

Real estate market report of the Federation of BiH for 2020

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Report

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

July
2021



THE SALES PRICES REGISTER

Through the realization of the activities of the Federal Administration for Geodetic and Real Property Affairs (FGA) related to the establishment of the Sales Price Register (SPR) that is realized through the implementation of the Swedish donor project "Capacity Building for the Improvement of Land Administration and Procedures in Bosnia and Herzegovina" - CILAP, in co-operation with the Tax Administration of the Federation BiH (TA FBiH) and local self-government units (LSGU), it was made a Real Estate Market Report of the Federation of BiH for Year 2020.

The Sales Price Register is in service to provide relevant information to real estate market participants, FGA as well as TA FBiH and LSGU. At the time of writing, this Report the system is in use in 74 local self-government units, out of a total of 79 and in 73 tax offices, out of 73 in the Federation of BiH.

The analysis was made based on registered contracts for Year 2020, and more detailed analyses of market activities depend on the input of data throughout the Year 2020 and the volume of markets for certain types of real estate

Total number of sales contracts registered in the period from 01.01. - 31.12.2020, in the territory of the Federation of BiH is 15960, while the realized value from the sales contracts is 970.238.730 BAM.

Total number of real estates in sales contracts registered in the period from 01.01.-31.12.2020, and recorded by municipal commission for real estate valuation is 18616.

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.

According to available data, the average apartment price on the secondary market in the Federation is 1.600 BAM/m². The largest volume of apartments transactions in 2020 was registered in Municipality Novo Sarajevo, Municipality Novi Grad Sarajevo, City of Tuzla, Municipality Centar Sarajevo, City of Zenica and City of Mostar.

The highest paid prices of apartments in the Federation of Bosnia and Herzegovina are in the municipalities of Centar Sarajevo and Stari Grad Sarajevo, with the average price 2.500 BAM/m². The most expensive apartment in the Federation of Bosnia and Herzegovina in Year 2020 was in the Municipality of Novo Sarajevo and its total paid price was 900.000 BAM and price per square meter 5.500 BAM/m².

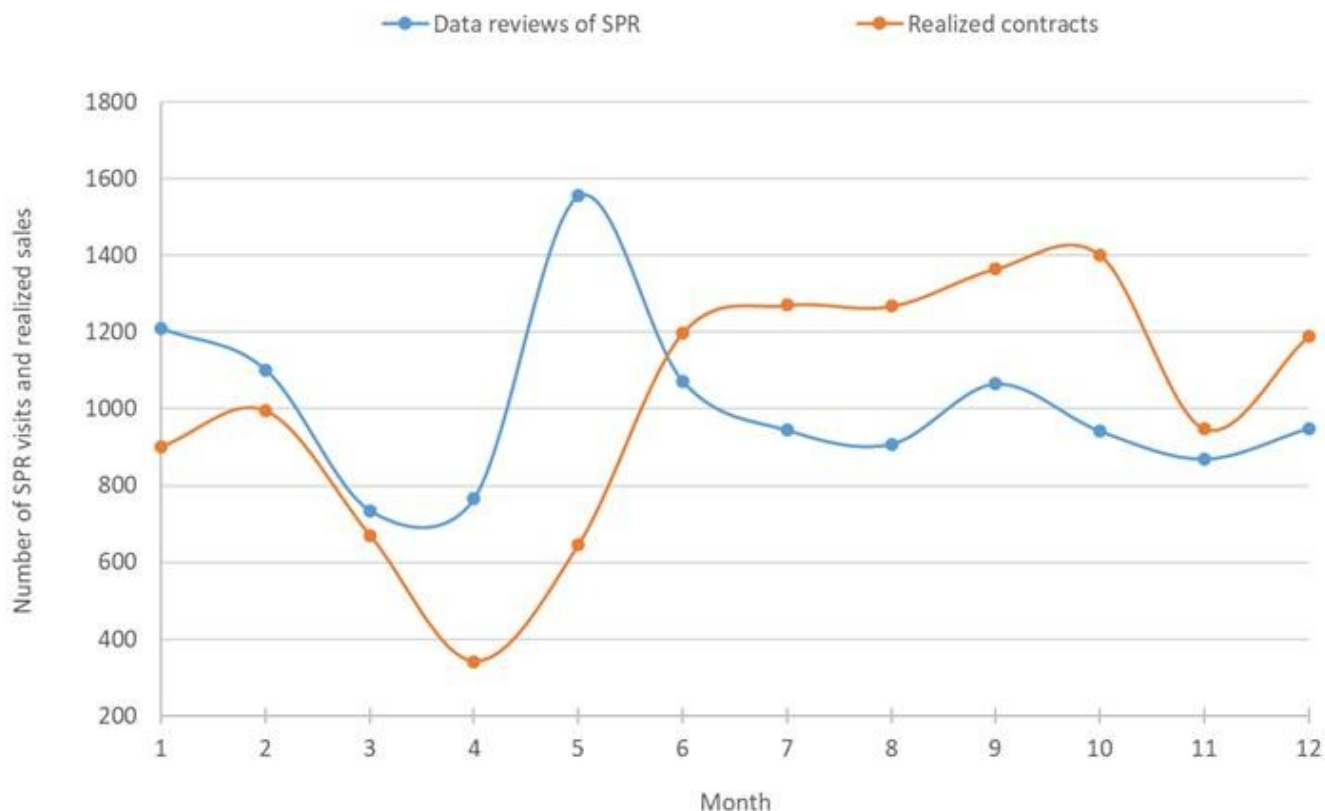
Regarding the traded houses, the following average values were obtained: the average living area of the house is 112 m², the average price per living area of the house is 648 BAM/m², the average area of the house with land is 908 m², the average price per area of the house with land is 163 BAM/m², and 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 m² and 632 m² of total land area with the house.

During the last Year, the most expensive business premises – local was 9.397 BAM/m² in the Municipality of Stari Grad Sarajevo, and the office space was 6.321 BAM/m² also in the Municipality of Stari Grad Sarajevo. Regarding the garage, the most expensive garage or garage place in the building was 2.576 BAM/m² in the area of Municipality Novo Sarajevo.

The average price of agricultural land at the level of the Federation of Bosnia and Herzegovina is 2,5 BAM/m², the minimum price is realized in the Municipality of Glamoč 0,2 KM/m² and the

maximum in the City of Mostar is 11,1 BAM/m².

Comparing the number of data reviews of Sales Price Register public display and sales made in the same time, it was concluded that the lowest number of sales was realized 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. This was caused by epidemiological measures and orders of the crisis headquarters of the Federation of BiH due to the Covid-19 virus pandemic, where people were not interested in buying real estate, and therefore did not review the real estate price register data. After the gradual reduction of epidemiological measures, the volume of sales continued to grow and already in mid-June it reached the volume as before the pandemic.



The Federal Administration for Geodetic and Real Property Affairs together with the Tax Administration of the Federation BiH and local self-government units will continue to contribute to the transparency of the real estate market through public access to data and reports.

The report can be viewed through the link:



[Report_2020.pdf \(2.9 MiB\)](#)

