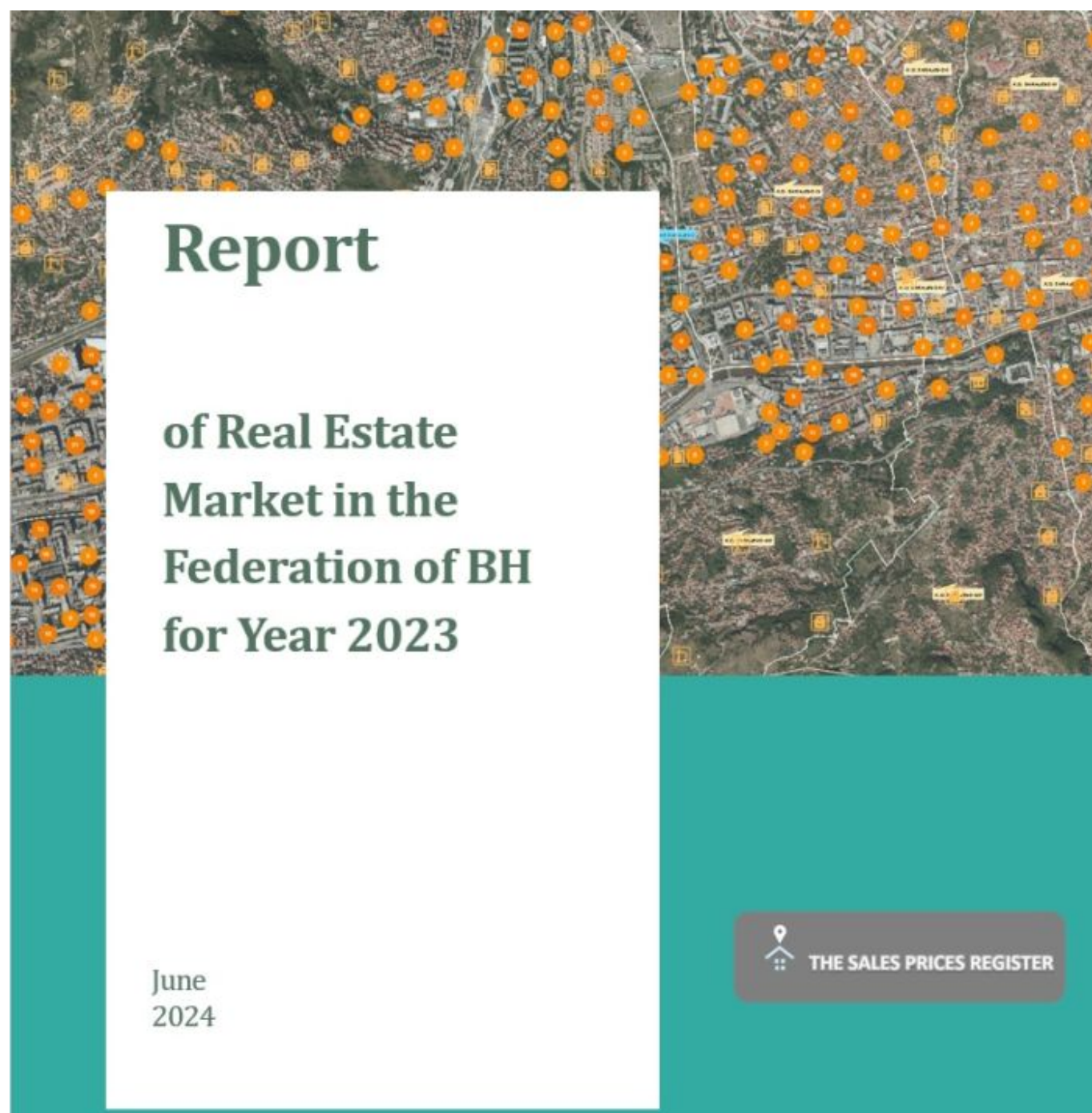


# Real estate market report of the Federation of BiH for 2023

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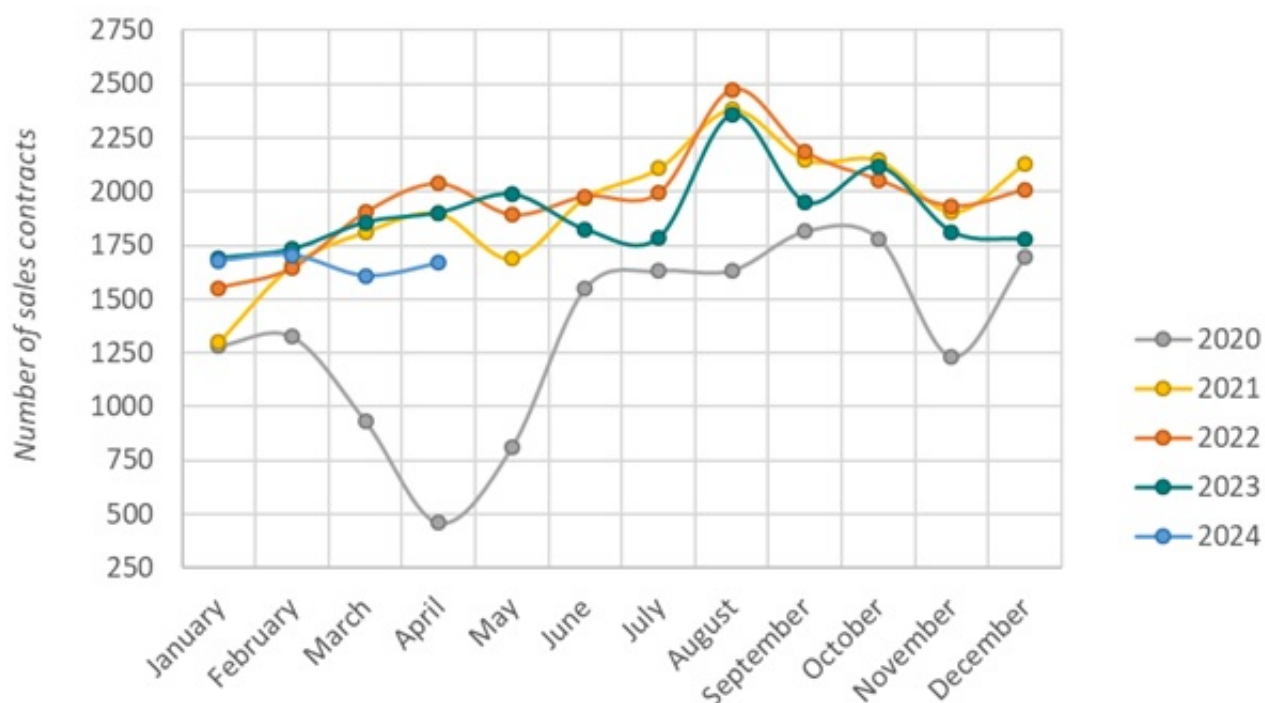


Through the realization of the activities of the Federal Administration for Geodetic and Real Property Affairs (FGA) related to the establishment of the Sales Price Register (SPR) in co-operation with the Tax Administration of the Federation BiH (TA FBiH) and local self-government units (LSGU), it was made a Real Estate Market Report of the Federation of BiH for Year 2023.

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 a total of 73 in the Federation of BiH.

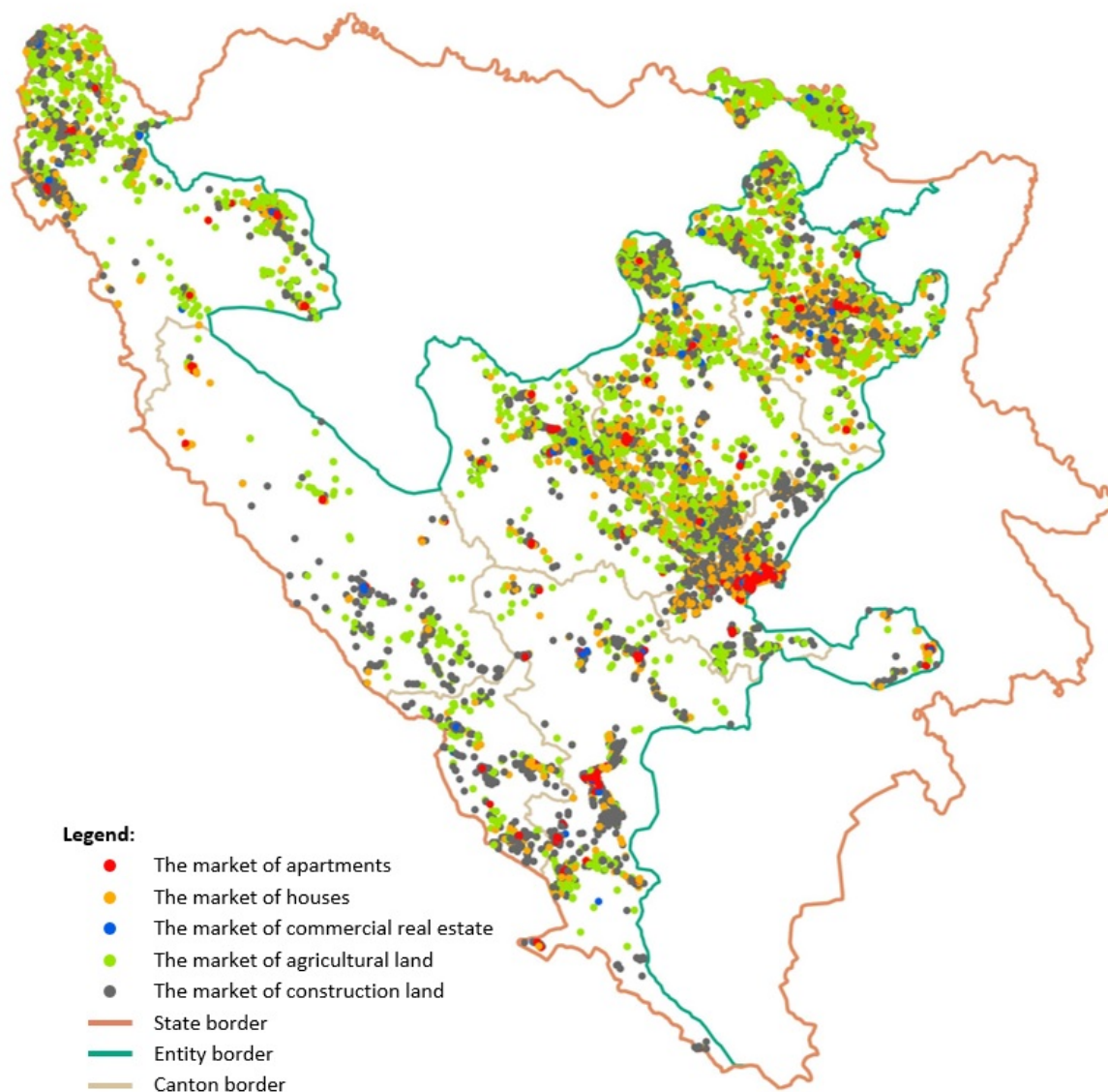
The analysis was made based on registered contracts for Year 2023, and more detailed analyses of market activities depend on the input of data throughout the Year 2023 and the volume of markets for certain types of real estate.

Total number of sales contracts registered in the period from 01.01.-31.12.2023, in the territory of the Federation of BiH is 23,659, while the realized value from the sales contracts is 1,753,051,731 BAM.



Total number of real estates in sales contracts registered in the period from 01.01.-31.12.2023, and recorded by municipal commission for real estate valuation is 38,538.

There are three dominant categories of real estate according to the number of transactions: building land, apartments and agricultural land. The value of contracts prevails over the apartments, building land and business premises.



According to available data, the average apartment price on the secondary market in the Federation is 2,280 BAM/m<sup>2</sup>. The largest volume of apartment's transactions in 2023 was registered in Municipality Novo Sarajevo, Municipality Novi Grad Sarajevo, City of Tuzla, Municipality Centar Sarajevo, City of Mostar, City of Zenica and Municipality Ilidža .

In accordance with the available data for 2023 in the Federation of BH, the average price of an apartment is higher by 13% compared to 2022.

The highest paid prices of apartments in the Federation of Bosnia and Herzegovina are in the Municipality Centar Sarajevo with the average price 3,530 BAM/m<sup>2</sup> and Municipality Stari Grad Sarajevo, with the average price 3,490 BAM/m<sup>2</sup>. 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 m<sup>2</sup>.

Regarding the traded houses, the following average values were obtained: the average usable area of the building is 133 m<sup>2</sup>, the average price per living area of the house is 800 BAM/m<sup>2</sup>, the average area of the house with land is 832 m<sup>2</sup>, the average price per area of the house with land is 228 BAM/m<sup>2</sup>, 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 Centar Sarajevo, with the living area of 333 m<sup>2</sup> and 2,030 m<sup>2</sup> of total land area with the house.

During the last Year, the most expensive business premises – local was 6,995 BAM/m<sup>2</sup> in the Municipality Ilidža, and the office space was 6,048 BAM/m<sup>2</sup> in the Municipality Centar Sarajevo. Regarding the garage, the most expensive garage or garage place in the building was 4,477 BAM/m<sup>2</sup> in the area of Municipality Centar Sarajevo.

The average price of agricultural land at the level of the Federation of Bosnia and Herzegovina is 2,70 BAM/m<sup>2</sup>.

Comparing the number of data reviews of SPR public access and sales made in the same period, it was concluded that the lowest number of sales was realised in the period between January and February, and the lowest number of public views was in December. After that, the number of sales start to increase until August, as also does public interest of SPR data .

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 of Real Estate Market in the FBH for 2023.pdf \(2.4 MiB\)](#)