



Report

of Real Estate Market in the Federation of BH for Year 2023

June
2024



THE SALES PRICES REGISTER

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Summary

Over the past four years, the real estate market in the Federation of Bosnia and Herzegovina (FBH) has experienced significant expansion and noticeable growth in both, the number of contracts concluded and the volume of financial transactions. It is important to highlight that global issues have not negatively impacted the demand or the number of sales agreements. This is evidenced by the fact that in 2023, there was no decline in property prices, and market activity remained higher than pre-pandemic levels. Although the European real estate market faced various challenges in 2023, it also demonstrated some resilience.

The total value of real estate transactions in 2023 in the FBH amounted to 1,753,051,731 BAM, representing an 1.8% increase compared to 2022. However, this is a 76.7% increase compared to the pre-pandemic year of 2019. The total number of sales contracts in 2023 was 23,659, a 2% decrease from 2022, but a 45.8% increase compared to 2019.

In terms of transaction categories, agricultural land, apartments, and construction land dominated in 2023. By contract value, the markets for apartments, construction land, and houses were the most significant. Geographically, the highest number of property sales occurred in Canton Sarajevo, accounting for 24% of all transactions and 48% of total market turnover. This was followed by Tuzla Canton with 17%, Zenica-Doboj Canton with 16%, and Una-Sana Canton with 13%.

In the apartment market, Sarajevo City (comprising Stari Grad, Centar, Novi Grad, Novo Sarajevo, Ilidža, and Vogošća) had the highest share of sales agreements at 39%. In terms of the number of apartments sold, Novo Sarajevo, Novi Grad Sarajevo, Tuzla, Centar Sarajevo, Mostar, Zenica, and Ilidža stand out the most.

The highest price achieved for an apartment in the FBH in 2023 was in the Stari Grad Sarajevo municipality, with a total price of 914,600 BAM for an apartment with a usable area of 170 m².

The transparency of the real estate market contributes to the stability and reliability of the market, as well as to the greater security of market participants. Public access to the data from SPR ensures that the public is informed about the prices of transacted properties.

The number of public accesses to the data from the SPR in the period from 01.01.2023.-31.12.2023. is 19,014, out of which 15,413 was generated from Bosnia and Herzegovina and the rest from 46 other countries.

The publication of the real estate market report aims to increase transparency, improve market functioning, and support all decision-makers concerning strategic issues in the real estate sector.

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 2023, 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.

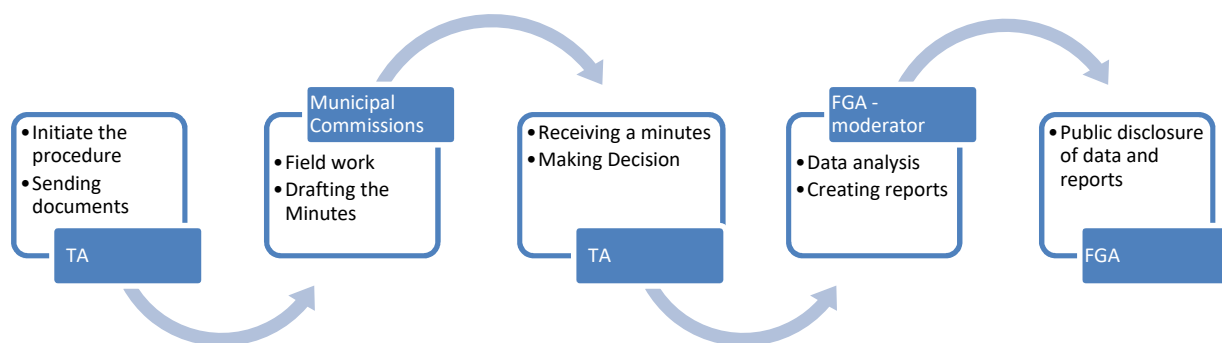


Figure 1: SPR Process Model in the Federation of BH

1.3 Methodology used for the preparation of Report

The input data for the analysis of real estate market in Year 2023 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 2023, 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 2023, 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 2023, 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 2023.

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 01.01.2023. - 31.12.2023., in the territory of the Federation of BH, is **23,659**, while the realized value from the sales contracts is **1,753,051,731 BAM**. Out of this number, **22,780** contracts with realized value of **1,626,910,837 BAM** refer to the secondary market, while **879** contracts with realized value of **126,140,895 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 22,780 registered sale contracts, the subject of taxation were 21,633, of which Municipal Commission entered data for 17,666 sale contracts in SPR, and only such transactions were taken in preparation for real estate market analysis. Out of 17,666 sales contracts, 2,245 refers to mixed contracts and the value of such is 174,450,537 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 2020, Year 2021, Year 2022 and Year 2023, 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 the contracts, prevails over the markets of apartments, building land and houses. Looking at the charts (Figures 2 and 3) for the dominant real estate categories, a slight decrease number of transactions and contract values can be observed.

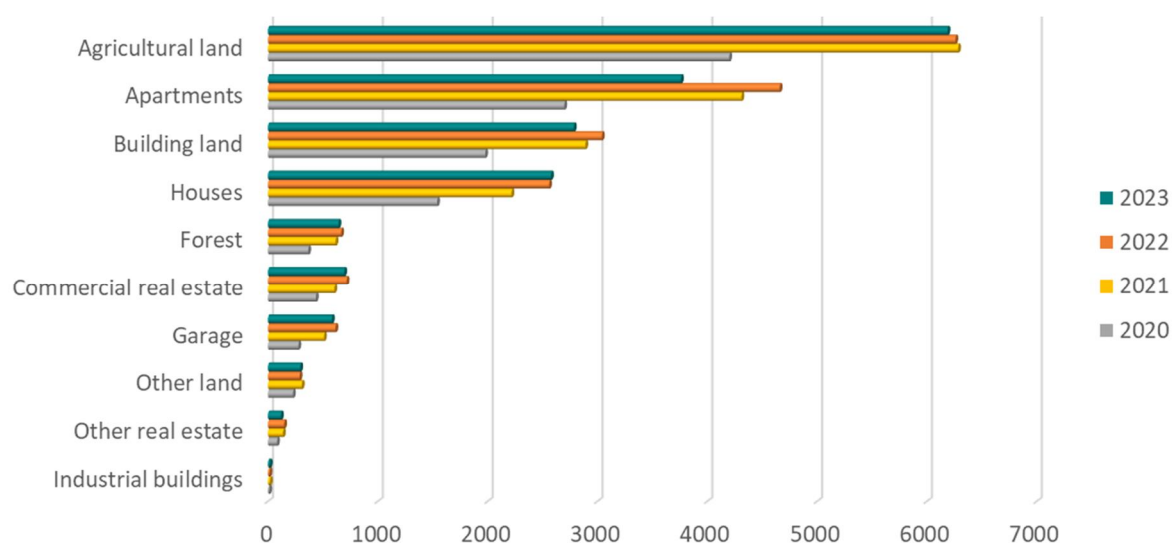


Figure 2: The number of sales contracts divided according to the real estate market

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

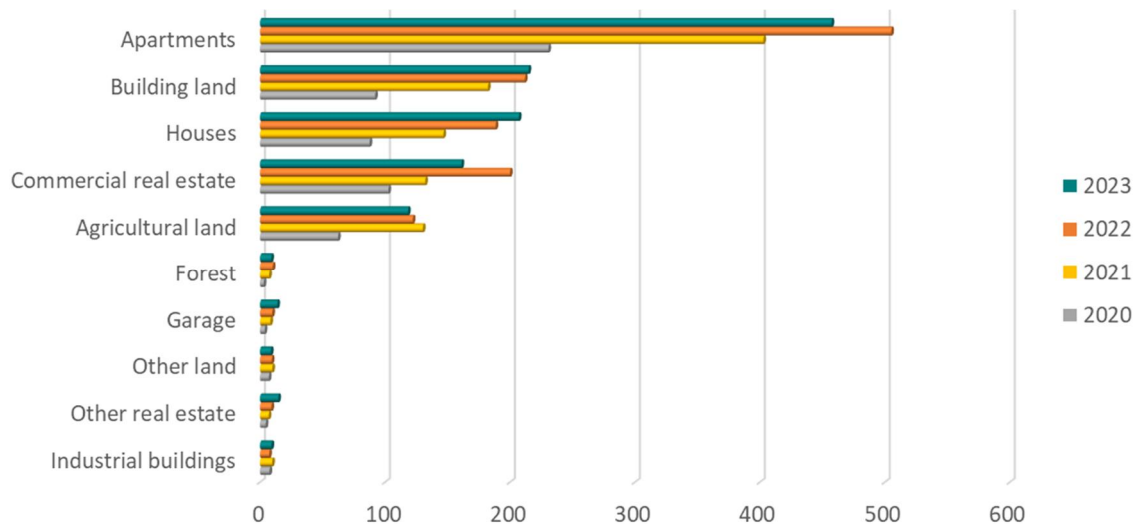


Figure 3: The value of transferred real estates divided according to the real estate market

Figure 4 shows the number of registered sales contracts in Year 2023 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.

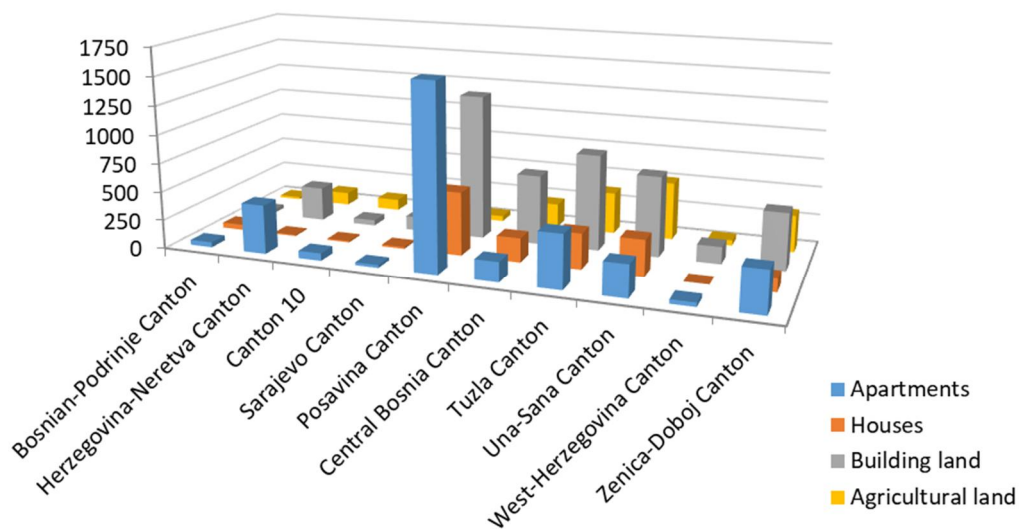


Figure 4: Number of registered sales contracts according to the most frequent types of real estates classified per cantons

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

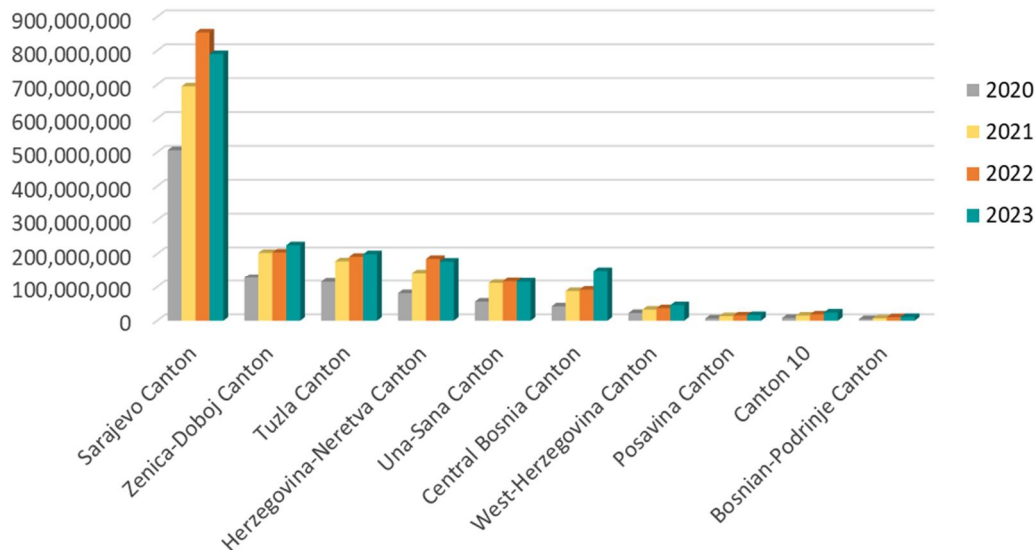


Figure 5: Realized amount of money from transactions per cantons for 2020, 2021, 2022 and 2023

The number of realized sales during 2020 was 16,651, in 2021 it was 23,319 and in 2022 it was 24,156. As opposed to 2022, in 2023, 23,659 or 2% less sales contracts were registered.

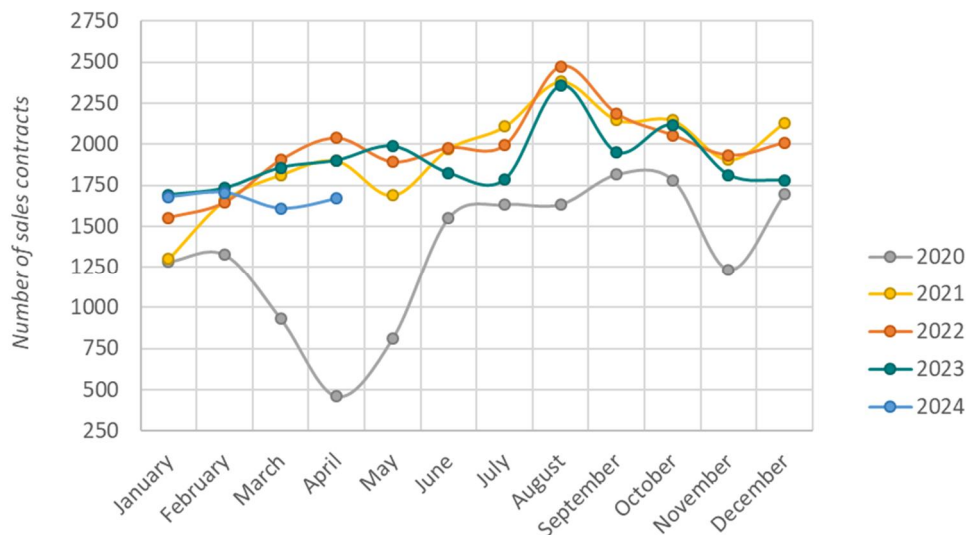


Figure 6: Number of registered contracts by months in 2020, 2021, 2022, 2023 and the first 4 months of 2024

In 2023, most transactions were recorded during the summer (August). The number of realized sales in 2021, 2022 and 2023 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 2023 in the Federation of BH, the average price of an apartment is higher by 13%, houses by 12% and garages by 13% compared to 2022.

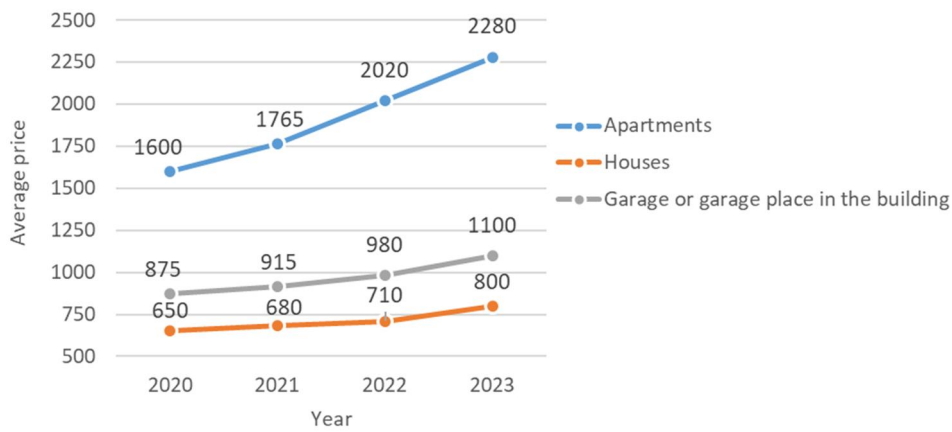


Figure 7: Average prices of the housing market in BAM/m² for the territory of the Federation of BH by years

Regarding to commercial real estates, there was a upward trend in prices during 2021 compared to 2020, which continued in 2022. In comparison to Year 2022, the average price of offices is higher by 3%, shops is lower by 6% and business services facilities is also lower by 1% in the Federation of BH for Year 2023, in accordance with the available data.

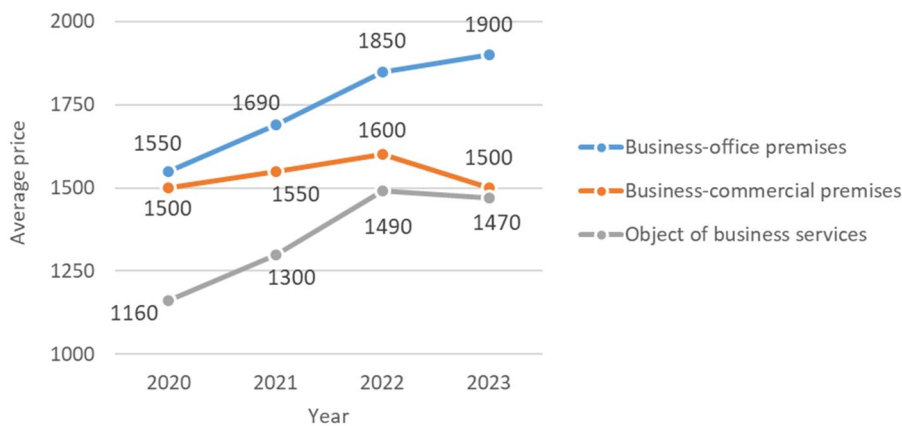


Figure 8: Average prices of commercial real estate market in BAM/m² for the territory of the Federation of BH by years

Regarding the land market, there was price increasing during 2021 compared to 2020. That trend continued during 2022. In comparison to Year 2022, the average price of building land is higher by 6% in 2023.

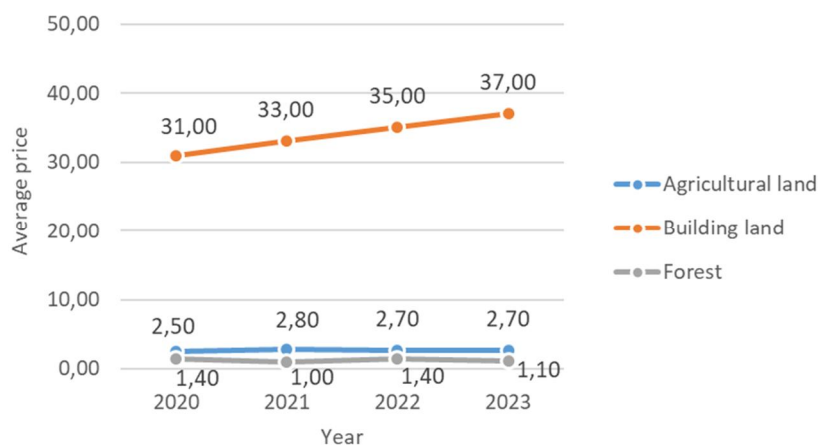


Figure 9: Average prices of the land market in BAM/m² for the territory of the Federation of BH by years

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 2022, women and men participated equal in the purchase in 2023. If we observe different types of markets, overview of the most represented is given in Table 1 below (Year 2020, 2021, 2021 and 2023), and for all markets in Appendix 4. When buying an apartment, the participation of men and women during 2020 and 2021 remained unchanged, while in 2022 the ratio changed, women by 2% less and men by 2% more represented in the purchase. Compared to 2022, women are 1% more and men 1% less represented in the purchase. Also, it can be seen that in 2023, women by 2% more and men by 2% less, participated in the purchase of houses and land compared to 2022.

Purchase of real estate							
Market	Year	Men			Women		
		Alone in sale	Participant in sale	Representation	Alone in sale	Participant in sale	Representation
Lands	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%
	2023	11,271	2,290	76%	2,975	1,272	24%
Houses	2020	1,211	207	70%	436	168	30%
	2021	1,846	352	71%	606	276	29%
	2022	1,933	486	69%	725	348	31%
	2023	1,895	452	67%	770	399	33%
Apartments	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%
	2023	2,088	576	56%	1,510	569	44%

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 01.01.2023 to 31.12.2023, and recorded by the municipal commission for real estate valuation is **38,538**. 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.

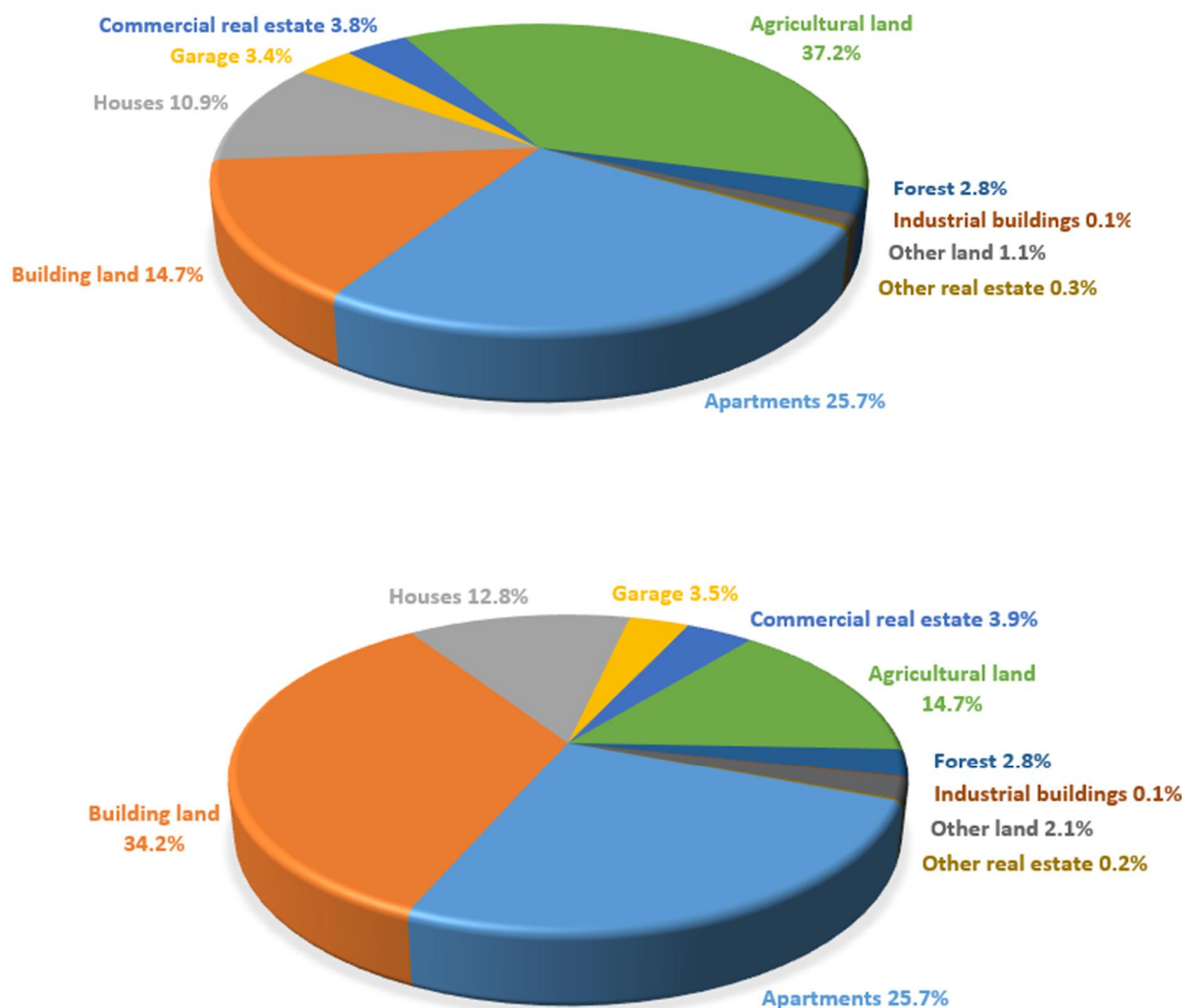


Figure 10: Participation of certain types of real estate on the market at the level of the Federation of BH based on data from a contract (see Figure above) and based on data collected from the field by Municipal Commission (see Figure below)

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 3,761, and in those contracts are 3,834 of real estate classified as apartment and 90 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 2023 were registered in Municipality Novo Sarajevo, Municipality Novi Grad Sarajevo, City of Tuzla, Municipality Centar Sarajevo, City of Mostar, City of Zenica and Municipality Ilidža. Local Self-Government Units with the most transactions of apartments are shown in Figure 11.

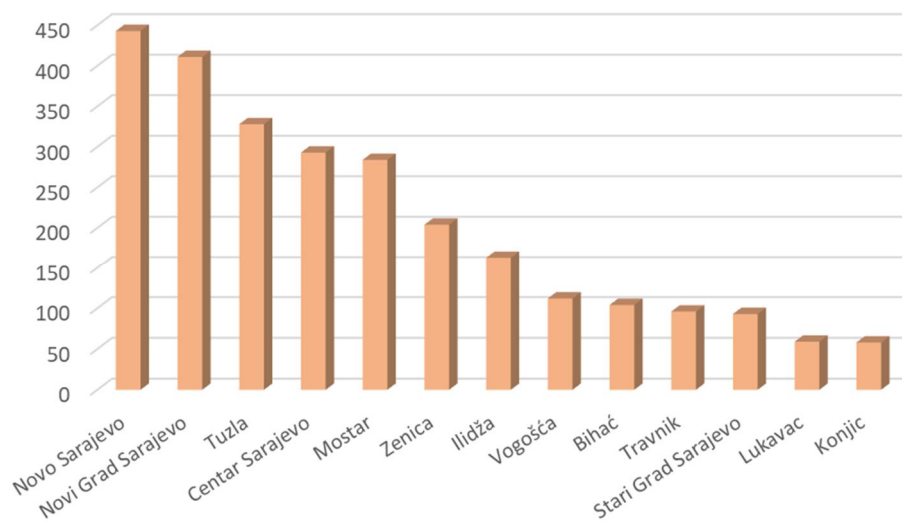


Figure 11: Graphical representation of the number of sales related to apartments

Analysis of prices and areas of sold apartments were made on a sample of 2,791 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 2,280 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]	
Centar Sarajevo	3,530	890	5,850	252
Stari Grad Sarajevo	3,490	940	5,890	77
Novo Sarajevo	3,330	795	5,120	389
Novi Grad Sarajevo	2,770	390	5,100	352
Ilidža	2,710	690	4,775	126
Vogošća	2,410	570	3,775	100
Tuzla	2,370	450	4,330	241
Zenica	1,970	830	3,770	175
Mostar	1,730	715	3,325	239
Bihać	1,690	585	2,500	87
Konjic	1,530	200	2,660	35
Travnik (apartmani na Vlašiću)	1,360	495	2,640	28
Travnik	1,050	240	2,680	36
Trnovo (apartmani na Bjelašnici)	3,700	2,725	6,895	28
Lukavac	1,210	260	2,580	51
Neum	4,100	1,900	4,350	2

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 2023 was in the Municipality of Stari Grad Sarajevo and its total paid price was 914,600 BAM and the usable area of that apartment is 170 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), Novo Sarajevo III and Novo Sarajevo IV (Municipality of Novi Grad Sarajevo). Cadastral municipality of Novo Sarajevo IV has a higher price trend due to the sale of newly built apartments.

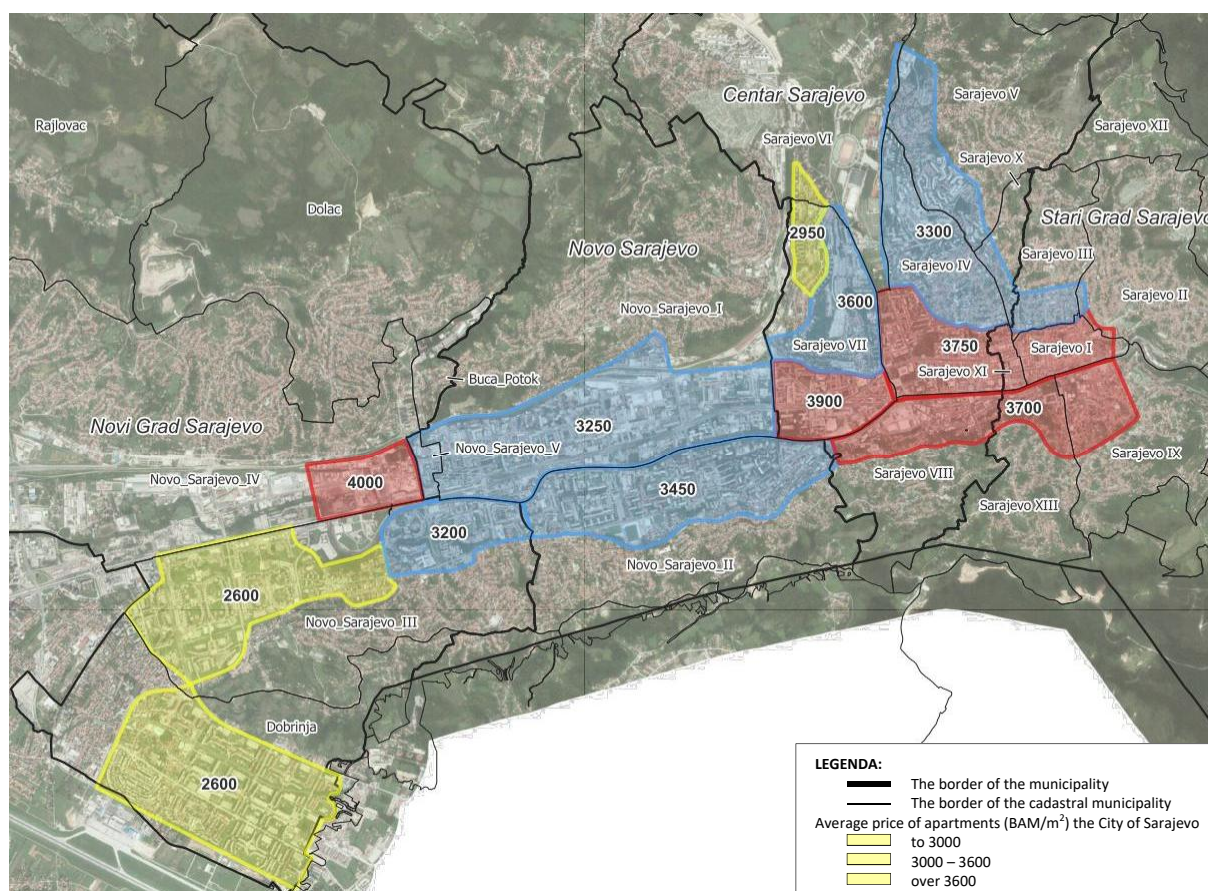


Figure 12: Graphic representation of cadastral municipalities of the City of Sarajevo in three levels of price

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.

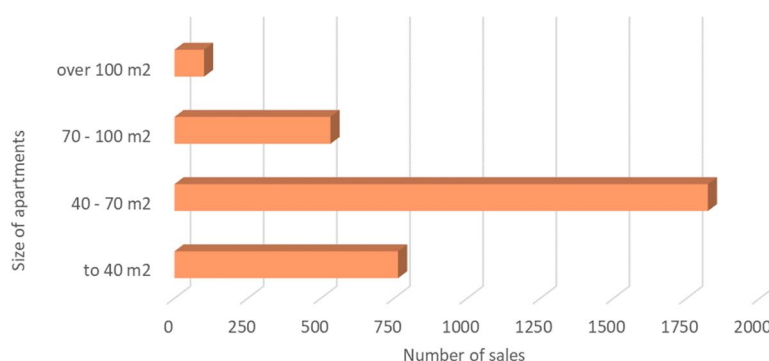


Figure 13: Graphical presentation of the apartments sold according to the area

3.1.2 Residential buildings

The total number of registered sales contracts, which refers to residential buildings, is 2,578 and in those contracts there are 2,846 real estates classified as residential buildings market. The residential real estate 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	1,426	30	Bosanski Petrovac	3,915	Stari Grad Sarajevo
Terraced house	6	140	Vareš	2,085	Novo Sarajevo
Duplex house	8	300	Ljubuški	1,625	Ljubuški
Summer house	136	65	Busovača	3,615	Trnovo

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

Based on a sample of 977 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 133 m², the average price per living area of the house is 800 BAM/m², the average area of the house with land is 832 m², the average price per area of the house with land is 230 BAM/m², and the average total price of the house with land is 103,150 BAM.

The price of the most expensive house with a land in the Federation of BH during 2023 is 1,750,000 BAM in the Municipality of Centar Sarajevo, with the living area of 333 m² and 2030 m² of total land area with the house.

3.1.3 Garages

The total number of registered sales contracts, which relates to garages, is 583 and in these contracts there are 602 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	313	290	Novi Travnik	4,480	Centar Sarajevo
Garage in a row or freestanding	169	70	Bosansko Grahovo	3,800	Novo Sarajevo
Garage/Parking place outdoor	50	85	Velika Kladuša	1,875	Stari 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.

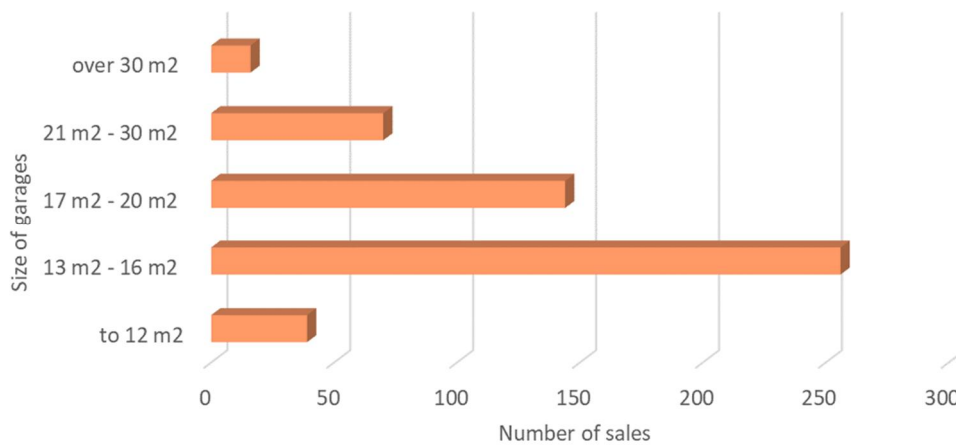


Figure 14: Graphical presentation of the garages sold according to the area

Based on a sample of 198 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 16 m², and the average price per square meter of usable area is 1,100 BAM/m².

Based on a sample of 119 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 660 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 2023 is 9,912 and in these contracts there are recorded 11,609 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, 40% were found not to be traded as agricultural and therefore the classification was changed to the actual type of real estate.

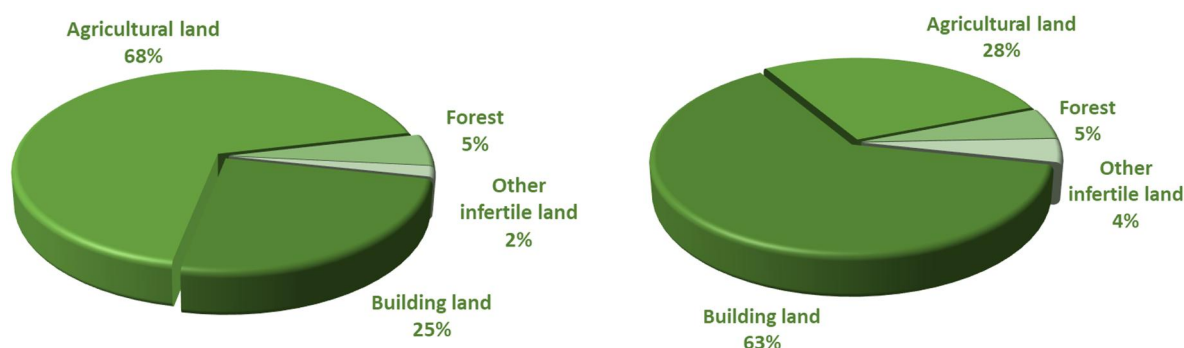


Figure 15: Graphical representation of the number of sales according to the type of land market

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	1,752	0,15	Cazin	13,00	Visoko
Forest	313	0,20	Donji Vakuf	3,25	Tešanj
Other infertile land	278	1,00	Sanski Most	155,00	Sanski Most

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 2,642 contracts, the average price of building land at the level of the Federation of BH is 37 BAM/m², and the maximum in the Municipality of Centar Sarajevo is 4,120 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 01.01.2023. - 31.12.2023. years. The total sample selected for analysis includes 1,007 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 2,70 BAM/m², the minimum price was realized in the City of Cazin and is 0,15 BAM/m², and the maximum in the City of Visoko is 13 BAM/m². The prices of agricultural land depends of the location (closeness to populated areas), accessibility to road infrastrucatur, irrigation possibilities, land cultivation, soil quality and soil rating.

The largest share in contracts related to land turnover, based on contract data, has agricultural land with 62% (Figure 15, left). The largest volume of agricultural land turnover in 2023 was registered in Živinice, Tuzla, Mostar and Zenica (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 65% (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 Bihać, Živinice, Cazin and Velika Kladuša (Figure 16, below).

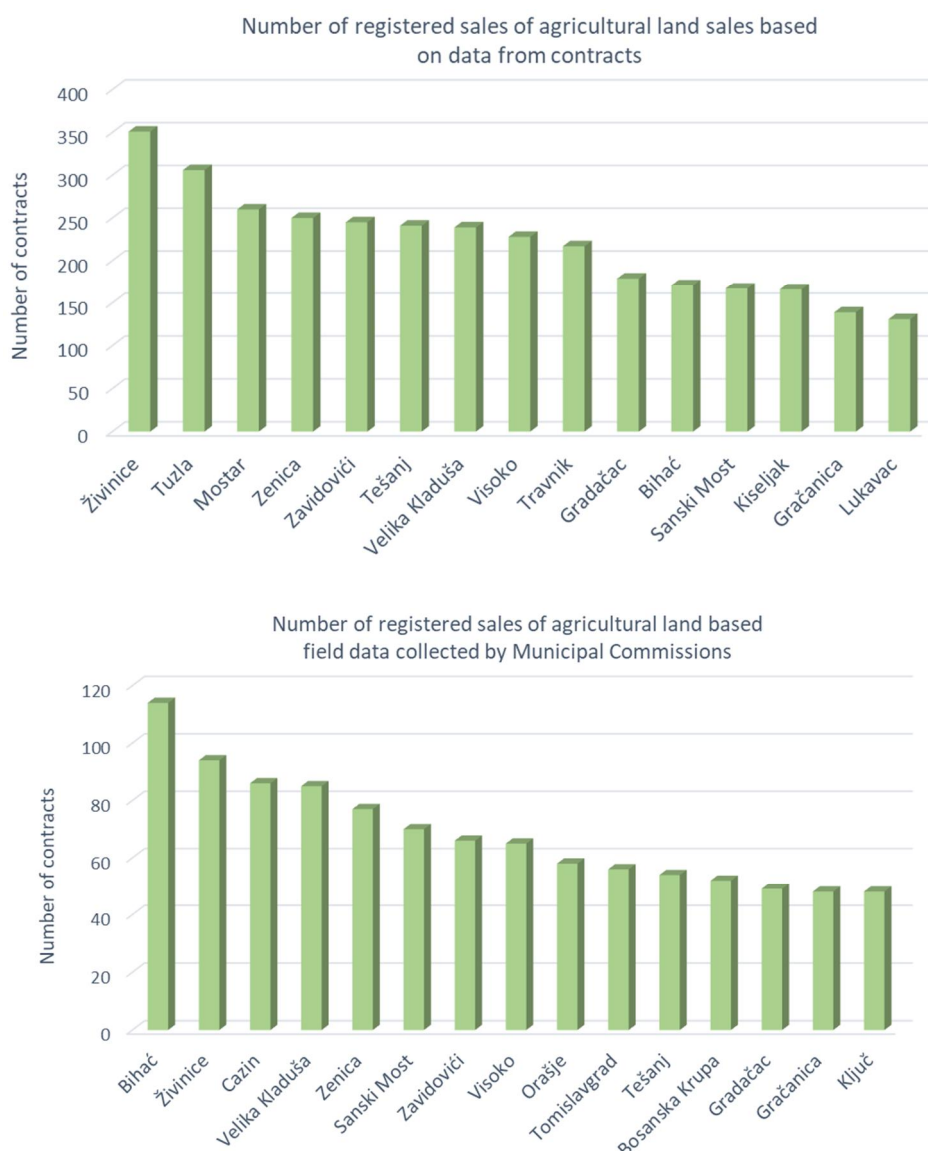


Figure 16: Graphical presentation of the number of sales of agricultural land based on data from contracts (Figure above) and data collected on field by Municipal Commission (Figure below)

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 2023 is 695 in the territory of the Federation of Bosnia and Herzegovina, and there are 744 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.

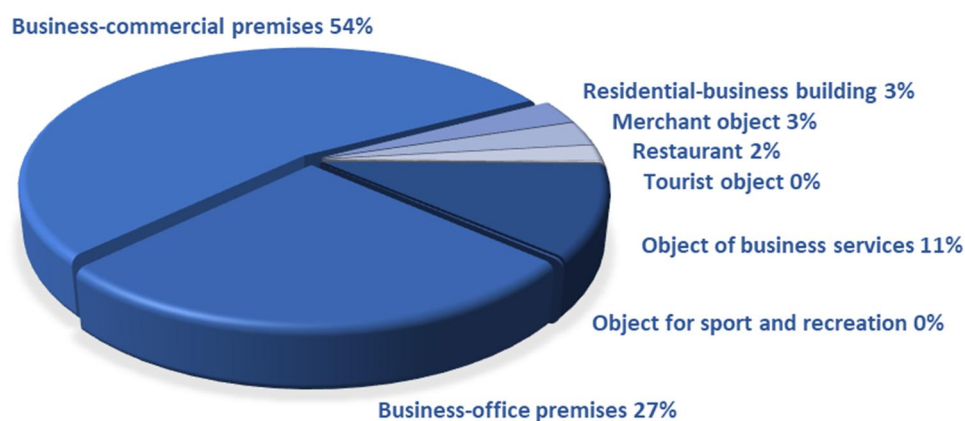


Figure 17: Graphical presentation of commercial real estate by type

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	61	60	Velika Kladuša	33,400	Hadžići
Restaurant	11	270	Živinice	1,770	Novi Grad Sarajevo
Merchant object	17	385	Tešanj	5,710	Busovača
Residential-business building	15	215	Busovača	1,425	Tešanj

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	266	120	Visoko	6,995	Ilidža
Business-office premises	139	205	Vareš	6,050	Centar 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 2023, the average price for offices is 1,900 BAM/m², and the average usable area is 68 m². The average price for shops is 1,500 BAM/m², and the average usable area is 57 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.

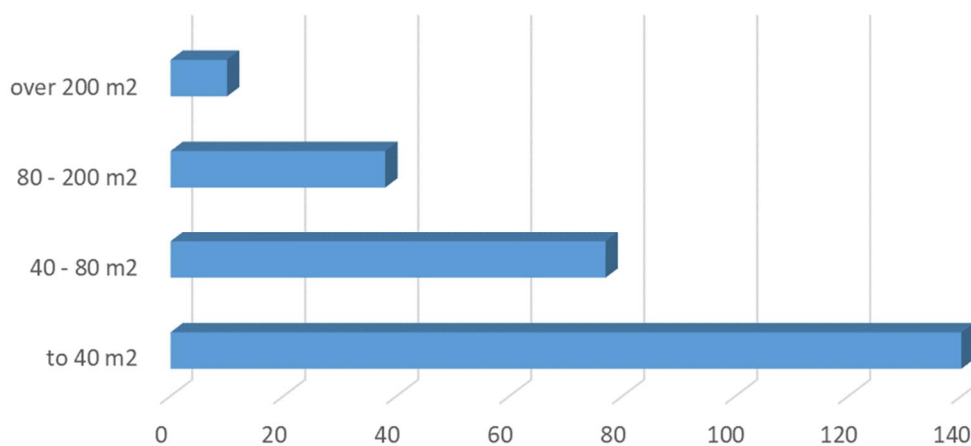


Figure 5: Graphical presentation of the business-commercial premises sold according to the area

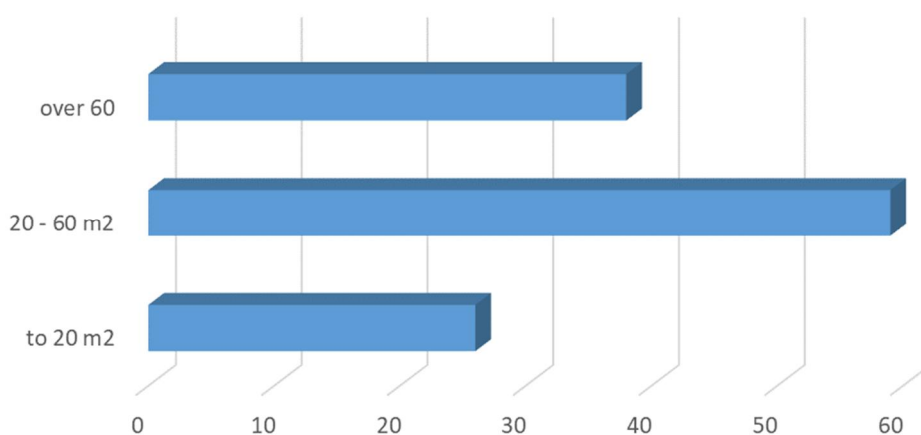


Figure 6: Graphical presentation of the business-office premises sold according to the area

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. - 31.12.2023 is 19 014, out of which 15,413 was generated from Bosnia and Herzegovina and the rest from 46 different countries, as shown in the Figure below. The other 22 countries make up only 2.8% (Finland, Tunisia, Kuwait, Hungary, Egipt, Slovakia, Russia, Luxembourg, Iceland, Iraq, Czech Republic, China, New Zealand, Spain, Qatar, South Korea, Israel, Sri Lanka, Romania, Portugal, North Macedonia and Poland).

Most visits were from Bosnia and Herzegovina 81.1%, Germany 4.2%, Croatia 3.2% and Serbia 1.7% in 2023. During 2023, the number of visits to the public insight into SPR data was 19.014, which is 85,1% more than in 2018, when the public insight into the data was established.

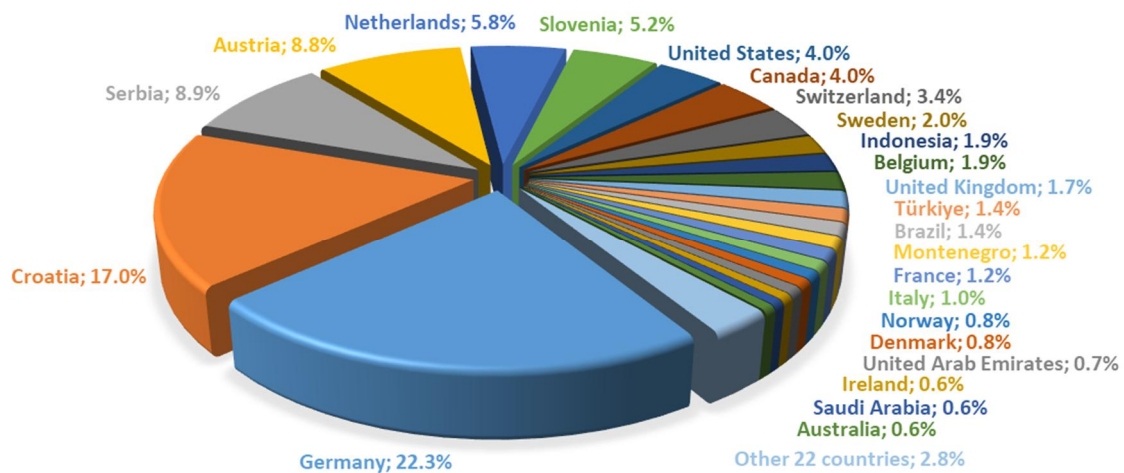


Figure 20: Graphical overview of the insights into the SPR data by country

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, and lowest number of reviews was realised in December. After that, the number of sales start to increase until August, as also does public interest of SPR data (Figure 21).

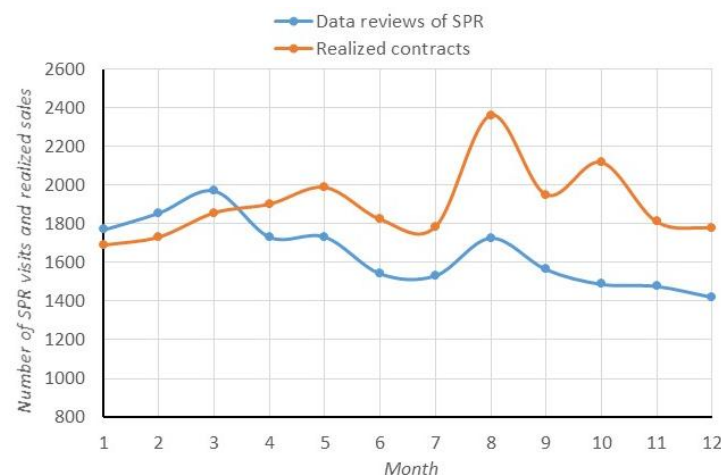


Figure 21: Graphical timeline overview of the SPR data page visit and realized sales contracts

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.	779	46,051,202
	Bosanska Krupa	04.01.2018.	279	10,165,164
	Bosanski Petrovac	25.05.2018.	96	1,749,055
	Bužim	20.12.2017.	129	2,343,641
	Cazin	12.09.2017.	468	19,881,797
	Ključ	15.01.2018.	170	3,476,742
	Sanski Most	19.12.2017.	443	15,798,614
	Velika Kladuša	20.12.2017.	422	16,470,719
TOTAL			2,786	115,936,935
Posavina	Domaljevac-Šamac	19.10.2018	73	749,225
	Odžak	01.10.2018	311	7,178,226
	Orašje	15.10.2018	331	8,515,497
TOTAL			715	16,442,947
Tuzla	Banovići	30.04.2018	156	5,203,543
	Čelić	14.08.2018	101	1,545,486
	Doboj-Istok	15.02.2018	86	1,283,858
	Gračanica	23.07.2018	539	24,031,433
	Gradačac	13.02.2018	425	12,090,637
	Kalesija	27.07.2018	236	6,675,672
	Kladanj	03.05.2018	78	1,498,506
	Lukavac	08.08.2018	438	18,066,699
	Sapna	06.08.2018	33	412,250
	Srebrenik	03.07.2018	268	8,233,323
	Teočak	06.11.2018	31	306,800
	Tuzla	05.09.2018	1256	97,827,910
	Živinice	16.01.2018	545	21,635,531
TOTAL			4,192	198,811,648
Zenica-Doboj	Breza	19.02.2018	195	7,600,372
	Doboj-Jug	15.01.2018	45	3,681,570
	Kakanj	06.02.2018	331	13,140,553
	Maglaj	20.02.2018	275	11,040,118
	Olovo	10.07.2018	96	3,058,334
	Tešanj	17.05.2017	549	33,199,833
	Usora	12.12.2017	42	13,350,210
	Vareš	26.02.2018	146	4,053,975
	Visoko	22.03.2018	567	36,044,564
	Zavidovići	12.02.2018	402	5,818,111
	Zenica	05.10.2017	1072	87,685,717
	Žepče	16.02.2018	213	6,768,124
TOTAL			3,933	225,441,478
Bosnian-Podrinje Canton Goražde	Foča-Ustikolina	06.02.2018	25	235,327
	Goražde	08.03.2018	179	10,061,004
	Pale-Prača	12.03.2018	17	253,844
TOTAL			221	10,550,174

Canton	LSG unit	SPR entry start	Number of contracts	The sum of money realized
Central Bosnia	Bugojno	19.09.2017	462	28,553,467
	Busovača	09.11.2017	196	3,721,474
	Dobretići	12.01.2018	5	61,000
	Donji Vakuf	11.10.2017	162	4,555,827
	Fojnica	24.01.2018	199	8,826,584
	Gornji Vakuf-Uskoplje	16.11.2017	94	7,205,582
	Jajce	02.11.2017	152	3,706,774
	Kiseljak	02.11.2017	326	32,618,645
	Kreševo	04.10.2017	59	10,923,618
	Novi Travnik	15.02.2018	261	11,761,761
	Travnik	18.09.2017	662	22,920,964
	Vitez	14.09.2017	214	14,280,455
	TOTAL			2,792
Herzegovina-Neretva	Čapljina	28.07.2017	321	13,202,090
	Čitluk	03.04.2018	98	8,221,628
	Jablanica	13.02.2018	224	9,529,637
	Konjic	04.05.2018	271	12,586,391
	Mostar	09.10.2017	920	101,234,573
	Neum	23.10.2018	68	13,823,375
	Prozor-Rama	09.07.2018	64	1,325,464
	Ravno	20.12.2019	55	10,279,500
	Stolac	20.04.2021	92	6,747,895
TOTAL			2,113	176,950,554
West-Herzegovina	Grude	29.08.2018	79	4,799,481
	Ljubuški	16.07.2018	274	14,355,373
	Posušje	26.03.2018	248	10,182,798
	Široki Brijeg	05.07.2018	144	16,471,695
TOTAL			745	45,809,348
Sarajevo	Centar Sarajevo	23.01.2017	653	149,078,016
	Hadžići	16.05.2017	389	28,824,592
	Ilidža	23.01.2018	938	140,418,035
	Ilijaš	13.10.2017	550	33,544,685
	Novi Grad Sarajevo	25.10.2019	954	141,218,309
	Novo Sarajevo	16.03.2017	977	187,546,832
	Stari Grad Sarajevo	07.11.2017	353	50,372,036
	Trnovo	30.05.2018	200	18,118,917
	Vogošća	13.09.2018	474	40,695,306
TOTAL			5,488	789,816,728
Canton 10	Bosansko Grahovo	17.05.2018	14	444,206
	Drvar	17.05.2018	46	649,623
	Glamoč	04.07.2018	54	989,990
	Kupres	01.01.2019	93	3,766,696
	Livno	01.01.2019	200	11,531,100
	Tomislavgrad	19.02.2018	267	6,774,151
TOTAL			674	24,155,766

Note: The above table are indicated LSG in which registration of the contract was made throughout 2023

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	24	3	3	46	4	8	16	6		4	114
	Price	1,327,170	49,000	114,500	484,288	351,000	65,500	459,400	219,500		108,841	3,179,199
Bihać	Volume	104	102	2	171	245	10	18	15	2	1	670
	Price	9,372,432	9,466,966	19,579	2,462,189	11,591,341	144,000	96,840	3,757,685	281,020	1,000	37,193,052
Bosanska Krupa	Volume	35	56		112	9	9	1	3	2		227
	Price	3,404,685	2,964,890		1,546,930	192,400	24,500	15,000	103,000	1,083,595		9,335,000
Bosanski Petrovac	Volume	7	28		28	4			2			69
	Price	164,117	751,450		211,295	71,962			52,300			1,251,123
Bosansko Grahovo	Volume	5	4	1	1							11
	Price	62,670	20,000	1,000	10,757							94,427
Breza	Volume	14	21	1	125	9	1	5	3		2	181
	Price	762,500	1,263,000	5,000	3,747,802	350,058	5,000	5,800	644,000		18,500	6,801,659
Bugojno	Volume											
	Price											
Busovača	Volume	5	53		67	2	19	15	6	1	1	169
	Price	154,000	1,230,375		532,647	32,560	114,745	186,335	352,000	70,000	15,000	2,687,662
Bužim	Volume	1	4		74		17	5	3			104
	Price	70,000	66,900		739,957		134,650	18,425	356,000			1,385,932
Cazin	Volume	51	46	5	98	151	16		20		3	390
	Price	4,256,644	2,551,956	135,000	598,889	4,515,136	57,500		3,453,544		33,000	15,601,670
Centar Sarajevo	Volume	369	56	44	32	50	2	1	33			587
	Price	78,095,808	9,320,295	1,653,905	2,399,424	34,474,336	39,500	1,000	7,138,921			133,123,189
Čapljina	Volume	29	28	5	103	38	15		7			225
	Price	1,824,277	1,380,736	42,700	738,093	1,733,681	238,486		336,617			6,294,590
Čelić	Volume	4	14		36	7	9	3	1			74
	Price	113,000	327,900		323,834	84,800	60,000	3,500	400,000			1,313,034
Čitluk	Volume	26		2	13	32	2	2	5		1	83
	Price	2,805,595		29,337	226,232	2,573,768	32,558	4,040	130,941		15,000	5,817,472

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 2023.

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		9		32		4	1				46
	Price		322,081		431,255		11,750	500				765,586
Doboj-Jug	Volume				1	22	1				9	33
	Price				3,000	2,573,306	4,000				451,000	3,031,306
Dobretići	Volume				2		2					4
	Price				2,000		55,000					57,000
Domaljevac-Šamac	Volume	1	3		30	6	3	1				44
	Price	45,000	80,000		242,408	52,850	4,000	12,000				436,258
Donji Vakuf	Volume	1	12	1	31	1	2	1	3			52
	Price	65,000	540,866	7,500	394,758	3,000	27,000	300	174,000			1,212,425
Drvar	Volume	14	7		8				1			30
	Price	202,058	116,558		17,700				15,000			351,317
Foča in BH	Volume		3		18		1					22
	Price		52,947		129,380		3,000					185,327
Fojnica	Volume	17	22	3	64	31	1		7			145
	Price	1,408,466	1,003,000	67,568	1,107,140	268,613	6,000		1,453,050			5,313,836
Glamoč	Volume	3	11		11	1	2	3	2			33
	Price	45,000	83,797		35,960	450	9,300	30,000	102,012			306,520
Goražde	Volume	46	48		30	6	2	9	11			152
	Price	3,459,550	3,131,937		224,362	98,850	7,200	10,950	2,074,065			9,006,914
Gornji Vakuf-Uskoplje	Volume	6	16		37	3	2	10	5			79
	Price	317,000	541,252		296,229	119,000	4,200	142,217	424,500			1,844,398
Gračanica	Volume	32	60	7	139	14	37	12	9		5	315
	Price	2,723,077	3,455,993	161,198	2,078,704	145,110	98,550	74,000	939,600		29,000	9,705,233
Gradačac	Volume	18	6		179	31	45		8		1	288
	Price	1,566,088	437,188		2,544,607	1,877,531	161,595		204,400		2,000	6,793,409
Grude	Volume	8	5		24	18	5	1	2			63
	Price	684,260	242,695		214,983	1,032,734	174,286	500	1,231,059			3,580,518
Hadžići	Volume	25	46	6	20	224	9	8	5		3	346
	Price	2,678,150	5,927,563	63,500	548,060	10,467,122	343,110	17,772	4,095,900		103,992	24,245,169
Ilidža	Volume	194	89	33	18	194	11	3	36	4	7	589
	Price	26,782,020	12,754,104	1,050,652	1,222,047	20,496,771	538,510	72,000	11,531,419	3,250,000	11,257,000	88,954,523

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	31	85	1		333	3	15	5			473
	Price	2,237,989	8,414,358	20,000		12,728,878	50,800	41,000	1,574,100			25,067,125
Jablanica	Volume	39	15	3	112	3	19		4		2	197
	Price	3,319,881	798,774	62,300	1,447,326	57,000	326,597		2,431,550		28,700	8,472,127
Jajce	Volume											
	Price											
Kakanj	Volume	27	64	10	120	8	1		9		1	240
	Price	1,787,826	3,362,320	119,800	1,034,830	38,000	6,000		1,054,357		43,750	7,446,883
Kalesija	Volume	3	32	1	128	8	16	3	3			194
	Price	208,000	1,458,600	11,000	1,315,008	62,000	89,100	25,500	310,000			3,479,208
Kiseljak	Volume	8	39	4	166	25		2	12			256
	Price	817,239	2,975,908	138,775	3,394,705	15,204,902		5,400	848,898			23,385,828
Kladanj	Volume	5	12		35	5	3		3		2	65
	Price	239,500	533,413		180,290	187,000	17,706		76,400		20,150	1,254,459
Ključ	Volume	25	26		70	4	3	2	3		1	134
	Price	582,938	623,568		1,455,620	143,664	7,800	1,083	237,349		50,000	3,102,024
Konjic	Volume	60	22	8	110	1	13	4	8		3	229
	Price	4,685,391	1,289,862	100,900	2,293,549	25,426	146,500	166,857	708,698		5,600	9,422,783
Kreševo	Volume	3	11	1	24		1	5	7		3	55
	Price	112,500	904,713	15,000	575,614		8,000	3,800	1,701,822		37,621	3,359,070
Kupres	Volume	16	19	2	7	22			1			67
	Price	566,848	1,130,761	14,713	229,999	837,449			20,000			2,799,769
Livno	Volume	19	16	4	32	45		2	6			124
	Price	700,238	874,420	36,465	290,062	844,555		2,510	1,978,500			4,726,750
Ljubuški	Volume	22	28	2	53	69	12	4	8		3	201
	Price	2,225,258	1,793,774	17,000	880,521	2,744,422	258,225	123,611	1,066,786		52,000	9,161,596
Lukavac	Volume	61	96	8	131		23	13	13		2	347
	Price	4,357,865	3,713,805	88,770	6,501,528		173,100	44,105	632,488		11,000	15,522,661
Maglaj	Volume	15	36	22	71	1	4	2	6			157
	Price	1,089,268	1,346,805	747,999	559,600	25,000	18,900	1,390	542,089			4,331,050
Mostar	Volume	291	88	62	260	36	24	15	40	3	7	826
	Price	29,392,338	10,539,121	994,078	10,931,364	12,624,904	778,465	4,671,233	11,658,031	1,500,000	127,626	83,217,160

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	17	10	5	2	16	8	4				62
	Price	2,180,864	6,201,998	132,400	17,970	2,318,880	1,186,355	83,224				12,121,692
Novi Grad Sarajevo	Volume	419	49	36	52	131	18		35		2	742
	Price	57,240,013	11,604,809	604,857	7,129,578	13,163,636	301,729		8,234,128		18,000	98,296,749
Novi Travnik	Volume	42	36	16	56	22	5	2	13		2	194
	Price	1,647,965	1,179,389	80,500	356,786	332,852	14,800	100,000	254,500		10,500	3,977,292
Novo Sarajevo	Volume	470	70	41	35	13			38			667
	Price	77,973,879	10,402,356	1,020,165	2,130,984	754,112			21,433,620			113,715,116
Odžak	Volume	10	23		55	37	17	4	6		1	153
	Price	625,100	909,608		344,655	517,582	49,600	9,900	1,193,000		50,000	3,699,444
Olovo	Volume	10	12		62				3		2	89
	Price	546,000	602,981		1,051,129				358,000		40,000	2,598,110
Orašje	Volume	14	17	2	87	55	13	1	7			196
	Price	905,635	1,371,750	21,017	580,394	1,380,901	14,650	500	561,313			4,836,160
Pale-Prača	Volume	1	2		5		1				1	10
	Price	29,844	27,000		92,000		7,000				700	156,544
Posušje	Volume	7	10	3	75	51	6	3	2		2	159
	Price	362,900	526,915	40,600	791,127	778,350	228,292	15,120	998,870		3,670	3,745,845
Prozor-Rama	Volume	6	6		31	1	8	4	2			58
	Price	394,800	390,311		241,903	1,250	31,700	14,000	90,000			1,163,964
Ravno	Volume	4	4		1	45		1				55
	Price	753,103	1,369,424		10,000	8,143,473		3,500				10,279,500
Sanski Most	Volume	46	66	17	167	23	12	2	14		3	350
	Price	2,443,451	4,011,381	387,229	1,989,268	418,230	61,170	2,784	1,413,107		66,000	10,792,620
Sapna	Volume	1			17		3					21
	Price	97,500			60,550		11,800					169,850
Srebrenik	Volume											
	Price											
Stari Grad Sarajevo	Volume	111	97	9	34	26		1	13		3	294
	Price	23,230,429	10,264,473	202,908	1,751,576	1,718,900		2,000	6,472,222		34,000	43,676,509
Stolac	Volume	4	18		35	30	2	3				92
	Price	98,625	943,300		582,485	4,868,615	21,000	233,870				6,747,895

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	5	10	1	17	65	8	2	5	3		116
	Price	539,585	862,030	19,558	117,041	2,487,265	222,417	11,790	1,459,436	1,980,259		7,699,382
Teočak	Volume		4		19	1	2		1			27
	Price		115,000		124,200	9,000	5,100		25,000			278,300
Tešanj	Volume	15	49	3	241	19	39	26	13		1	406
	Price	1,236,950	4,649,277	29,000	6,541,096	1,161,918	284,026	208,462	5,446,406		2,000	19,559,136
Tomislavgrad	Volume	9	18		87	131			5		1	251
	Price	586,088	1,048,706		718,903	1,821,997			388,141		300,000	4,863,836
Travnik	Volume	94	83	26	217	69	18	5	25	1	1	539
	Price	6,048,560	4,936,702	463,238	2,866,717	1,923,596	250,342	76,700	3,602,691	130,000	1,500	20,300,045
Trnovo	Volume	33	4	4	101	22	1	2			2	169
	Price	6,109,878	245,400	187,200	1,887,766	5,949,826	1,000	156,000			5,300	14,542,370
Tuzla	Volume	294	72	107	306	134	19	16	63		13	1,024
	Price	36,823,540	7,116,932	3,688,477	6,016,585	14,569,940	189,374	37,853	11,272,539		498,492	80,213,731
Usora	Volume											
	Price											
Vareš	Volume	33	10	2	50	6	1	2	7			111
	Price	800,101	353,048	6,500	1,017,793	13,753	44,101	7,200	125,000			2,367,495
Velika Kladuša	Volume	23	38	12	239	17	32		7		1	369
	Price	1,870,632	2,524,919	300,927	6,781,180	170,985	241,430		3,459,260		30,000	15,379,334
Visoko	Volume	22	84	18	228	21	11	3	8		3	398
	Price	1,811,300	5,133,348	348,210	3,287,809	205,914	102,047	146,070	4,520,753		27,000	15,582,451
Vitez	Volume	10	51	2	75	51	5		10		2	206
	Price	506,875	2,036,492	46,500	510,057	1,024,276	23,500		5,280,550		85,000	9,513,249
Vogošća	Volume	113	58	8	101	111	7	11	9	1	4	423
	Price	12,630,627	10,068,580	132,353	3,710,663	8,190,805	335,655	77,500	1,673,673	500,000	7,750	37,327,606
Zavidovići	Volume	28	50	4	245	2	22	3	6			360
	Price	1,476,870	1,817,058	58,000	1,539,875	38,740	116,200	30,405	134,780			5,211,928
Zenica	Volume	209	141	24	250	22	8	8	56		9	727
	Price	20,326,782	10,335,814	330,500	3,856,056	4,226,942	42,100	384,130	16,674,686		323,800	56,500,810
Žepče	Volume	8	46		79		10	8	11		3	165
	Price	384,028	2,047,672		1,349,674		35,230	624,369	706,588		538,780	5,686,341
Živinice	Volume	39	99	2	351	3	10	1	15	1	2	523
	Price	3,033,692	6,151,819	18,200	6,363,614	44,120	916,500	225,000	1,416,300	356,310	129,430	18,654,985
TOTAL Federation of BH	Volume	3,761	2,578	583	6,189	2,786	643	294	695	18	119	17,666
	Price	457,427,262	207,092,147	13,836,577	118,424,378	214,865,436	8,982,251	8,687,445	161,225,144	9,151,184	14,582,701	1,214,274,526

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	292	366	36	959	453	99	28	67	4	9	2,313
	Price	22,164,900	22,962,031	842,735	15,785,328	17,103,718	671,050	134,132	12,832,245	1,364,615	180,000	94,040,755
Posavina Canton	Volume	25	43	2	172	98	33	6	13		1	393
	Price	1,575,735	2,361,358	21,017	1,167,457	1,951,333	68,250	22,400	1,754,313		50,000	8,971,863
Tuzla Canton	Volume	481	407	128	1,419	207	179	65	122	1	29	3,038
	Price	50,489,433	23,681,732	4,082,145	26,424,462	17,330,501	1,800,075	869,858	15,496,227	356,310	798,913	141,329,654
Zenica-Doboj Canton	Volume	381	513	84	1,472	110	98	57	122		30	2,867
	Price	30,221,625	30,911,323	1,645,009	23,988,663	8,633,632	657,603	1,407,826	30,206,659		1,444,830	129,117,170
Bosnian-Podrinje Canton	Volume	47	53		53	6	4	9	11		1	184
	Price	3,489,394	3,211,884		445,742	98,850	17,200	10,950	2,074,065		700	9,348,785
Central Bosnia Canton	Volume	186	323	53	739	204	55	40	88	2	9	1,699
	Price	11,077,604	15,348,697	819,081	10,036,654	18,908,798	503,587	514,752	14,092,011	200,000	149,621	71,650,804
Herzegovina-Neretva Canton	Volume	476	191	85	667	202	91	33	66	3	13	1,827
	Price	45,454,874	22,913,526	1,361,715	16,488,922	32,346,996	2,761,661	5,176,725	15,355,836	1,500,000	176,926	143,537,181
West Herzegovina Canton	Volume	42	53	6	169	203	31	10	17	3	5	539
	Price	3,812,003	3,425,415	77,158	2,003,671	7,042,771	883,220	151,021	4,756,151	1,980,259	55,670	24,187,340
Sarajevo Canton	Volume	1,765	554	182	393	1,104	51	41	174	5	21	4,290
	Price	286,978,792	79,001,938	4,935,539	20,780,098	107,944,386	1,610,304	367,272	62,153,984	3,750,000	11,426,042	578,948,355
Canton 10	Volume	66	75	7	146	199	2	5	15		1	516
	Price	2,162,902	3,274,243	52,177	1,303,381	3,504,451	9,300	32,510	2,503,654		300,000	13,142,618
TOTAL Federation of BH	Volume	3,761	2,578	583	6,189	2,786	643	294	695	18	119	17,666
	Price	457,427,262	207,092,147	13,836,577	118,424,378	214,865,436	8,982,251	8,687,445	161,225,144	9,151,184	14,582,701	1,214,274,526

* It refers to one contract with several real estates that has the stated individual prices

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/m ²)	Location	Price (BAM/m ²)	Location
Una-Sana Canton	House	290	30	Bosanski Petrovac	2,370	Velika Kladuša
	Terraced house					
	Duplex house	3	315	Sanski Most	410	Sanski Most
	Summer house	12	415	Bosanska Krupa	1,080	Bihać
Posavina Canton	House	16	110	Orašje	1,270	Orašje
	Terraced house					
	Duplex house					
Tuzla Canton	House	273	35	Tuzla	2,770	Tuzla
	Terraced house					
	Duplex house	2	1,335	Tuzla	850	Tuzla
Zenica-Doboj Canton	House	100	130	Visoko	1,875	Zenica
	Terraced house	1	145	Vareš	145	Vareš
	Duplex house	4	620	Maglaj	950	Maglaj
	Summer house	3	385	Breza	2,060	Zenica
Bosnian-Podrinje Canton	House	42	140	Goražde	1,840	Goražde
	Terraced house	2	565	Goražde	1,075	Goražde
	Duplex house	2	255	Goražde	130	Goražde
	Summer house	1	530	Goražde	530	Goražde
Central Bosnia Canton	House	181	50	Kiseljak	2,345	Kiseljak
	Terraced house	1	895	Kreševo	895	Kreševo
	Duplex house					
	Summer house	28	65	Busovača	2,540	Travnik
Herzegovina-Neretva Canton	House	5	400	Čapljina	1,775	Mostar
	Terraced house					
	Duplex house					
West Herzegovina Canton	House	15	275	Ljubuški	1,915	Ljubuški
	Terraced house	1	440	Široki Brijeg	440	Široki Brijeg
	Duplex house	4	300	Ljubuški	1,625	Ljubuški
	Summer house					
Sarajevo Canton	House	493	70	Trnovo	3,915	Stari Grad Sarajevo
	Terraced house	3	660	Novo Sarajevo	2,085	Novo Sarajevo
	Duplex house	1	950	Novo Sarajevo	950	Novo Sarajevo
	Summer house	50	120	Novi Grad	3,615	Trnovo
Canton 10	House	11	105	Glamoč	575	Tomislavgrad
	Terraced house					
	Duplex house					
Canton 10	House	1	545	Kupres	545	Kupres
	Summer house					

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	11,271	2,290	2,975	1,272
	76%		24%	
House	1,895	452	770	399
	67%		33%	
Apartments	2,088	576	1,510	569
	56%		44%	
Commercial real estate	349	54	149	35
	69%		31%	
Garage	440	47	188	41
	68%		32%	
Forest	692	112	122	35
	84%		16%	

Sales of real estates (former owners)				
Market	Men		Women	
	Alone in sale	Participant in sale	Alone in sale	Participant in sale
Land	8,298	5,364	4,174	5,180
	59%		41%	
House	1,465	938	835	1,062
	56%		44%	
Apartments	1,701	732	1,296	801
	54%		46%	
Commercial real estate	254	68	159	47
	61%		39%	
Garage	250	86	140	112
	57%		43%	
Forest	466	315	221	189
	57%		43%	

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

