real estate market

<sup>1</sup> 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

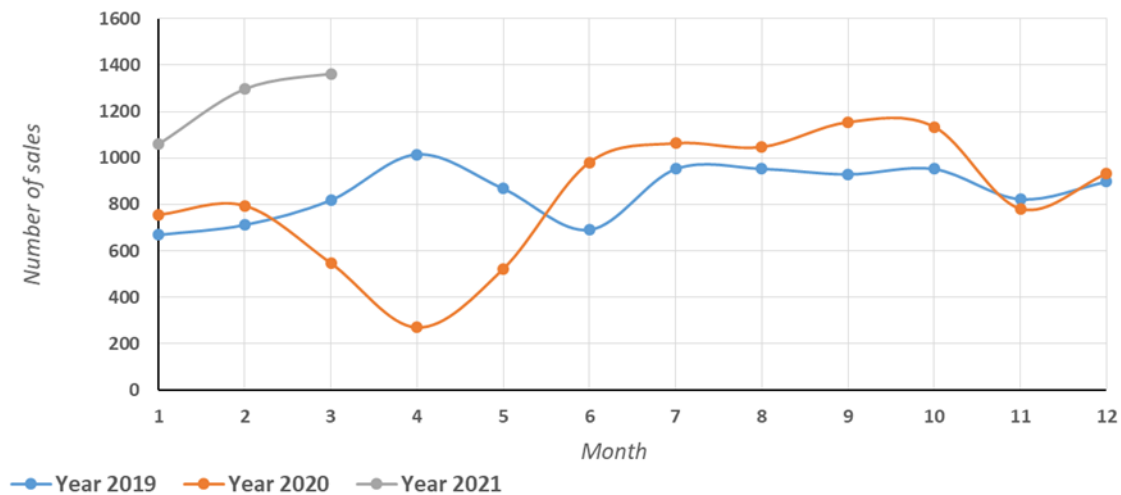
Figure 4 shows the number of registered sales contracts in Year 2020 according to the most frequent types of real estates classified per cantons and in *Appendix 5* there is a spatial representation at the level of the Federation of BH.



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

## 2.2 The situation on the real estate market in the Federation of BH during the COVID-19 virus epidemic

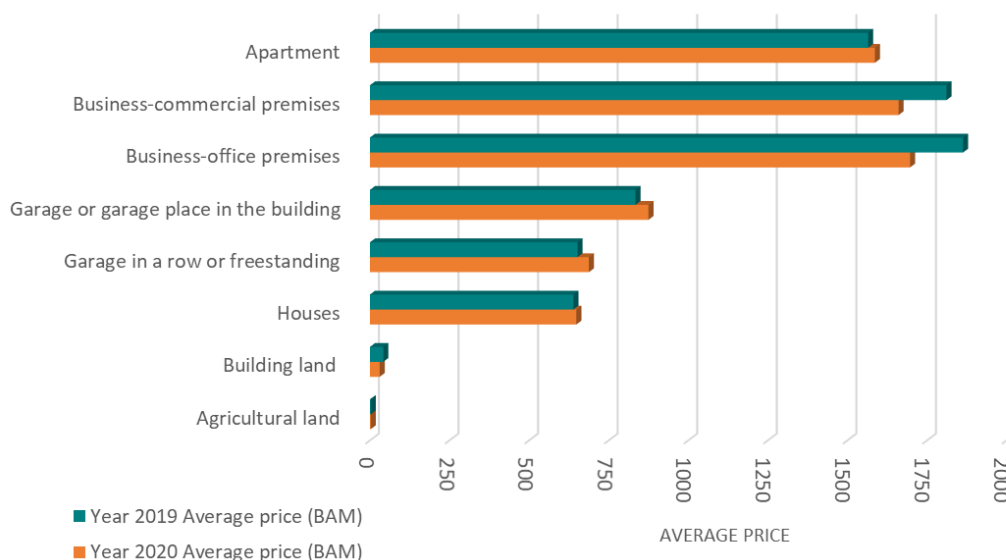
Like all other markets, the corona virus epidemic marked the real estate market. The number of realized sales during 2019 was 16783, while in 2020 it was 15960. Due to closures and measures, there was a problem of going to the field for real estate appraisal by Real Property Valuation Commissions, and a large number of sales in 2020. years come for processing in 2021.



**Figure 5:** Number of sales of most frequent types of real estates for year 2019, 2020 and 2021

Looking at the chart relating to the number of realized sales of most frequent types of real estates by months, it can be seen that in 2019 most transactions were recorded during the spring (April), and due to the lock in 2020 the situation could not be the same. Thus, in 2020, the situation was reversed, and in April the lowest number of sales was recorded. After closing in March and April, the volume of sales continued to grow and already in mid-June it reached the volume as before the epidemic. Based on the chart on the figure 5, compared to the previous two years, an increase in the volume of sales in the first 3 months of 2021, was observed.

What can be noticed is that the epidemic did not disrupt the real estate market related to the upward trend in prices, but only changed the type of most wanted real estate. Despite the smaller number of transactions, real estate prices have kept their value quite a bit, except in the commercial real estate market, which has not recovered as residential.



**Figure 6:** Average price of most frequent types of real estates for year 2019 and 2020 on FBH level

From Figure No. 2 in Chapter 2.1. it is evident that in 2020 a smaller number of apartments and commercial real estate were sold, but a larger number of land and house sales were recorded. Apparently during this period there were some changes when it comes to demand, where buyers were more interested in buying land, cottages or houses.

Although a smaller number of apartments and garages were sold in 2020, the epidemic did not affect the trend of rising prices of apartments, garages and residential real estate in general in most of the Federation of BH. In commercial real estate, there was a smaller downward trend in prices compared to 2019.

As for agricultural land, prices have not changed, but the number of realized sales in 2020 has increased significantly. It is also noticeable that the volume of sales in rural and suburban areas has increased, and waterfront lands have been particularly attractive.

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

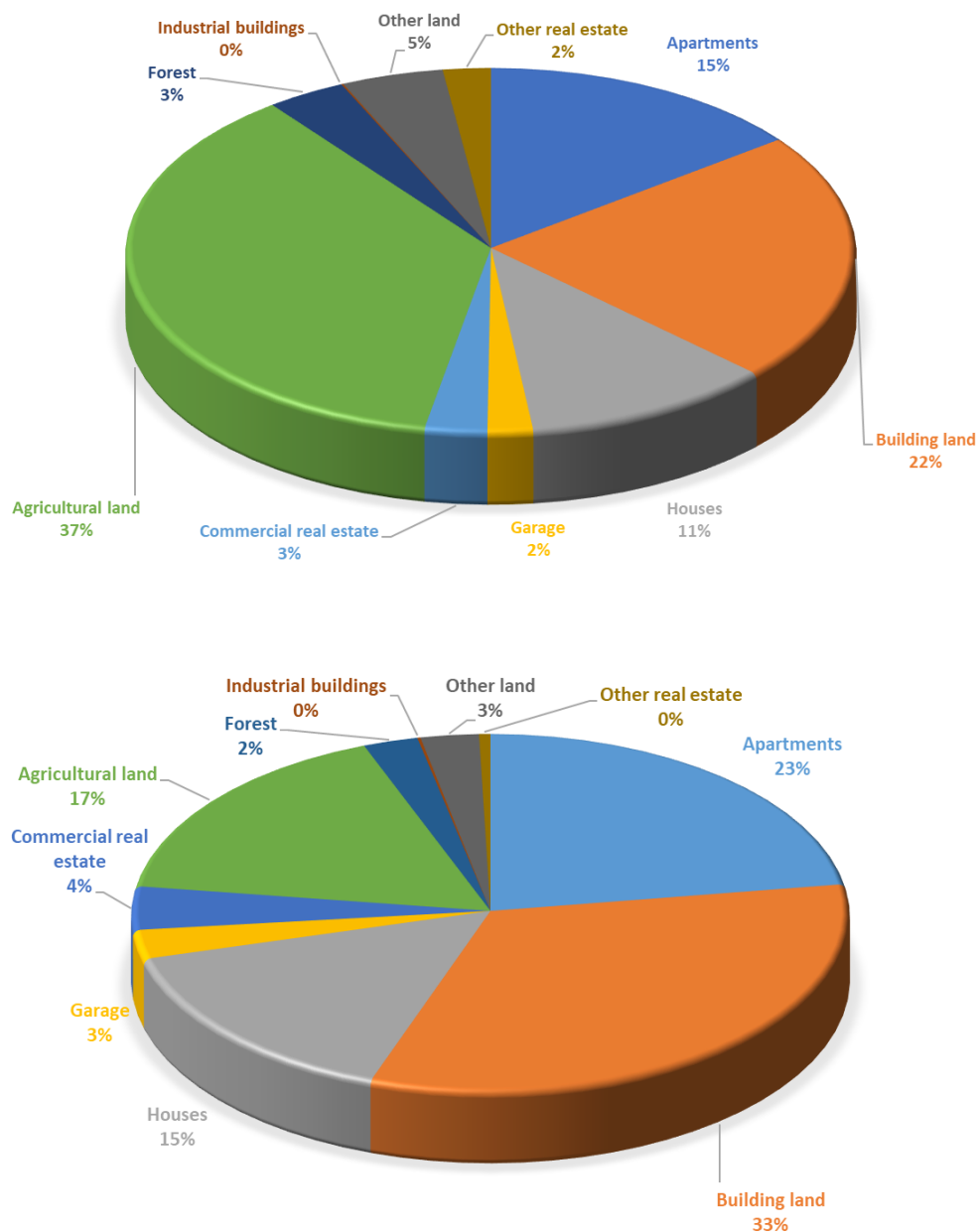
From the point of the gender structure in the total number of sales contracts, 73% of men and 27% of women participated as buyer. Compared to 2019 where this ratio was 73% and 27%, we note that women increased their percentage by 1%. If we observe different types of markets, overview of the most represented is given in Table 1 below (Year 2018, 2019 and 2020), and for all markets in Appendix 4. When buying an apartment, the participation of men and women during the last 3 years remained unchanged, but it is evident that in 2020 women participated more in the purchase of land and houses, so this ratio increased from 19% in 2018 to 22% in 2020 when buying land, and from 27% at 30% when buying a house.

Purchase of real estate					
Market	Year	Men		Women	
		Alone in sale	Participant in sale	Alone in sale	Participant in sale
Lands	2018	4.289	613	811	316
		81 %		19 %	
	2019	6.248	1.081	1.245	439
		81 %		19 %	
	2020	7.094	1.319	1.716	611
		78 %		22 %	
Houses	2018	707	111	226	83
		73 %		27 %	
	2019	1.239	233	386	154
		73 %		27 %	
	2020	1.211	207	436	168
		70 %		30 %	
Apartments	2018	1.104	248	839	256
		55 %		45 %	
	2019	1.797	461	1.343	495
		55 %		45 %	
	2020	1.513	407	1.141	411
		55 %		45 %	

**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 01.01.2020 to 31.12.2020, and recorded by the municipal commission for real estate valuation is **18616**. 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 7 on Federation BH level. As can be seen in Figure 7, 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.



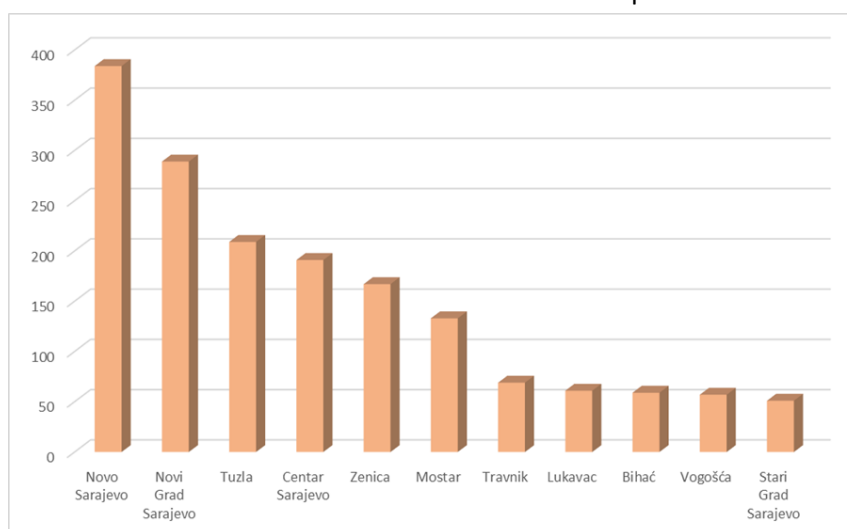
**Figure 7:** Participation of certain types of real estate on the market at the level of the Federation of BH based on data from a contract (see Figure above) and based on data collected from the field by Municipal Commission (see Figure below)

### 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 2606, and in those contracts are 2573 of real estate classified as apartment and 46 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 2020 were registered in Municipality Novo Sarajevo, Municipality Novi Grad Sarajevo, City of Tuzla, Municipality Centar Sarajevo, City of Zenica and City of Mostar. Local Self-Government Units with the most transactions of apartments are shown in Figure 8.



**Figure 8:** Graphical representation of the number of sales related to apartments

Analysis of prices and areas of sold apartments were made on a sample of 2211 contracts, where the number of municipalities with the most sales is shown in Figure 8, 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 the apartment in the Federation of BH is 1.600 BAM/m<sup>2</sup>, same as the last year.

Municipality	Average value [BAM/m <sup>2</sup> ]	Price range		Number of data
		Min [BAM/m <sup>2</sup> ]	Max [BAM/m <sup>2</sup> ]	
Novo Sarajevo	2.160	400	5.500	384
Novi Grad Sarajevo	1.850	700	3.000	282
Tuzla	1.500	400	2.650	207
Centar Sarajevo	2.500	1.350	4.650	191
Zenica	1.350	400	2.150	167
Mostar	1.400	400	2.800	132
Travnik	900	300	1.550	40
Lukavac	850	200	1.400	61
Bihać	1.350	950	2.400	59
Vogošća	1.450	500	2.100	57
Stari Grad Sarajevo	2.500	1.050	4.500	51

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

The highest prices of apartments in the Federation of Bosnia and Herzegovina are in the municipalities of Neum and Trnovo<sup>2</sup>. However, these are apartments intended for vacation, while the highest prices of apartments this year were realized in the municipalities of Centar Sarajevo and Stari Grad Sarajevo. The most expensive apartment in the Federation of Bosnia and Herzegovina in the Year 2020 was in the Municipality of Novo Sarajevo and its total paid price was 900.000 BAM and price per square meter was 5.500 KM/m<sup>2</sup>. Figure 9 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 XI (Stari Grad Municipality) and Sarajevo IV and Sarajevo VIII (municipality Centar Sarajevo).

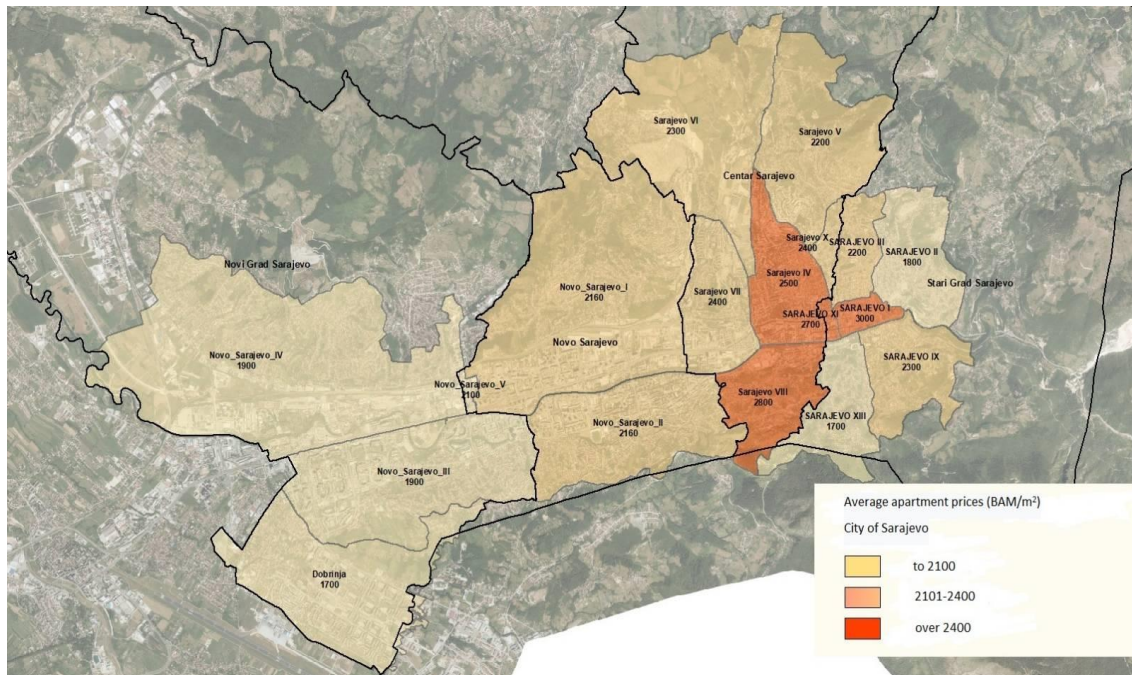


Figure 9: Graphic representation of cadastral municipalities of the City of Sarajevo in three levels of price

The following graph on Figure 10 shows the apartments sold according to the different squares of the apartment. Most of the apartments sold are between 40 and 70 m<sup>2</sup>, and at least apartments over 100 m<sup>2</sup>.

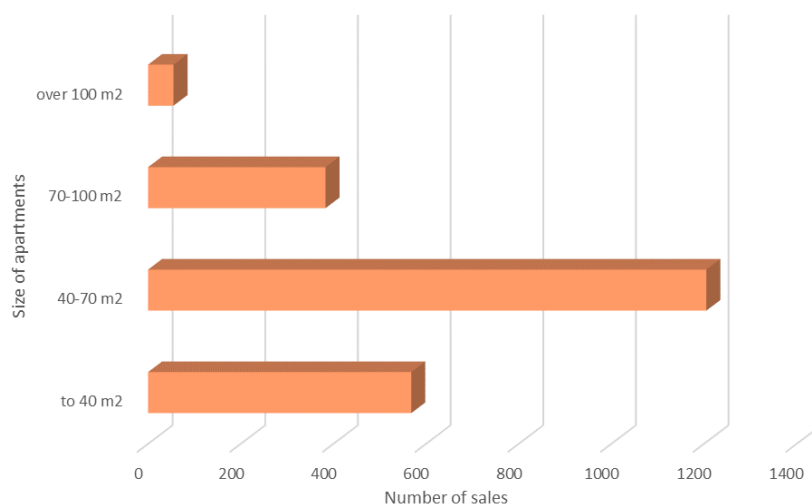


Figure 10: Graphical presentation of the apartments sold according to the area

<sup>2</sup> Statistical price parameters for apartments in the municipality of Neum and the municipality of Trnovo are not presented because the number of transactions is still statistically insufficient.

### 3.1.2 Residential buildings

The total number of registered sales contracts, which refers to residential buildings, is 1768 and in those contracts there are 1770 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 <sup>2</sup> ]	Location	Maximum realized price [BAM/m <sup>2</sup> ]	Location
House	1563	57	Kladanj	5.109	Neum
Terraced house	13	167	Kreševo	3.073	Centar Sarajevo
Duplex house	14	357	Foča-Ustikolina	725	Vogošća
Summer house	180	44	Bosanski Petrovac	4.644	Travnik

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

Regarding the traded houses, the following average values were obtained: the average living area of the house is 112 m<sup>2</sup>, the average price per living area of the house is 648 BAM/m<sup>2</sup>, the average area of the house with land is 908 m<sup>2</sup>, the average price per area of the house with land is 163 BAM/m<sup>2</sup>, and the average total price of the house with land is 70.356 KM. The price of the most expensive house with a land in the Federation of BiH during 2020 is 500.000 KM in the Municipality of Stari Grad Sarajevo, with the living area of 120 m<sup>2</sup> and 632 m<sup>2</sup> of total land area with the house.

### 3.1.3 Garages

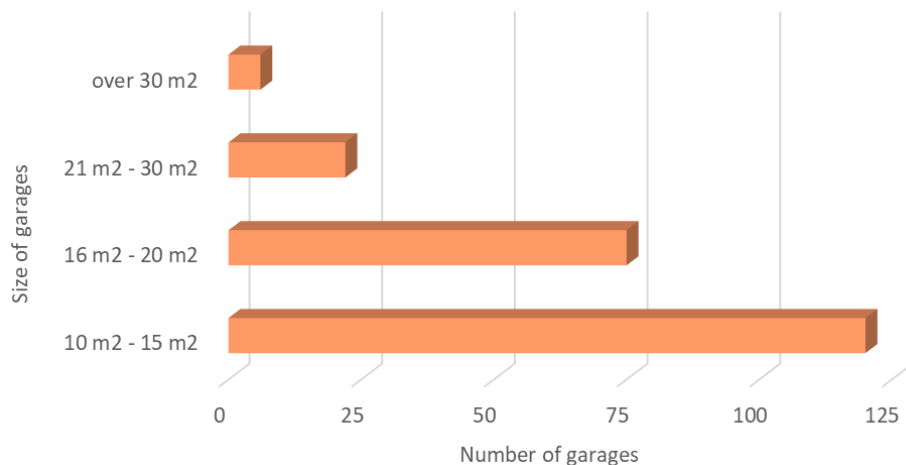
The total number of registered sales contracts, which relates to garages, is 251 and in these contracts there are 279 real estates classified as the garage market. The garage market includes the following classifications of real estate: a garage or a garage place in the building, a garage in a row or 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 <sup>2</sup> ]	Location	Maximum realized price [BAM/m <sup>2</sup> ]	Location
Garage or garage place in the building	137	194	Kupres	2.576	Novo Sarajevo
Garage in a row or freestanding	132	67	Travnik i Vareš	2.000	Centar Sarajevo
Garage/Parking place outdoor	10	77	Kreševo	882	Tuzla

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



Also, the following graph on Figure 11 shows sold garages according to the different square meters of the garage. Most of the sold garages are between 10 and 15 m<sup>2</sup>, and at least garages are over 30 m<sup>2</sup>.



**Figure 11:** Graphical presentation of the garages sold according to the area

Based on a sample of 90 contracts, 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 obtained and amounts to 18 m<sup>2</sup>, and the average price per square meter of usable area is 875 KM / m<sup>2</sup>.

Based on a sample of 107 contracts, 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 m<sup>2</sup>, and the average price per square meter of usable area was 688 KM / m<sup>2</sup>.

### 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 2020 is 6323 and in these contracts there are recorded 6366 real estates. Figure 12 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, 31% were found not to be traded as agricultural and therefore the classification was changed to the actual type of real estate.

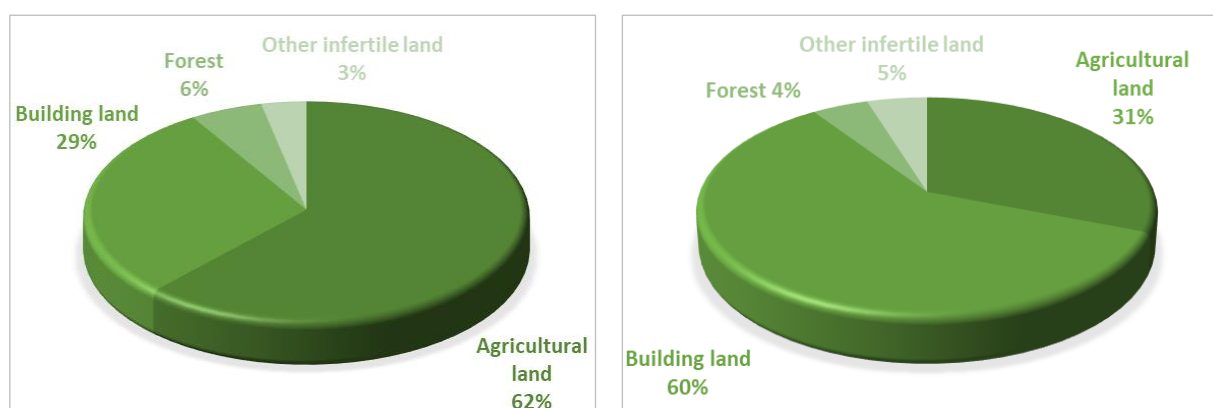


Figure 12: Graphical representation of the number of sales according to the type of land market

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

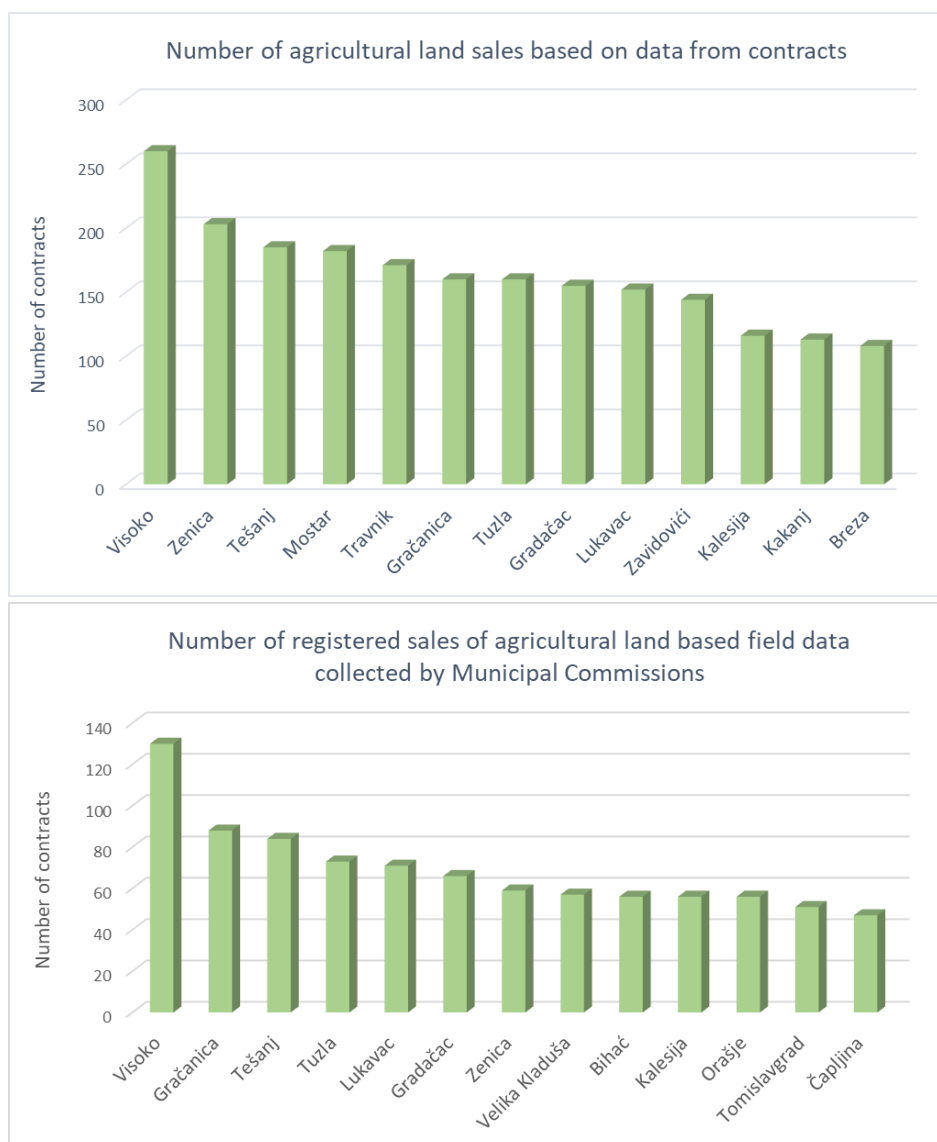
Type of Land	Number of real estate	Minimum realized price [BAM/m <sup>2</sup> ]	Location	Maximum realized price [BAM/m <sup>2</sup> ]	Location
Agricultural land	1289	0,20	Glamoč	11,10	Mostar
Building land	2599	2,75	Glamoč	1.200,00	Centar Sarajevo
Forest	126	0,30	Konjic	5,10	Novi Grad Sarajevo
Other infertile land	154	1,60	Orašje	228,75	Tešanj

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 2599 contracts, the average price of building land at the level of the Federation of BH is 31 KM/m<sup>2</sup>, the minimum price is realized in the Municipality of Glamoč and is 2,75 KM/m<sup>2</sup>, and the maximum in the Municipality of Centar Sarajevo is 1.200 KM/m<sup>2</sup>. The average price of building land according to the planning documentation in the rural area is 13,93 KM/m<sup>2</sup>, in the residential area is 34 KM/m<sup>2</sup> and in the residential and business area is 93 KM/m<sup>2</sup>.

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 01.01.2020 - 31.12.2020. years. The total sample selected for analysis includes 1295 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 2,50 KM/m<sup>2</sup>, the minimum price was realized in the Municipality of Glamoč and is 0,19 KM/m<sup>2</sup>, and the maximum in the City of Mostar is 11,10 KM/m<sup>2</sup>.

The largest share in contracts related to land turnover, based on contract data, has agricultural land with 62% (Figure 12, left). The largest volume of agricultural land turnover in 2020 was registered in Visoko, Zenica, Tešanj, Mostar and Travnik (Figure 13, above). However, as can be seen in Figure 12, 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 60% (Figure 12, 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 Visoko, Gračanica, Tešanj, Tuzla and Lukavac (Figure 13, below).

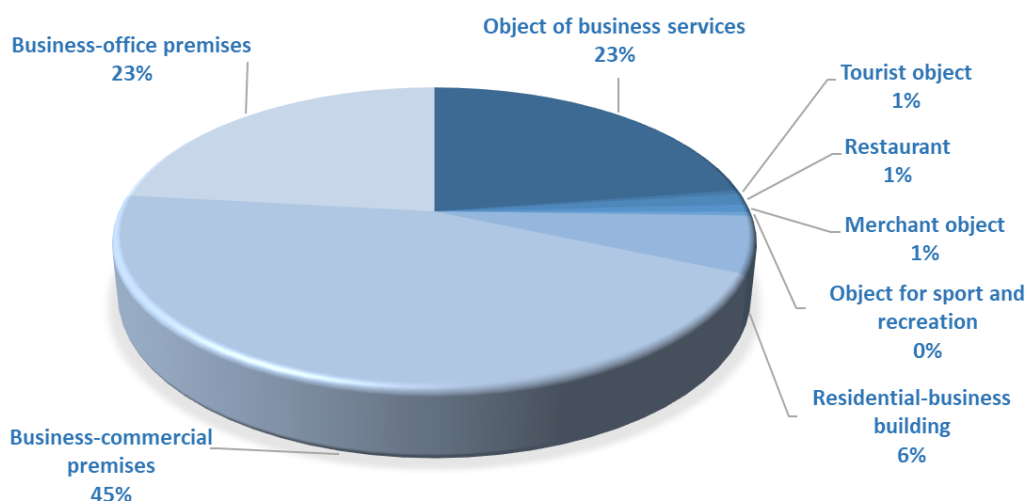


**Figure 13:** Graphical presentation of the number of sales of agricultural land based on data from contracts and data collected on field by Municipal Commissions

### 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 2020 is 434 in the territory of the Federation of Bosnia and Herzegovina, and there are 453 registered properties. Figure 14 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, and the object of business service.



**Figure 14:** 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).

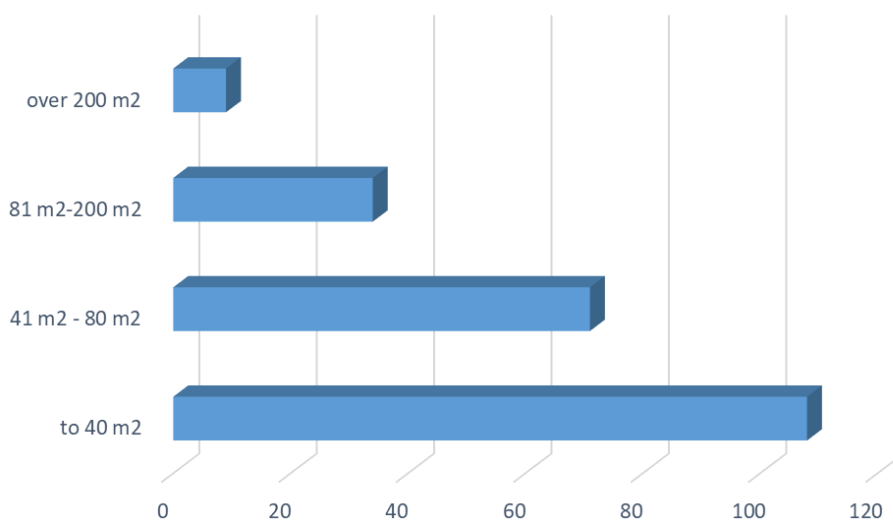
Business buildings	Number of real estate	Minimum realized price [BAM/m <sup>2</sup> ]	Location	Maximum realized price [BAM/m <sup>2</sup> ]	Location
Object of business services	92	140	Tuzla	7.200	Lukavac
Tourist object	1	1.800	Hadžići	1.800	Hadžići
Restaurant	5	4.430	Novo Sarajevo	6.400	Stari Grad Sarajevo
Merchant object	4	650	Orašje	800	Zenica
Object for sport and recreation	1	750	Jajce	750	Jajce
Residential-business building	27	150	Livno	1.900	Centar Sarajevo

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

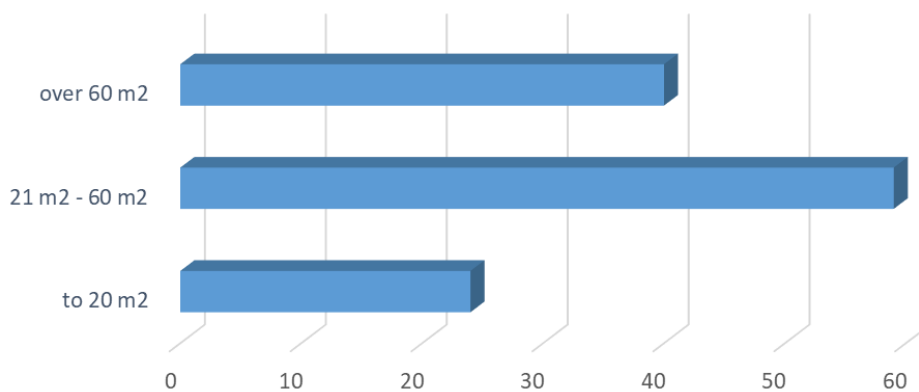
Business premises	Number of real estate	Minimum realized price [BAM/m <sup>2</sup> ]	Location	Maximum realized price [BAM/m <sup>2</sup> ]	Location
Business-commercial premises	201	300	Drvar	9.400	Stari Grad Sarajevo
Business-office premises	122	200	Vogošća	6.300	Stari Grad Sarajevo

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

Also, Figures 15 and 16, 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 m<sup>2</sup>, and business-office premises 21 m<sup>2</sup> - 60 m<sup>2</sup>.



**Figure 15:** Graphical presentation of the business-commercial premises sold according to the area



**Figure 16:** 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](http://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. - 31.12.2020 is 12256, out of which 10349 was generated from Bosnia and Herzegovina and the rest from 40 different countries, as shown in the Figure below. The other 19 countries make up only 6% (Ethiopia, France, Kuwait, Qatar, Spain, Finland, Luxembourg, Afghanistan, Belgium, Bulgaria, Bahrain, the Czech Republic, Denmark, Egypt, Northern Macedonia, Oman, Somalia, Ukraine).

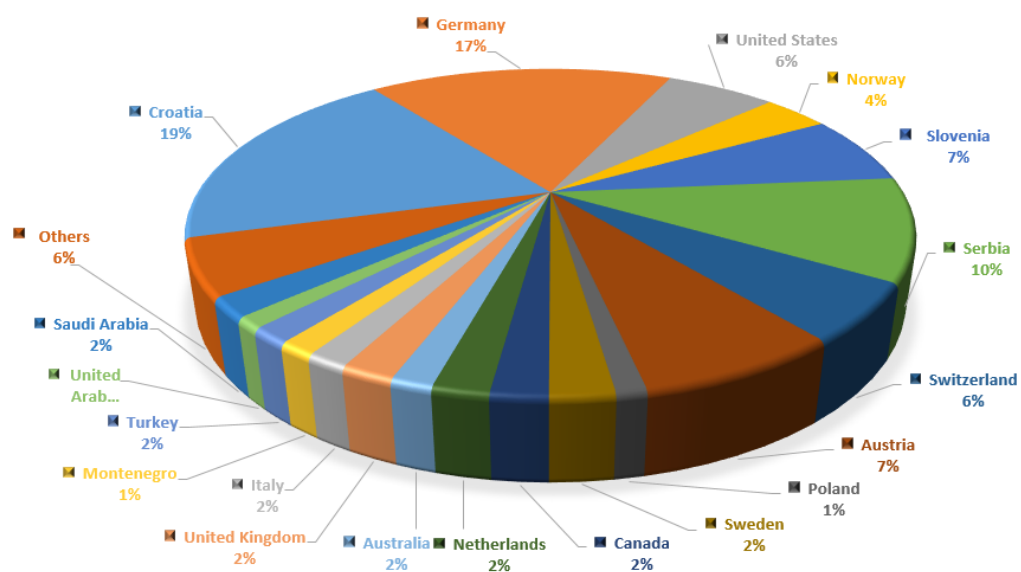


Figure 17: Graphical overview of the insights into the SPR data by country

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 lowest number of sales was realised in the period between March and April, as well as the lowest number of reviews. After that, the number of reviews and the number of sales during 2020 start to grow.

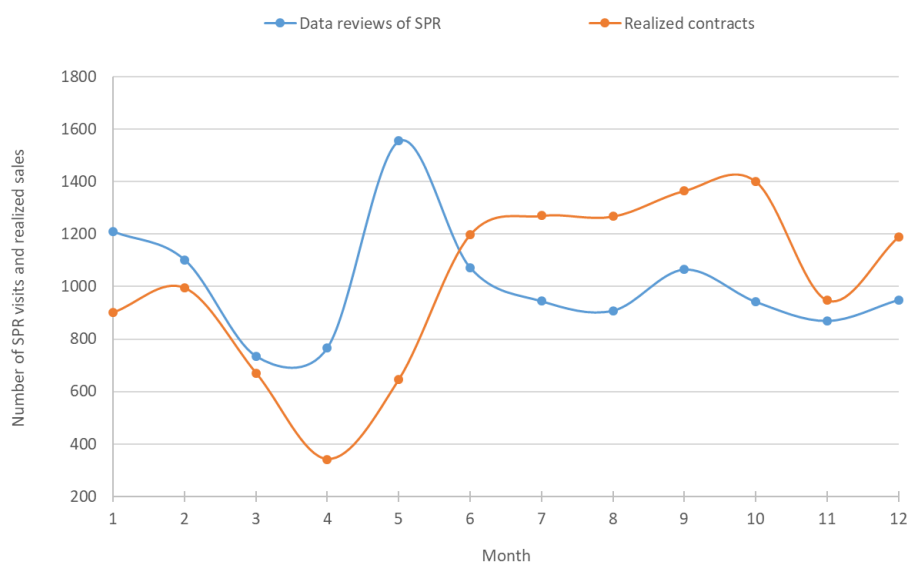


Figure 18: Graphical timeline overview of the SPR data page visit and sales contracts realize

## 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	425	24.208.582,98
	Bosanska Krupa	04.01.2018	144	3.670.902,30
	Bosanski Petrovac	25.05.2018	61	1.610.788,26
	Bužim	20.12.2017	66	627.410,64
	Cazin	12.09.2017	245	7.935.649,98
	Ključ	15.01.2018	69	1.104.988,73
	Sanski Most	19.12.2017	217	6.977.939,57
	Velika Kladuša	20.12.2017	230	10.086.005,78
<b>TOTAL</b>			<b>1457</b>	<b>56.222.268,24</b>
Posavina	Domaljevac-Šamac	19.10.2018	28	154.532,00
	Odžak	01.10.2018	109	1.886.607,90
	Orašje	15.10.2018	191	4.376.532,83
<b>TOTAL</b>			<b>328</b>	<b>6.417.672,73</b>
Tuzla	Banovići	30.04.2018	178	3.762.334,85
	Čelić	14.08.2018	58	471.110,00
	Doboj-Istok	15.02.2018	57	820.204,00
	Gračanica	23.07.2018	324	11.150.874,70
	Gradačac	13.02.2018	317	8.871.672,12
	Kalesija	27.07.2018	178	2.126.812,28
	Kladanj	03.05.2018	46	686.360,00
	Lukavac	08.08.2018	361	9.800.971,13
	Sapna	06.08.2018	24	186.624,06
	Srebrenik	03.07.2018	132	5.265.900,13
	Teočak	06.11.2018	15	141.137,50
	Tuzla	05.09.2018	850	66.565.693,83
	Živinice	16.01.2018	86	5.500.700,96
<b>TOTAL</b>			<b>2626</b>	<b>115.350.395,56</b>
Zenica-Doboj	Breza	19.02.2018	196	15.489.226,50
	Doboj-Jug	15.01.2018	34	1.034.569,42
	Kakanj	06.02.2018	308	10.641.860,67
	Maglaj	20.02.2018	150	4.291.815,95
	Olovo	10.07.2018	83	2.075.758,75
	Tešanj	17.05.2017	335	9.201.003,05
	Usora	12.12.2017	18	683.634,10
	Vareš	26.02.2018	79	1.860.390,93
	Visoko	22.03.2018	545	22.626.117,84
	Zavidovići	12.02.2018	379	13.718.784,85
	Zenica	05.10.2017	852	44.065.238,01
	Žepče	16.02.2018	115	2.342.505,80
<b>TOTAL</b>			<b>3094</b>	<b>128.030.905,87</b>
Bosnian-Podrinje Canton Goražde	Foča-Ustikolina	06.02.2018	25	170.265,00
	Goražde	08.03.2018	98	3.768.961,29
	Pale-Prača	12.03.2018	26	549.270,50
<b>TOTAL</b>			<b>149</b>	<b>4.488.496,79</b>

Canton	LSG unit	SPR entry start	Number of contracts	The sum of money realized
Central Bosnia	Bugojno	19.09.2017	25	783.835,79
	Busovača	09.11.2017	177	2.521.468,75
	Dobretići	12.01.2018	5	15.700,00
	Donji Vakuf	11.10.2017	99	1.410.771,64
	Fojnica	24.01.2018	88	2.009.914,50
	Gornji Vakuf-Uskoplje	16.11.2017	44	1.055.886,56
	Jajce	02.11.2017	105	4.419.438,00
	Kiseljak	02.11.2017	223	9.214.479,30
	Kreševo	04.10.2017	47	1.085.253,38
	Novi Travnik	15.02.2018	111	2.757.890,87
	Travnik	18.09.2017	524	13.752.127,23
	Vitez	14.09.2017	146	3.289.023,74
<b>TOTAL</b>			<b>1594</b>	<b>42.315.789,76</b>
Herzegovina-Neretva	Čapljina	28.07.2017	193	5.564.852,73
	Čitluk	03.04.2018	35	2.146.441,13
	Jablanica	13.02.2018	76	2.030.041,58
	Konjic	04.05.2018	199	8.145.886,34
	Mostar	09.10.2017	643	54.668.820,32
	Neum	23.10.2018	42	6.518.291,61
	Prozor-Rama	09.07.2018	34	591.892,50
	Ravno	20.12.2019	20	926.280,58
	Stolac	20.04.2021	26	681.726,00
<b>TOTAL</b>			<b>1268</b>	<b>81.274.232,79</b>
West-Herzegovina	Grude	29.08.2018	77	2.058.818,28
	Ljubuški	16.07.2018	172	7.122.106,98
	Posušje	26.03.2018	143	4.963.088,25
	Široki Brijeg	05.07.2018	100	8.328.552,57
<b>TOTAL</b>			<b>492</b>	<b>22.472.566,08</b>
Sarajevo	Centar Sarajevo	23.01.2017	574	78.014.833,54
	Hadžići	16.05.2017	388	20.674.488,26
	Ilidža	23.01.2018	686	60.423.698,53
	Ilijaš	13.10.2017	525	28.608.977,20
	Novi Grad Sarajevo	25.10.2019	1157	148.643.708,18
	Novo Sarajevo	16.03.2017	620	106.427.954,78
	Stari Grad Sarajevo	07.11.2017	213	27.012.826,94
	Trnovo	30.05.2018	174	8.952.932,05
	Vogošća	13.09.2018	263	27.063.341,75
<b>TOTAL</b>			<b>4600</b>	<b>505.822.761,23</b>
Canton 10	Bosansko Grahovo	17.05.2018	14	72.618,19
	Drvar	17.05.2018	17	326.085,94
	Glamoč	04.07.2018	42	314.966,21
	Kupres	01.01.2019	33	699.686,21
	Livno	01.01.2019	75	3.418.801,87
	Tomislavgrad	19.02.2018	171	3.011.482,42

**Note:** The above table are indicated LSG in which registration of the contract was made throughout 2020



**APPENDIX 2: Overview of total registered contracts per real estate market with contract values that are processed by the LSG in Federation BH<sup>3</sup>**

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	1.401.100	757.675	30.600	328.120	162.254	27.900	91.900	308.550		73.000	<b>3.181.099</b>
	Price	40	18	6	49	7	9	9	10		2	<b>150</b>
Bihać	Volume	4.623.829	3.200.890	16.000	965.147	2.868.751	1.750	20.100	3.461.600			<b>15.158.066</b>
	Price	60	37	2	73	131	1	2	8			<b>314</b>
Bosanska Krupa	Volume	514.500	772.425		279.524	457.945	17.000	39.000	209.202		117.596	<b>2.407.192</b>
	Price	14	18		46	18	2	5	4		1	<b>108</b>
Bosanski Petrovac	Volume	100.400	11.000		124.172	777.779						<b>1.013.351</b>
	Price	7	2		20	10						<b>39</b>
Bosansko Grahovo	Volume	19.558	2.869									<b>22.427</b>
	Price	1	2									<b>3</b>
Breza	Volume	272.890	1.483.900		2.384.224	16.000		11.479	230.244			<b>4.398.737</b>
	Price	8	26		108	3		8	4			<b>157</b>
Bugojno	Volume	87.000										<b>87.000</b>
	Price	1										<b>1</b>
Busovača	Volume	226.000	746.476		365.490	428.454	46.760	203.303	109.233			<b>2.125.716</b>
	Price	8	40		75	3	14	18	3			<b>161</b>
Bužim	Volume	98.200	157.711		226.900		11.700	500	93.000			<b>588.011</b>
	Price	2	4		44		5	1	2			<b>58</b>
Cazin	Volume	1.302.171	730.880	11.000	254.140	1.863.643	6.000		867.935			<b>5.035.769</b>
	Price	18	14	1	46	95	4		6			<b>184</b>
Centar Sarajevo	Volume	46.962.639	3.785.562	734.678	1.859.541	7.834.790	110.000		5.759.151		161.300	<b>67.207.663</b>
	Price	332	27	46	19	41	1		39		2	<b>507</b>
Čapljina	Volume	1.216.812	1.138.657	18.000	750.561	487.989	3.901	14.000	713.600			<b>4.343.520</b>
	Price	24	25	3	76	32	4	1	3			<b>168</b>
Čelić	Volume	28.000	50.500		239.910	4.000	8.900	800	30.000			<b>362.110</b>
	Price	1	5		38	1	5	2	1			<b>53</b>
Čitluk	Volume	714.823	54.205		521.705	469.357	5.600	19.400	94.351			<b>1.879.441</b>
	Price	9	1		9	7	1	1	2			<b>30</b>

<sup>3</sup> Appendix 2 applies to contracts having a single price for each property in the contract (not containing mixed contracts) and LSG in red are one which dont have data entered.

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		296.000		228.609	53.000	3.732	800	11.300			593.441
	Price		15		23	4	3	3	1			49
Doboj-Jug	Volume		44.080		61.625	393.295	19.899			75488	1.000	595.387
	Price		4		4	16	3			1	1	28
Dobretići	Volume											
	Price											
Domaljevac-Šamac	Volume	25.000	30.000		29.832				10.000			94.832
	Price	1	1		11				1			14
Donji Vakuf	Volume											
	Price											
Drvar	Volume	120.369	29.600						159.117			309.086
	Price	9	4						3			16
Foča in BH	Volume		49.072		107.747			5.300				165.264
	Price		3		20			1				24
Fojnica	Volume	454.800	581.500		115.191	63.517	29.457	104.610	10.000			1.359.075
	Price	10	24		21	7	3	2	1			68
Glamoč	Volume	61.000	7.000		54.775			7.000				129.775
	Price	6	1		12			1				20
Goražde	Volume	1.581.500	731.687	10.000	318.660	40.000		100.820	281.500			3.064.167
	Price	34	11	1	25	1		4	5			80
Gornji Vakuf-Uskoplje	Volume	245.538	297.428		117.130	16.000	821	6.178				683.095
	Price	7	11		16	2	1	1				38
Gračanica	Volume	715.500	2.000.718		2.077.709	64.000	35.134	21.370	687.782		5.000	5.607.213
	Price	15	44		160	5	12	9	10		1	256
Gradačac	Volume	1.042.718	141.900	10.000	1.896.644	856.990	236.669	2.800	474.274	321000	3.200	4.986.195
	Price	21	5	1	155	27	42	1	5	1	2	260
Grude	Volume	268.100			127.355	228.949	309.865	1.000			34.000	969.269
	Price	5			19	32	7	1			2	66
Hadžići	Volume	1.168.500	6.671.082	45.500	742.184	8.576.297	53.600	4.307	901.838		10.000	18.173.308
	Price	21	86	6	34	200	8	10	3		3	371
Ilidža	Volume	209.000							126.341			335.341
	Price	2							1			3

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	1.833.968	3.447.690	86.000		16.892.605	30.000		790.099			23.080.361
	Price	28	52	1		404	3		3			491
Jablanica	Volume	530.700	327.344	10.000	462.090	8.000	102.303	8.400	530.555			1.979.392
	Price	8	8	1	33	1	13	2	3			69
Jajce	Volume	406.500	375.500		41.300	15.300	2.500	1.376.000				2.217.100
	Price	17	6		6	2	1	3				35
Kakanj	Volume	800.000	1.896.015	52.453	931.801	1.096.280	15.000	3.760	827.025		6.600	5.628.934
	Price	13	49	9	113	22	2	1	10		3	222
Kalesija	Volume	138.000	608.678	30.000	945.211	182.224	20.900	95.860				2.020.872
	Price	3	19	2	116	8	9	8				165
Kiseljak	Volume	988.490	1.925.611		1.373.022	376.652		13.742	228.000			4.905.517
	Price	18	32		82	26		3	4			165
Kladanj	Volume	199.000	190.000		82.600	20.760	6.000		80.000		4.000	582.360
	Price	7	8		18	4	1		1		1	40
Ključ	Volume	284.705	381.150		159.792	33.987		355				859.989
	Price	9	12		32	7		2				62
Konjic	Volume	1.714.242	2.145.330	4.800	1.155.288		124.800	12.195	938.072	828991	8.900	6.932.618
	Price	31	37	1	76		15	5	9	1	3	178
Kreševo	Volume		194.000	10.000	128.956	1.780	10.500	15.700	367.714		400	729.050
	Price		6	1	18	2	2	7	3		1	40
Kupres	Volume	182.000	73.000	11.500	19.400	81.926			39.000		214.286	621.112
	Price	6	6	3	4	6			1		2	28
Livno	Volume	1.039.812	286.129		52.901	59.800			1.555.914		5.000	2.999.555
	Price	24	8		12	9			6		1	60
Ljubuški	Volume	990.311	558.535		373.306	3.670.706	83.600	28.447	351.000		4.500	6.060.404
	Price	15	14		28	79	9	4	3		1	153
Lukavac	Volume	3.045.172	1.508.000	40.500	1.400.235	41.040	207.112	1.238.500	1.774.835			9.255.394
	Price	66	62	7	152	3	22	10	17			339
Maglaj	Volume				319.535	24.644		131.600				475.779
	Price				43	4		4				51
Mostar	Volume	13.099.248	3.428.806	128.700	5.098.402	3.715.120	36.000	865	5.252.496	161500	265.000	31.186.136
	Price	161	54	13	182	31	4	1	33	1	3	483

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	2.087.553	1.836.000	19.500	27.000	268.180	88.012	519.466				4.845.711
	Price	14	3	1	2	6	1	3				29
Novi Grad Sarajevo	Volume	33.427.551	2.270.269	257.403	3.301.194	9.492.747	105.250		12.600.582	977915		62.432.911
	Price	334	24	22	55	43	4		39	1		522
Novi Travnik	Volume	1.288.146	209.000	34.823	147.134	10.000	4.000	4.500	77.000		4.000	1.778.604
	Price	34	9	8	36	1	1	3	2		3	97
Novo Sarajevo	Volume	47.693.210	5.398.729	681.410		598.206			44.971.453		391.166	99.734.174
	Price	430	54	36		23			43		1	587
Odžak	Volume	35.000	148.450		230.606	51.940	44.072	36.450	254.258			800.775
	Price	2	7		43	2	8	6	1			69
Olovo	Volume	270.000	20.100		637.643	960			50.262		21.922	1.000.887
	Price	6	1		49	1			2		2	61
Orašje	Volume	213.400	261.650		465.130	171.212	7.500		943.760	404000		2.466.651
	Price	7	9		75	11	4		3	1		110
Pale-Prača	Volume		149.000		80.642	22.400		500				252.542
	Price		5		8	7		1				21
Posušje	Volume	520.659	493.309	5.000	1.095.316	293.530	4.300	3.540	830.000		3.450	3.249.105
	Price	10	8	1	76	15	1	3	1		2	117
Prozor-Rama	Volume	111.600	25.000		66.400	34.100	2.000	1.700	257.593			498.393
	Price	2	1		15	7	2	1	1			29
Ravno	Volume				521.112	378.369		26.800				926.281
	Price				9	8		3				20
Sanski Most	Volume	852.517	1.923.327	29.845	867.441	279.759	1.000	27.830	30.300		5.000	4.017.020
	Price	21	40	5	84	15	1	3	1		1	171
Sapna	Volume				98.550		4.200		40.599		3.000	146.349
	Price				17		3		1		1	22
Srebrenik	Volume	246.000	368.204	375.919	1.980.674	39.030	81.500	3.310	131.738	315000	88.690	3.630.065
	Price	4	10	12	73	2	6	4	2	1	1	115
Stari Grad Sarajevo	Volume	8.282.327	7.969.426		879.532	395.380	11.500		2.404.660			19.942.825
	Price	66	77		24	8	2		12			189
Stolac	Volume	67.000	1.200		104.778	339.876	18.072		140.000			670.926
	Price	2	1		11	9	1		2			26

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	413.730	1.009.696		152.744	893.033	70.389	685.832	1.171.440	421298,7		4.818.161
	Price	5	6		24	21	8	3	4	2		73
Teočak	Volume		102.700		15.138	20.000	11.000					148.838
	Price		3		6	1	4					14
Tešanj	Volume	690.126	981.555	31.000	3.016.296	943.864	263.522	1.596.454	390.000		2.500	7.915.316
	Price	14	25	1	185	18	25	33	4		1	306
Tomislavgrad	Volume	387.000	312.680		416.834	550.672		495	104.733			1.772.415
	Price	9	8		58	60		1	3			139
Travnik	Volume	1.802.947	4.564.888	58.260	1.834.775	1.181.848	38.550	5.901	502.200		12.000	10.001.369
	Price	42	98	10	171	59	7	8	8		1	404
Trnovo	Volume	3.158.082	269.000	77.120	1.148.444	1.336.153	5.000	26.200			15.000	6.034.999
	Price	25	7	3	94	16	2	7			1	155
Tuzla	Volume	19.069.283	5.000	462.944	1.608.468	11.274.339	145.550	986	4.122.149		109.146	36.797.863
	Price	247	1	29	160	207	18	1	37		25	725
Usora	Volume		134.117		309.470	225.048						668.634
	Price		4		9	4						17
Vareš	Volume	258.250	113.200	4.000	1.136.325		29.000		18.500			1.559.275
	Price	16	5	2	35		3		2			63
Velika Kladuša	Volume	1.611.050	1.924.358	15.900	701.074	1.805.830	50.740	4.800	266.500	1040000		7.420.252
	Price	25	33	1	81	22	11	6	4	1		184
Visoko	Volume	1.221.367	4.407.206	63.303	5.924.340	531.936	96.150	12.420	888.980		27.983	13.173.685
	Price	21	83	8	260	14	15	5	14		2	422
Vitez	Volume	883.180	413.825	5.700	235.000	231.920	92.844	308.074	893.891		4.780	3.069.214
	Price	24	18	2	44	27	3	3	6		3	130
Vogošća	Volume	4.265.041	2.285.038	82.800	3.620.652	5.252.854	89.900	198.500	2.280.395	2700000	2.788.060	23.563.241
	Price	60	22	8	55	73	5	4	11	1	6	245
Zavidovići	Volume	968.100	889.200	17.000	996.982	1.579.783	91.576		430.784		16.000	4.989.425
	Price	24	33	2	144	14	15		5		2	239
Zenica	Volume	12.116.954	7.376.877	282.200	3.149.783	1.961.103	45.000		1.285.552	330000	121.250	26.668.720
	Price	189	123	25	203	33	6		21	1	2	603
Žepče	Volume	147.500	715.141		810.565	50.000	22.600		386.000		10.000	2.141.806
	Price	4	20		73	1	6		3		1	108
Živinice	Volume		16.612		147.828	30.000						194.440
	Price		2		4	1						7
TOTAL IN FBH	Volume	230.799.667	87.713.361	3.753.859	62.448.599	92.127.904	2.993.775	7.043.847	102.747.056	7.575.193	4.537.729	601.740.990
	Price	2.699	1.541	278	4.201	1.979	368	228	437	12	83	11.826

CANTON		Apartments	House	Garage	Agricultural land	Building land	Forest	Other land-infertile	Commercial real estate	Industrial buildings	Other real estate	TOTAL PER CKANTON
Una-Sana Canton	Volume	9.387.371	9.101.741	72.745	3.578.190	8.087.694	88.190	92.585	4.928.537	1.040.000	122.596	36.499.650
	Price	156	160	9	426	298	24	19	25	1	2	1.120
Posavina Canton	Volume	273.400	440.100	0	725.568	223.152	51.572	36.450	1.208.018	404.000	0	3.362.259
	Price	10	10	0	129	13	12	6	5	5	0	190
Tuzla Canton	Volume	25.884.772	6.045.986	949.963	11.049.694	12.747.636	788.597	1.456.326	7.661.227	636.000	286.036	67.506.238
	Price	404	192	57	971	270	134	47	85	2	33	2.195
Zenica-Doboj Canton	Volume	16.745.186	18.061.391	449.957	19.678.588	6.822.914	582.746	1.755.713	4.507.347	405.488	206.254	69.215.584
	Price	295	373	47	1.226	130	75	51	65	2	13	2.277
Bosnian-Podrinje Canton Goražde	Volume	1.581.500	929.759	0	507.049	62.400	0	106.620	281.500	0	1.000	3.469.829
	Price	34	19	0	53	8	0	6	5	0	0	125
Central Bosnia Canton	Volume	6.382.601	9.308.228	108.783	4.357.998	2.325.472	225.432	2.038.007	2.188.037	0	21.180	26.955.739
	Price	161	244	21	469	129	32	48	27	0	8	1.139
Herzegovina-Neretva Canton	Volume	19.541.978	8.956.542	181.000	8.707.335	5.700.991	380.688	602.826	7.926.666	990.491	273.900	53.262.418
	Price	251	130	19	413	101	41	17	53	2	6	1.033
West Herzegovina Canton	Volume	2.192.800	2.061.540	5.000	1.748.720	5.086.217	468.154	718.819	2.352.440	421.299	41.950	15.096.938
	Price	35	28	1	147	147	25	11	8	2	5	409
Sarajevo Canton	Volume	147.000.319	32.096.796	1.964.910	11.551.546	50.379.031	405.250	229.007	69.834.520	3.677.915	3.365.526	320.504.821
	Price	1.298	349	122	281	808	25	21	151	2	13	3.070
Canton 10	Volume	1.809.739	711.278	11.500	543.910	692.398	0	7.495	1.858.764	0	219.286	5.854.371
	Price	55	29	3	86	75	0	2	13	0	3	266
TOTAL BH	Volume	230.799.667	87.713.361	3.753.859	62.448.599	92.127.904	2.993.775	7.043.847	102.747.056	7.575.193	4.537.729	601.740.990
	Price	2.699	1.541	278	4.201	1.979	368	228	437	12	83	11.826

**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
<b>Una-Sana Canton</b>	House	175	117	Sanski Most	1.878	Velika Kladuša
	Terraced house					
	Duplex house	1	432	Bihać	432	Bihać
	Summer house	11	44	Bosanski Petrovac	1.625	Bosanska Krupa
<b>Posavina Canton</b>	House	13	214	Orašje	793	Orašje
	Terraced house					
	Duplex house	1	449	Odžak	449	Odžak
	Summer house	1	227	Odžak	227	Odžak
<b>Tuzla Canton</b>	House	344	57	Kladanj	1.657	Tuzla
	Terraced house	1	500	Kalesija	500	Kalesija
	Duplex house	3	392	Tuzla	392	Tuzla
	Summer house	45	163	Kalesija	952	Gračanica
<b>Zenica-Doboj Canton</b>	House	352	115	Vareš	1.867	Zenica
	Terraced house	2	800	Zenica	1.102	Kakanj
	Duplex house					
	Summer house	33	73	Zavidovići	1.887	Breza
<b>Bosnian-Podrinje Canton Gorazde</b>	House	15	172	Gorazde	1.250	Pale-Prača
	Terraced house					
	Duplex house	2	357	Foča-Ustikolina	357	Foča-Ustikolina
	Summer house	2	346	Pale-Prača	1.550	Foča-Ustikolina
<b>Central Bosnia Canton</b>	House	161	69	Busovača	1.959	Kiseljak
	Terraced house	2	167	Kreševo	223	Fojnica
	Duplex house	3	676	Fojnica	676	Fojnica
	Summer house	48	179	Busovača	4.644	Travnik
<b>Herzegovina-Neretva Canton</b>	House	125	114	Mostar	5.109	Neum
	Terraced house					
	Duplex house					
	Summer house	8	614	Mostar	1.071	Jablanica
<b>West Herzegovina Canton</b>	House	27	200	Posušje	1.027	Posušje
	Terraced house	1	313	Ljubuški	313	Ljubuški
	Duplex house	1	86	Ljubuški	86	Ljubuški
	Summer house	1	69	Posušje	69	Posušje
<b>Sarajevo Canton</b>	House	330	204	Vogošća	4.359	Stari Grad Sarajevo
	Terraced house	4	622	Hadžići	3.073	Centar Sarajevo
	Duplex house	3	571	Hadžići	725	Vogošća
	Summer house	26	417	Ilijaš	2.190	Hadžići
<b>Canton 10</b>	House	20	60	Drvar	616	Tomislavgrad
	Terraced house	2	286	Livno	286	Livno
	Duplex house					
	Summer house	5	500	Kupres	541	Kupres

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

<b>Purchase of real estate (new owners)</b>				
<b>Market</b>	<b>Men</b>		<b>Women</b>	
	Alone in purchase	Participant in purchase	Alone in purchase	Participant in purchase
<b>Land</b>	7094	1319	1716	611
	<b>78 %</b>		<b>22 %</b>	
<b>House</b>	1211	2207	436	168
	<b>70 %</b>		<b>30 %</b>	
<b>Apartments</b>	1513	407	1141	411
	<b>55 %</b>		<b>45 %</b>	
<b>Commercial real estate</b>	275	33	92	15
	<b>74 %</b>		<b>26 %</b>	
<b>Garage</b>	239	28	87	22
	<b>71 %</b>		<b>29 %</b>	
<b>Forest</b>	457	58	77	21
	<b>84 %</b>		<b>16 %</b>	

<b>Sales of real estates (former owners)</b>				
<b>Market</b>	<b>Men</b>		<b>Women</b>	
	Alone in sale	Participant in sale	Alone in sale	Participant in sale
<b>Land</b>	5631	3453	2722	3610
	<b>59 %</b>		<b>41 %</b>	
<b>House</b>	908	543	581	675
	<b>54 %</b>		<b>46 %</b>	
<b>Apartments</b>	1249	581	1011	638
	<b>53 %</b>		<b>47 %</b>	
<b>Commercial real estate</b>	174	62	77	57
	<b>64 %</b>		<b>36 %</b>	
<b>Garage</b>	163	45	73	34
	<b>66 %</b>		<b>34 %</b>	
<b>Forest</b>	351	189	154	192
	<b>61 %</b>		<b>39 %</b>	



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

