



Report

of Real Estate Market in the Federation of BH for Year 2025

March
2026



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 2025, 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 2025, it also demonstrated some resilience.

The total value of real estate transactions in 2025 in the FBH amounted to 1,896,158,837 BAM, representing an 13% increase compared to 2024. The total number of sales contracts in 2025 was 23,398, a 2% increase from 2024.

In terms of transaction categories, agricultural land, apartments, and construction land dominated in 2025. 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 22% of all transactions and 45% of total market turnover. This was followed by Tuzla Canton with 19%, Zenica-Doboj Canton with 18%, and Una-Sana Canton with 11%.

In the apartment market, urban municipalities of Sarajevo Canton (comprising Stari Grad, Centar, Novi Grad, Novo Sarajevo, Ilidža, and Vogošća) had the highest share of sales agreements at 44%. In terms of the number of apartments sold, Centar Sarajevo, Novo Sarajevo, Tuzla, Zenica, Mostar, Novi Grad Sarajevo and Ilidža stand out the most.

The highest price achieved for an apartment in the FBH in 2025 was in the Stari Grad Sarajevo municipality, with a total price of 1,315,000 BAM for an apartment with a usable area of 165 m² and is located in the building that was built in the year 1900.

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 01.01.2025.-31.12.2025. is 105,744, out of which 90,463 was generated from Bosnia and Herzegovina and the rest from 53 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 units 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 units. 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 2025, 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 units.

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.

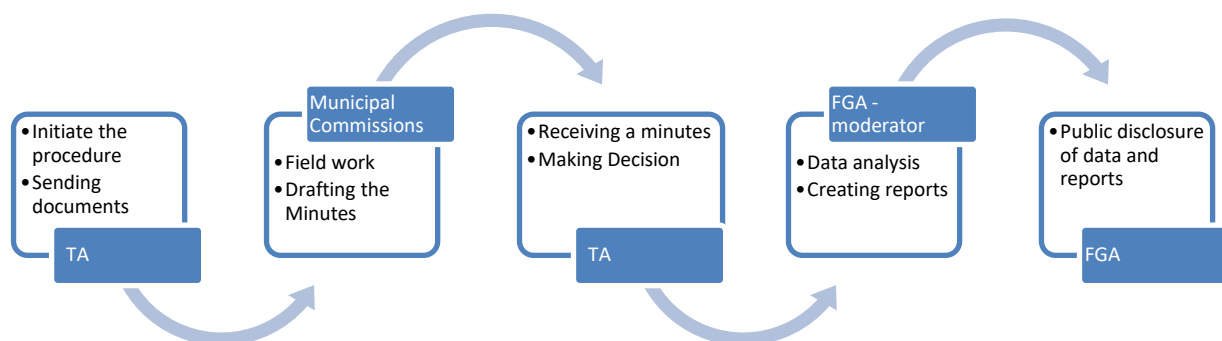


Figure 1: SPR Process Model in the Federation of BH

1.3 Methodology used for the preparation of Report

The input data for the analysis of real estate market in Year 2025 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 2025, 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 2025, 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 2025, 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 2025.

Price: The price per unit area of real estate (BAM/m²) is presented for individual units 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 01.01.2025. - 31.12.2023., in the territory of the Federation of BH, is **23,398**, while the realized value from the sales contracts is **1,896,158,837 BAM**. Out of this number, **22,726** contracts with realized value of **1,808,489,325 BAM** refer to the secondary market, while **672** contracts with realized value of **87,669,511 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 23,398 registered sale contracts, the subject of taxation were 22,270, of which Municipal Commission entered data for 17,952 sale contracts in SPR, and only such transactions were taken in preparation for real estate market analysis. Out of 17,952 sales contracts, 1,516 refers to mixed contracts and the value of such is 175,790,737 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 2022, Year 2023, Year 2024 and Year 2025, 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. According to the data at the charts (Figures 2 and 3), number of transactions for agricultural had decreased, while apartments and building land have slight increase compared to last year. Simultaneously total transaction value has increased, which can indicate inflation pressure on real estate market.

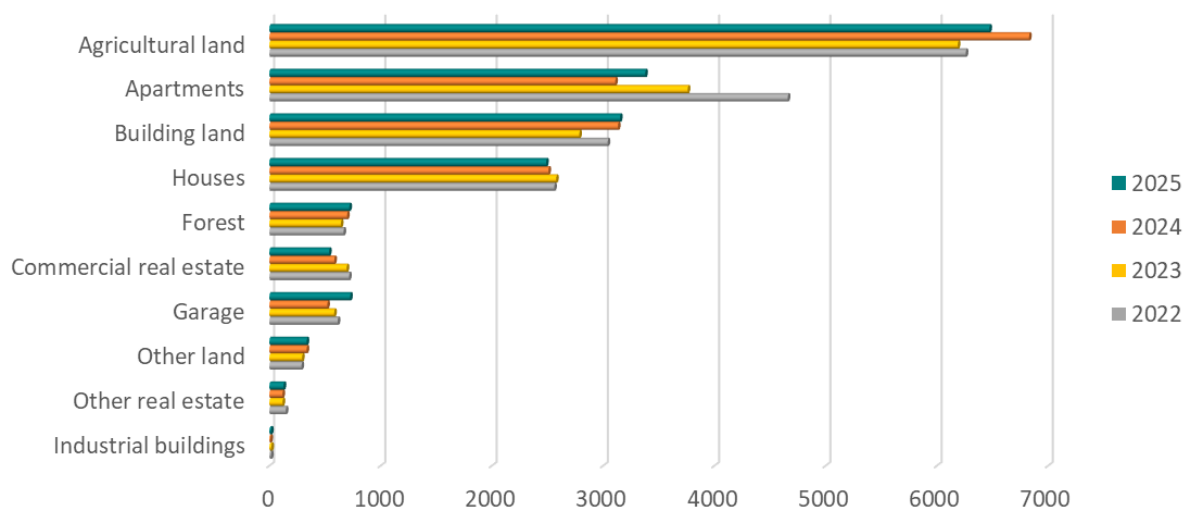


Figure 2: The number of sales contracts divided according to the real estate market

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

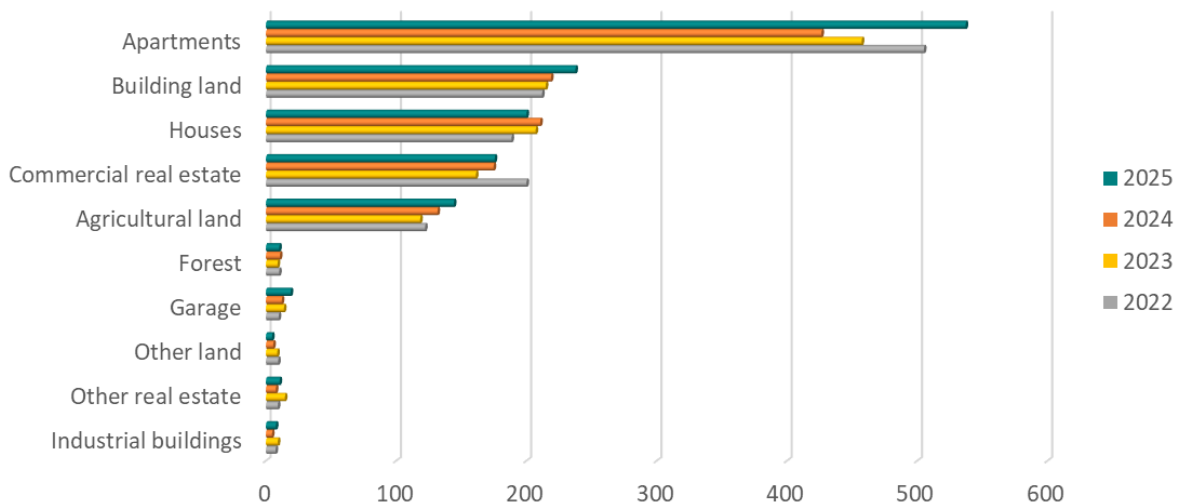


Figure 3: The value of transferred real estates divided according to the real estate market

Figure 4 shows the number of registered sales contracts in Year 2025 by the most frequent types of real estates classified by cantons in the Federation of Bosnia and Herzegovina. Observed according to the type of real estate, in most cantons the largest number of transactions refers to the building land, while apartments are most represented in more urban areas, especially in Sarajevo Canton. Transactions of houses and agricultural land are present in all cantons, but on a slightly smaller scale compared to the building land. *Appendix 5* shows a spatial representation at the level of the Federation of Bosnia and Herzegovina.

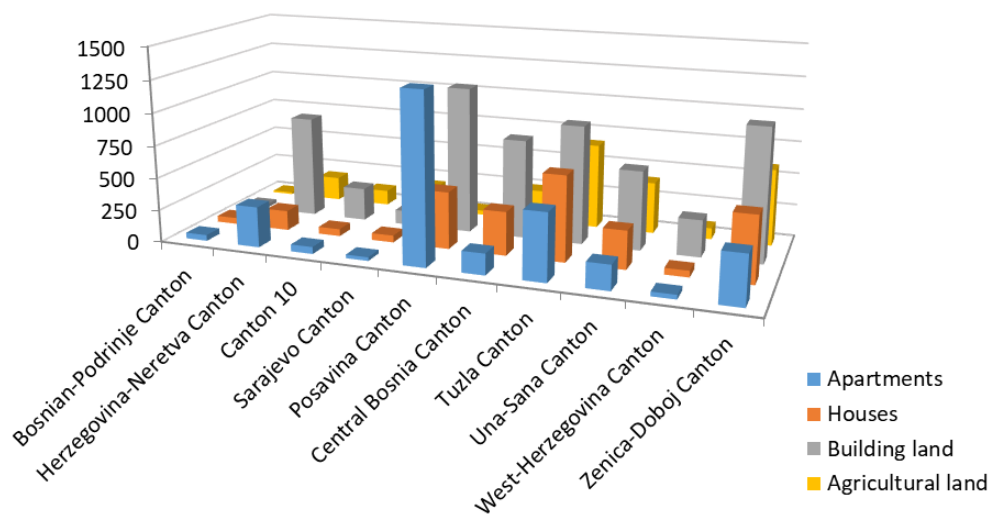


Figure 4: Number of registered sales contracts according to the most frequent types of real estates classified per cantons

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

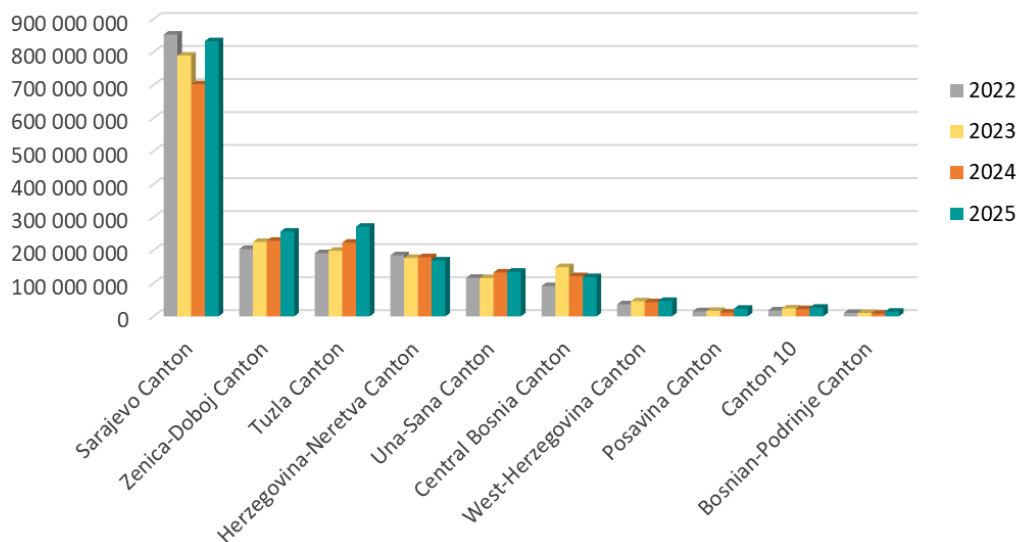


Figure 5: Realized amount of money from transactions per cantons for 2022, 2023, 2024 and 2025

The number of realized sales during 2022 was 24,156, in 2023 it was 23,659 and in 2024 it was 22,980. As opposed to 2024, in 2025, 23,398 or 2% more sales contracts were registered.

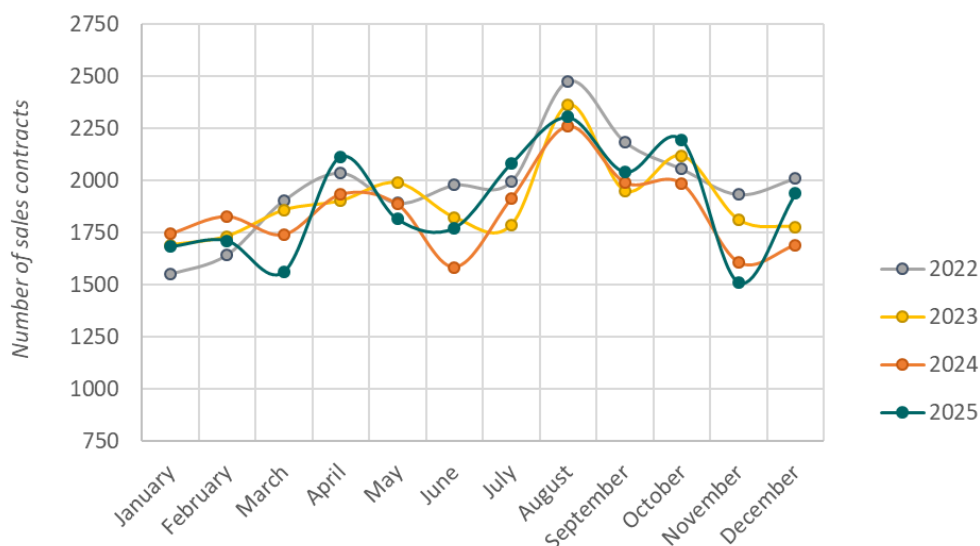


Figure 6: Number of registered contracts by months in 2022, 2023, 2024, 2025

The number of realized sales in 2023, 2024 and 2025 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 2025 in the Federation of BH, the average price of an apartment is higher by 23%, houses by 5% and garages by 7% compared to 2024.

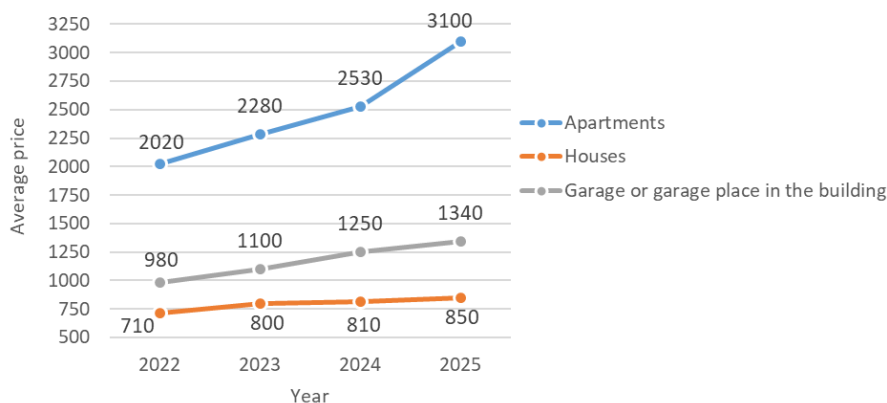


Figure 7: Average prices of the housing market in BAM/m² for the territory of the Federation of BH by years

Regarding to commercial real estates, there was an upward trend in prices during 2023 compared to 2022. In 2024, a slight decrease in prices was recorded in the Business-office premises category while in 2025 a price increase was recorded again. The other two categories of Business-commercial premises and object of business services recorded a slight decline compared to 2024. According to the available data for the 2025 in the Federation of Bosnia and Herzegovina, the average price of office space increased by 41%, while the prices of Business-commercial premises and objects of business services decreased by 3% compared to 2024. The sharp increase in office premises prices, in addition to inflationary influences, may be explained by the specific locations of the transactions. The largest number of transactions in the 2025 sample was recorded in the municipalities of Centar Sarajevo and Novo Sarajevo, which are characterized by high prices of commercial real estate.

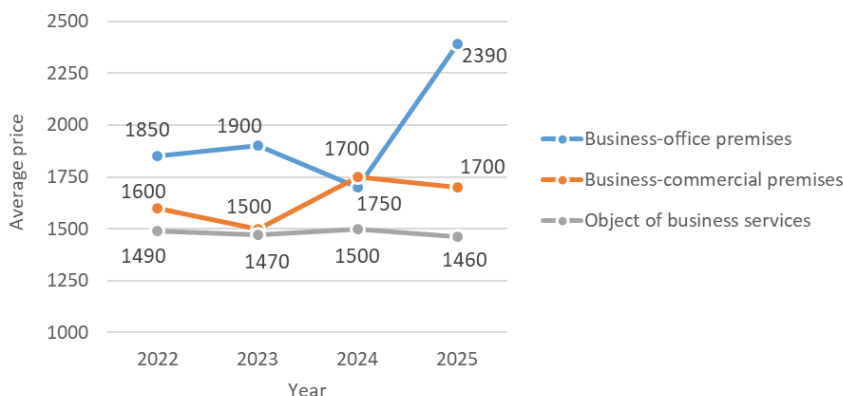


Figure 8: Average prices of commercial real estate market in BAM/m² for the territory of the Federation of BH by years

Regarding the land market, an upward price trend was recorded in 2023 compared to 2022, which continued in 2024. In 2025, the price of building land was 8% higher compared to 2024, following the same pattern observed before.

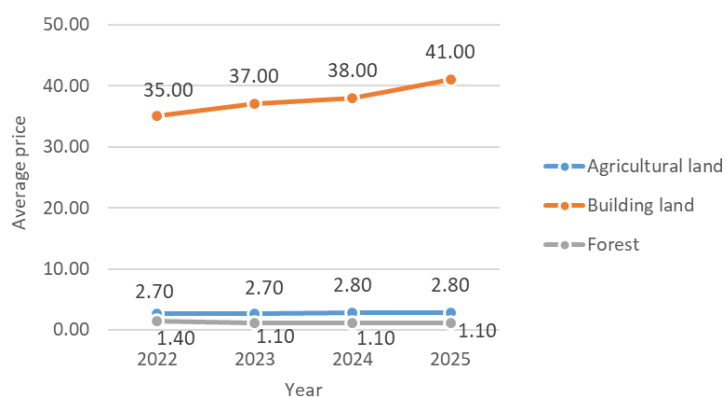


Figure 9: Average prices of the land market in BAM/m² for the territory of the Federation of BH by years

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 2024, women and men participated equal in the purchase in 2025. If we observe different types of markets, overview of the most represented is given in Table 1 below (Year 2022, 2023, 2024 and 2025), and for all markets for year 2025 in Appendix 4. Smallest difference between men and women is visible with apartments purchases. The Share of men gradually decreases from 57% in 2022 to 53% in 2025, while the share of women increases from 43% to 47%. This shows that the difference between the genders in buying apartments is gradually decreasing. When Buying land, men are extremely dominant, with the share of between 76-78%, while women participate with the share between 22-24%. Over the years, there are no major changes, but the shares remain at approximately the same level.

| Purchase of real estate | | | | | | | |
|-------------------------|------|---------------|---------------------|----------------|---------------|---------------------|----------------|
| Market | Year | Men | | | Women | | |
| | | Alone in sale | Participant in sale | Representation | Alone in sale | Participant in sale | Representation |
| Lands | 2022 | 11,643 | 2,247 | 78% | 2,868 | 1,150 | 22% |
| | 2023 | 11,271 | 2,290 | 76% | 2,975 | 1,272 | 24% |
| | 2024 | 12,988 | 2,774 | 76% | 3,591 | 1,438 | 24% |
| | 2025 | 12,767 | 2,565 | 76% | 3,515 | 1,302 | 24% |
| Houses | 2022 | 1,933 | 486 | 69% | 725 | 348 | 31% |
| | 2023 | 1,895 | 452 | 67% | 770 | 399 | 33% |
| | 2024 | 1,913 | 445 | 68% | 749 | 357 | 32% |
| | 2025 | 1,899 | 490 | 69% | 726 | 348 | 31% |
| Apartments | 2022 | 2,508 | 677 | 57% | 1,771 | 681 | 43% |
| | 2023 | 2,088 | 576 | 56% | 1,510 | 569 | 44% |
| | 2024 | 1,616 | 509 | 54% | 1,272 | 521 | 46% |
| | 2025 | 1,699 | 560 | 53% | 1,408 | 597 | 47% |

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 01.01.2025 to 31.12.2025, and recorded by the municipal commission for real estate valuation is **38,896**. 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.

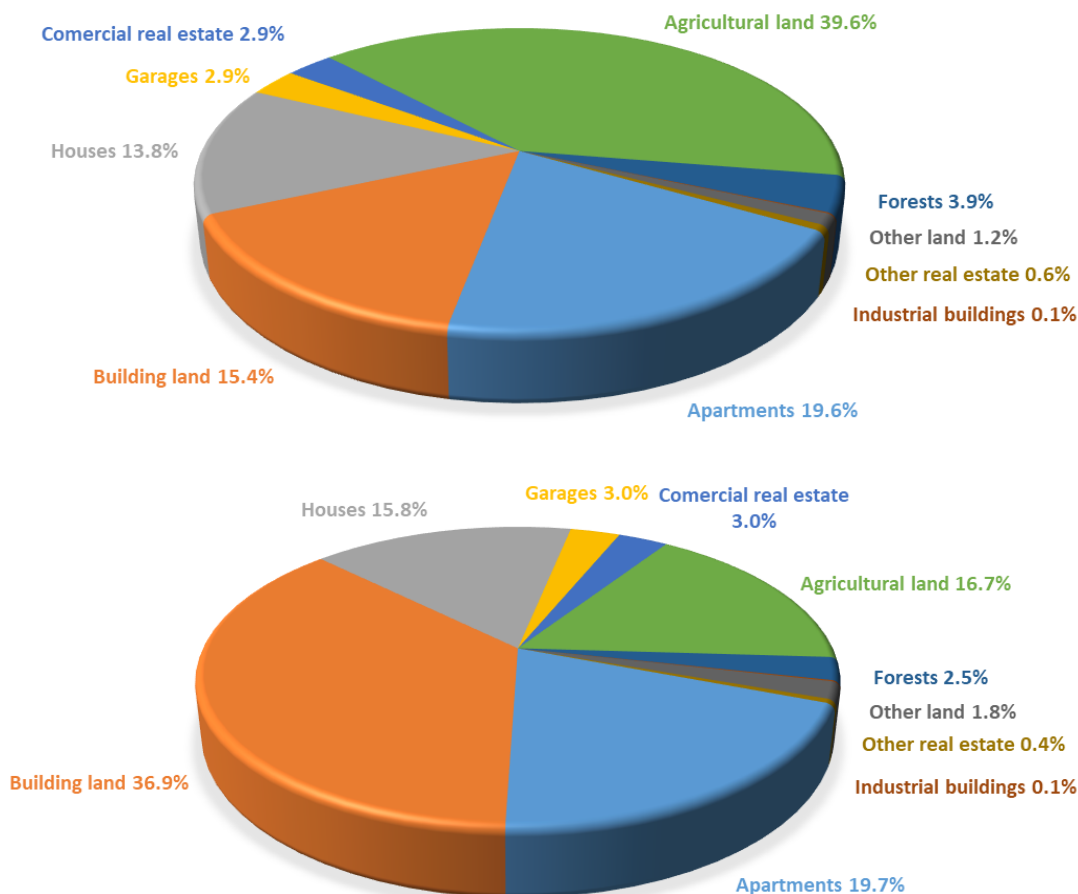


Figure 10: Participation of certain types of real estate on the market at the level of the Federation of BH based on data from a contract (upper graph) and based on data collected from the field by Municipal Commission (lower graph)

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 3,379, and in those contracts are 3,145 of real estate classified as apartment and 64 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 2025 were registered in Municipality Centar Sarajevo, Municipality Novo Sarajevo, City of Tuzla, City of Zenica, and City of Mostar. Local Self-Government Units with the most transactions of apartments are shown in Figure 11.

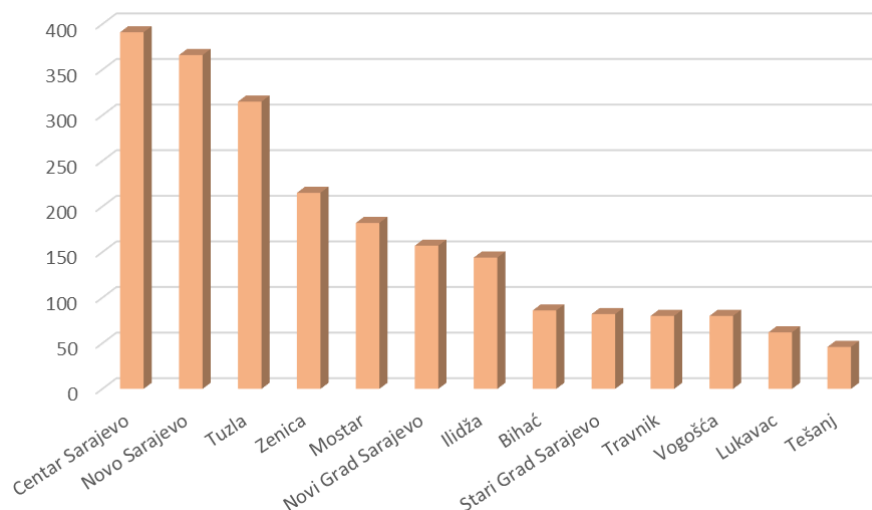


Figure 11: Graphical representation of the number of sales related to apartments

Analysis of prices and areas of sold apartments were made on a sample of 2,235 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 3,100 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] | |
| Neum | 7.220 | 1.530 | 9.000 | 5 |
| Stari Grad Sarajevo | 4.550 | 1.110 | 7.970 | 68 |
| Trnovo (apartments on Bjelašnica) | 4.430 | 2.000 | 6.970 | 34 |
| Novo Sarajevo | 4.350 | 1.150 | 7.220 | 310 |
| Centar Sarajevo | 4.220 | 1.460 | 7.480 | 327 |
| Ilidža | 3.610 | 1.450 | 5.720 | 123 |
| Novi Grad Sarajevo | 3.490 | 1.230 | 6.020 | 140 |
| Vogošća | 3.270 | 1.370 | 4.160 | 71 |
| Tuzla | 2.930 | 280 | 4.950 | 232 |
| Zenica | 2.890 | 500 | 5.120 | 152 |
| Mostar | 2.670 | 500 | 5.070 | 144 |
| Bihać | 2.250 | 700 | 3.420 | 64 |
| Travnik (apartments on Vlašić) | 2.230 | 970 | 3.310 | 16 |
| Travnik | 1.920 | 680 | 4.310 | 24 |
| Lukavac | 1.590 | 430 | 3.400 | 54 |

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, because these apartments are intended for vacation, then the highest average apartment prices this year were achieved in the municipalities of Stari Grad Sarajevo and Novo Sarajevo.

The most expensive apartment in the Federation of Bosnia and Herzegovina in the Year 2025 was in the Municipality of Stari Grad Sarajevo and its total paid price was 1,315,000 BAM and the usable area of that apartment is 165 m² and is located in the building that was built in the year 1900.

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 IV, Sarajevo XIII, Sarajevo IX (Municipality of Stari Grad Sarajevo), Sarajevo VII, Sarajevo VIII (Municipality of Centar Sarajevo), Novo Sarajevo II (Municipality of Novo Sarajevo), 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.

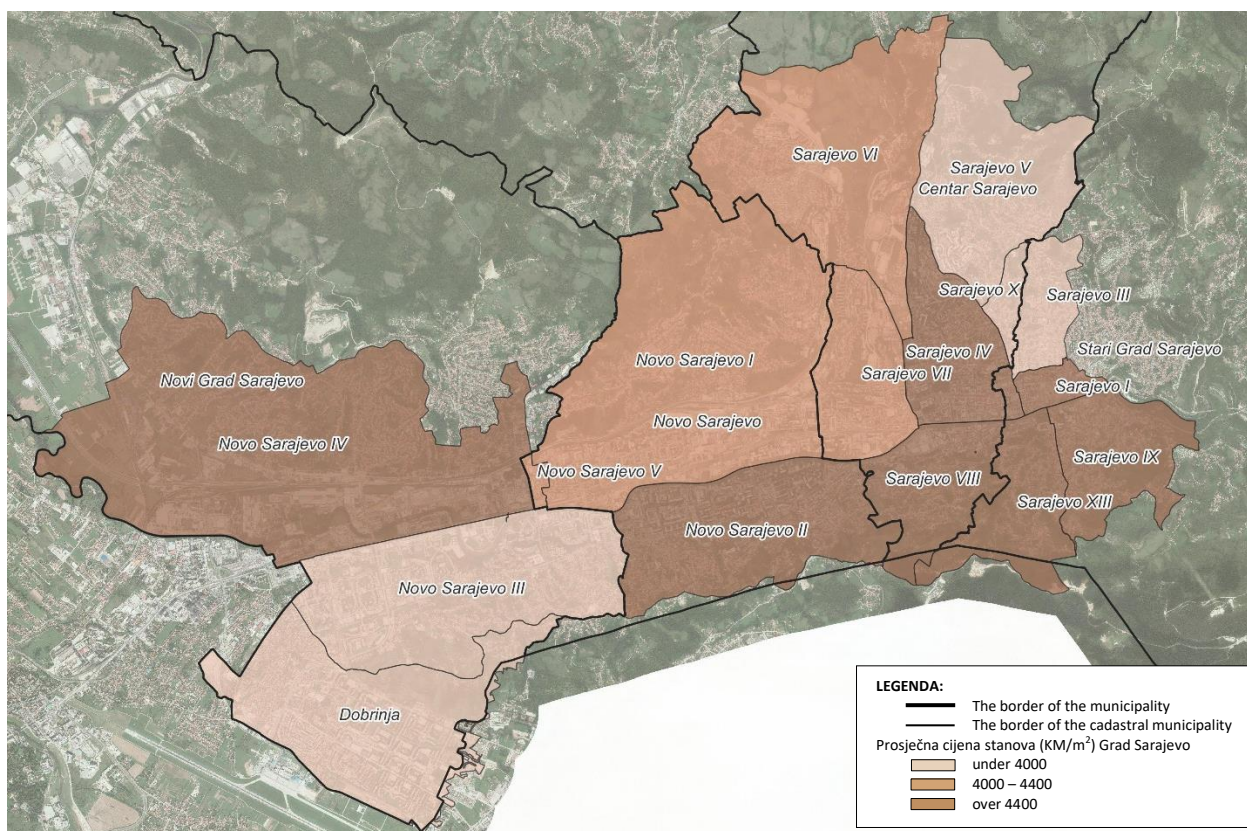


Figure 12: Spatial representation of cadastral municipalities of the City of Sarajevo in three levels of price

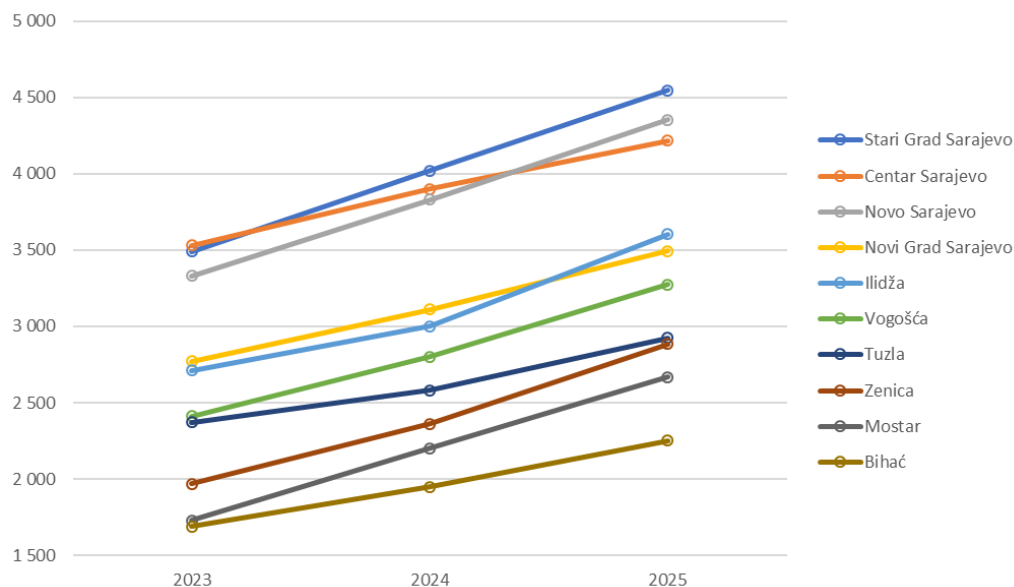


Figure 13: Average prices of apartments in Federation of B&H for last three years

In the period from 2023 to 2025, a continuous increase in average real estate prices is evident in all observed cities and municipalities. The highest values were recorded in the central municipalities of Sarajevo, which confirms the strong demand and concentration of market activities in the administrative and economic center of the Federation of BiH. At the same time, a significant increase in prices was also recorded in other urban areas, such as Ilidža, Vogošća, Zenica, Mostar and Tuzla, which indicates a gradual expansion of market dynamics outside the capital. Although some cities, such as Bihać and Mostar, have lower initial price levels, the growth trend in the observed period shows a stable strengthening of the real estate market in different parts of the Federation of BiH.

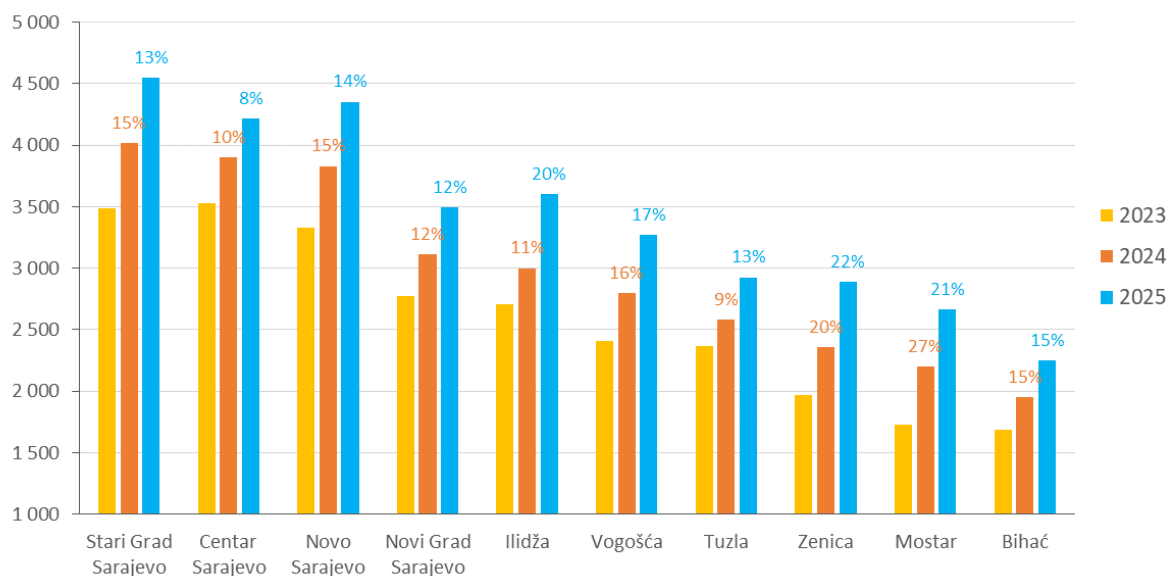


Figure 14: Apartments price growth trend by municipality in the past three years

Figure 14 shows the annual price increase rates in the period from 2023 to 2025. In 2024, price growth ranged from approximately 9% to 20%, while in 2025, an additional increase was recorded in most of the observed areas. The most pronounced price growth was recorded in Mostar, Zenica and Ilidža, which points to the intensification of market activities in these urban areas. In the municipalities of Sarajevo, price growth is stable and continuous, while maintaining the highest average values on the market.

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 least the apartments over 100 m².

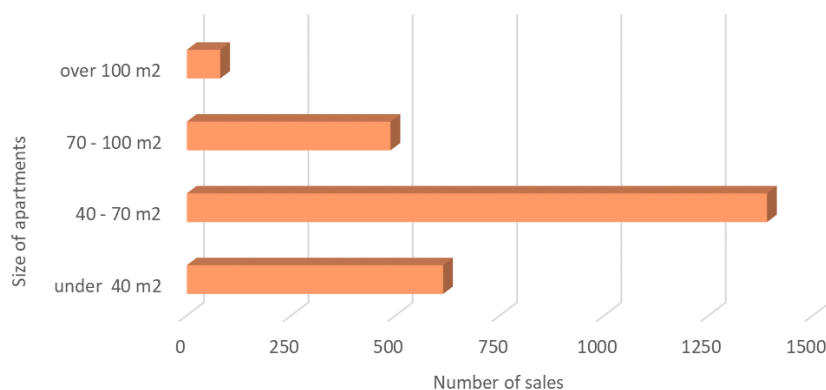


Figure 15: Graphical presentation of the apartments sold according to the area

3.1.2 Residential buildings

The total number of registered sales contracts, which refers to residential buildings, is 2,488 and in those contracts there are 2,686 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 | 1,978 | 40 | Busovača | 6,730 | Tuzla |
| Terraced house | 17 | 30 | Ljubuški | 5,640 | Centar Sarajevo |
| Duplex house | 8 | 250 | Čapljina | 3,940 | Novo Sarajevo |
| Summer house | 165 | 50 | Travnik | 7,110 | Mostar |

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

Based on a sample of 1392 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 120 m², the average price per living area of the house is 850 BAM/m², the average area of the house with land is 895 m², the average price per area of the house with land is 240 BAM/m², and the average total price of the house with land is 99,775 BAM.

The price of the most expensive house with a land in the Federation of BH during 2025 is 1,962,000 BAM in the Municipality of Centar Sarajevo, with the living area of 397 m² and 1,253 m² of total land area with the house.

3.1.3 Garages

The total number of registered sales contracts, which relates to garages, is 726 and in these contracts there are 766 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 | 300 | 290 | Banovići | 5,570 | Centar Sarajevo |
| Garage in a row or freestanding | 136 | 60 | Kalesija | 3,580 | Centar Sarajevo |
| Garage/Parking place outdoor | 24 | 310 | Gračanica | 1,680 | Novo 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.

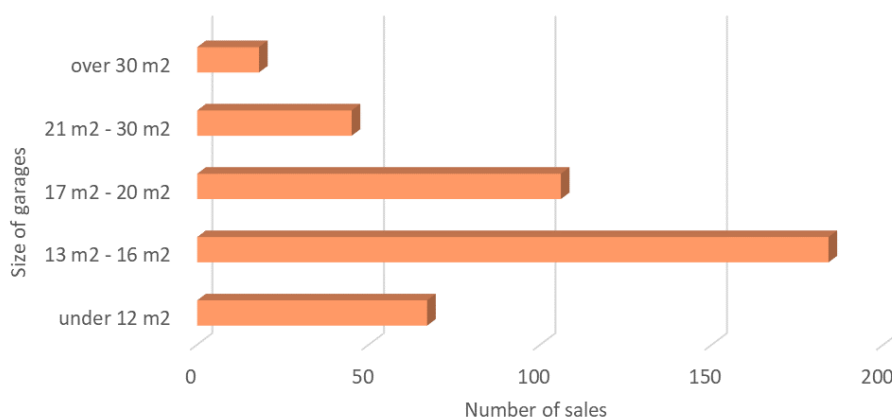


Figure 16: Graphical presentation of the garages sold according to the area

Based on a sample of 237 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 1,340 BAM/m².

Based on a sample of 94 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 28 m², and the average price per square meter of usable area was 1000 BAM/m².

3.1.4 House price index (HPI)

The Housing Price Index is a statistical indicator that tracks changes in housing prices over time. It is typically expressed as a percentage change compared to the previous period (quarter or year) and is used to monitor real estate market trends.

The Table 5 below presents the average prices of apartments and houses in the Federation of Bosnia and Herzegovina for the period from 2022 to 2025. The reference year is set as 2022, with an index value of 100, based on which the indices for the following three years were calculated. The index is calculated as the ratio of the average property price in a given period to the average property price in the reference period.

| Year | Average apartment price | Price index | Average house price | Price index |
|------|-------------------------|-------------|---------------------|-------------|
| 2022 | 2020 | 100.00 | 710 | 100.00 |
| 2023 | 2280 | 112.87 | 800 | 112.68 |
| 2024 | 2530 | 125.25 | 811 | 114.23 |
| 2025 | 3100 | 153.47 | 850 | 119.72 |

Table 5: House price index

The residential real estate purchasing power index is an economic indicator based on the average salary and the average price per square meter of an apartment or house. This index measures the affordability of residential real estate for citizens in relation to their income.

| Year | Average salary in FBH | Average apartment price | Average house price | Purchasing power index for apartments | Purchasing power index for houses |
|------|-----------------------|-------------------------|---------------------|---------------------------------------|-----------------------------------|
| 2022 | 1114 | 2020 | 710 | 0.551 | 1.569 |
| 2023 | 1261 | 2280 | 800 | 0.553 | 1.576 |
| 2024 | 1373 | 2530 | 811 | 0.543 | 1.693 |
| 2025 | 1594 | 3100 | 850 | 0.514 | 1.875 |

Table 6: Purchasing power index

Table 6 shows the average salaries in the Federation of BH, sourced from the Federal Statistics Office. The purchasing power index indicates that with the average net salary in 2025, it would be possible to buy 0.51 m² of an apartment or 1.87 m² of a house. Considering that the average apartment in the Federation of BH is 55 m², a person with an average salary in 2025 would need just over 8 years to purchase it, assuming they dedicate their entire income exclusively for buying the apartment.

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 2025 is 10,679 and in these contracts there are recorded 11,734 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 15 right). Of the total number of contracts in which agricultural land was registered, 39% were found not to be traded as agricultural and therefore the classification was changed to the actual type of real estate.

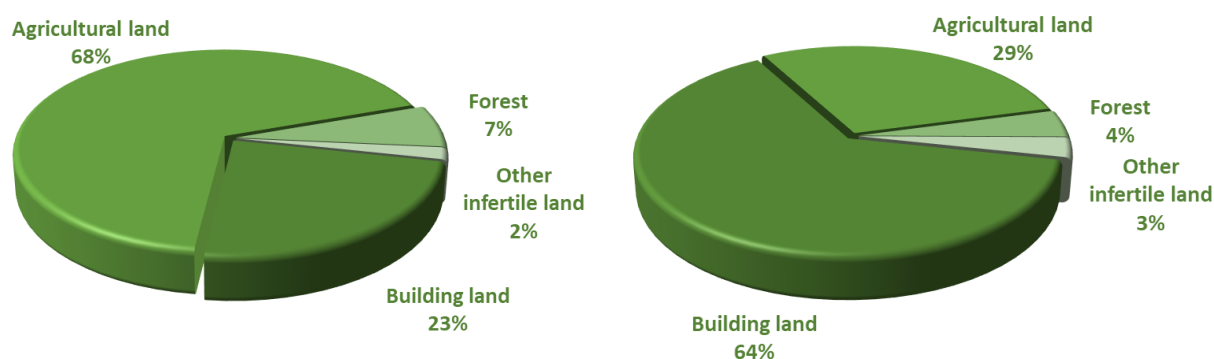


Figure 17: Graphical representation of the number of sales according to the type of land market

Table 7 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 | 2,268 | 0,15 | Tomislavgrad | 12 | Visoko |
| Forest | 322 | 0,20 | Fojnica | 4,50 | Gračanica |
| Other infertile land | 266 | 0,40 | Velika Kladuša | 495 | Čitluk |

Table 7: 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 3,531 contracts, the average price of building land at the level of the Federation of BH is 41 BAM/m², and the maximum in the Municipality of Centar Sarajevo is 4,200 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 01.01.2025. - 31.12.2025. years. The total sample selected for analysis includes 1,255 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 2,80 BAM/m², the minimum price was realized in the Municipality of Tomislavgrad and is 0,15 BAM/m², and the maximum in the City of Visoko is 12 BAM/m². The prices of agricultural land depends of the location (closeness to populated areas), accessibility to road infrastruktur, 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 68% (Figure 15, left). The largest volume of agricultural land turnover in 2025 was registered in Zenica, Živinice, Visoko and Tuzla (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 64% (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 Zenica, Zavidovići, Kalesija and Orašje (Figure 16, below).

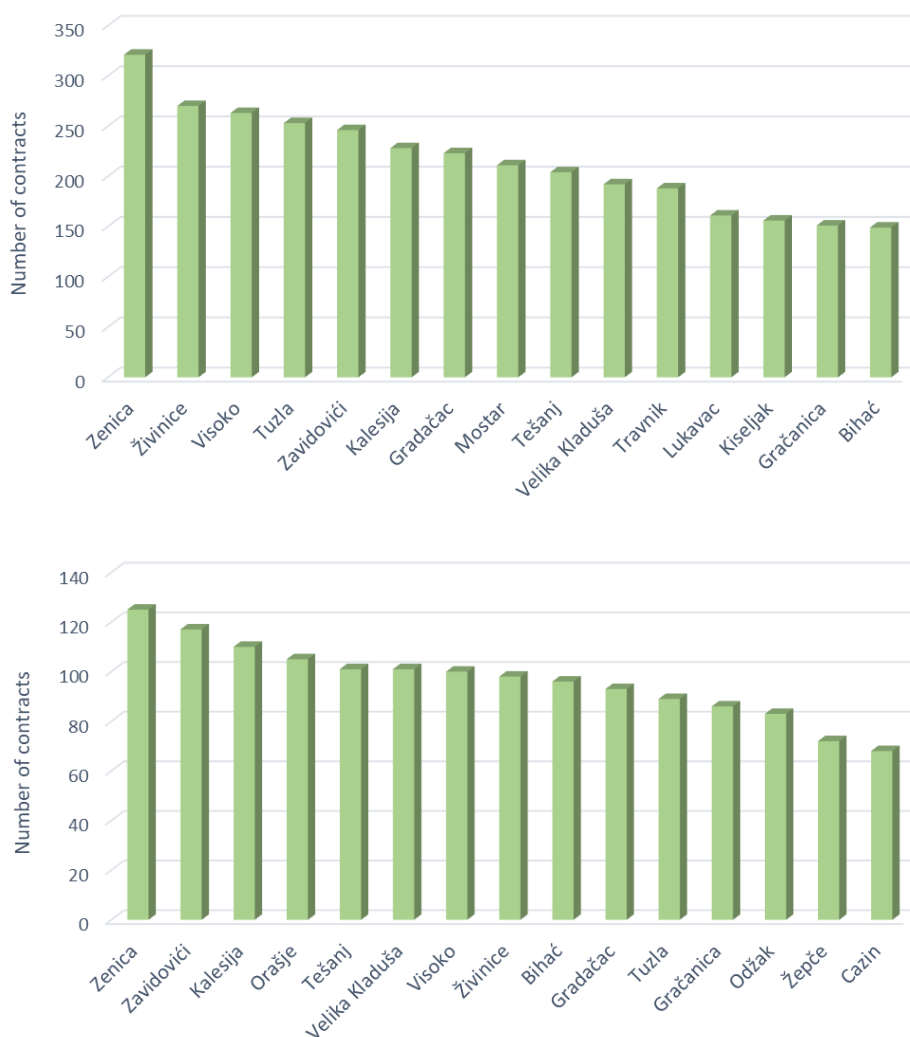


Figure 18: Graphical presentation of the number of sales of agricultural land based on data from contracts (upper graph) and data collected on field by Municipal Commission (lower graph)

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 individual units of the buildings includes business-office premises and business-commercial premises.

The total number of registered sales contracts for commercial real estates in Year 2025 is 537 in the territory of the Federation of Bosnia and Herzegovina, and there are 573 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 individual units of the buildings including business-commercial and offices premises.

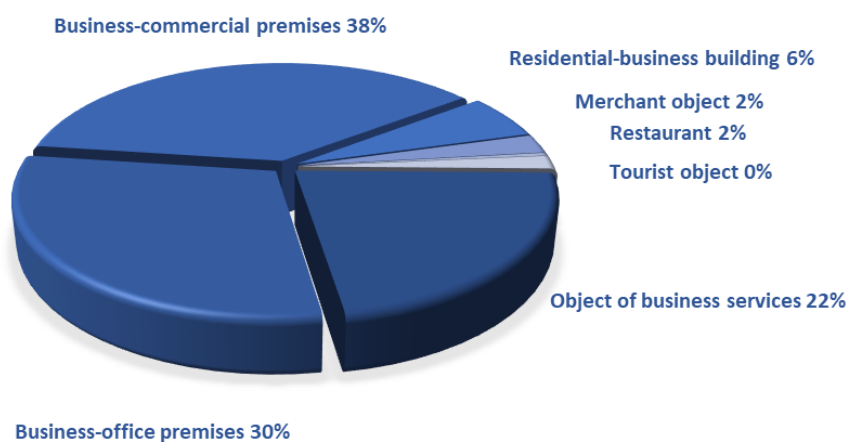


Figure 19: Graphical presentation of commercial real estate by type

Table 8 gives an overview of the prices of business buildings at the level of the Federation of BH, and in Table 9 an overview of prices for business individual units 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 | 94 | 170 | Lukavac | 12,000 | Zenica |
| Restaurant | 9 | 350 | Drvar | 3,910 | Ilidža |
| Merchant object | 11 | 410 | Lukavac | 1,700 | Novo Sarajevo |
| Residential-business building | 25 | 150 | Visoko | 4,080 | Mostar |

Table 8: 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 | 163 | 200 | Domaljevac -Šamac | 8,210 | Stari Grad Sarajevo |
| Business-office premises | 143 | 390 | Livno | 8,060 | Centar Sarajevo |

Table 9: Statistical parameters of the prices of business individual units of the buildings (premises) in the Federation of BH

In accordance with the available data from 2025, the average price for offices is 2,390 BAM/m², and the average usable area is 60m². The average price for shops is 1,700 BAM/m², and the average usable area is 66 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 20 m² - 60 m².

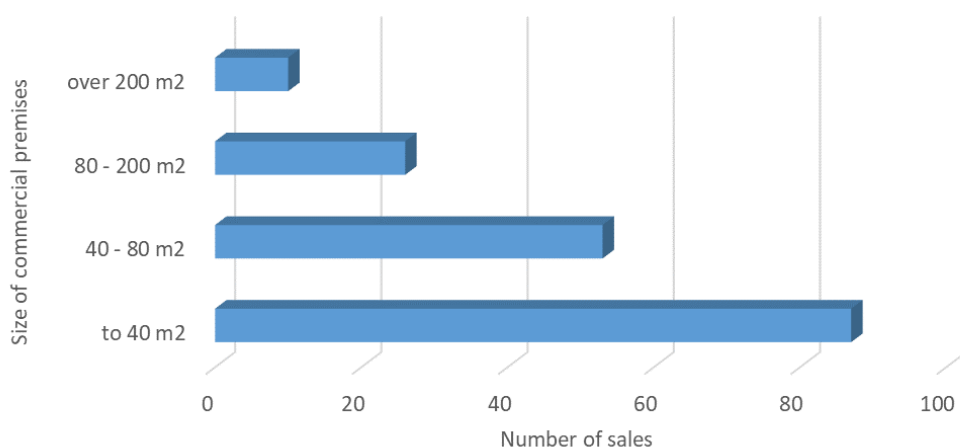


Figure 20: Graphical presentation of the business-commercial premises sold according to the area

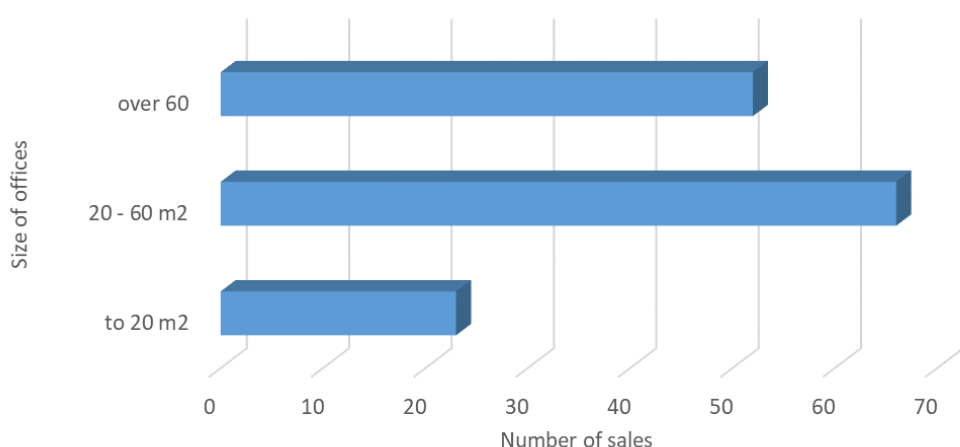


Figure 21: Graphical presentation of the business-office premises sold according to the area

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.

Largest number of public access to the data of SPR in the period 01.01. - 31.12.2025 was generated from Bosnia and Herzegovina and the rest from 53 different countries, as shown in the Figure 20. The other 29 countries make up only 1.7% (Luxembourg, Kuwait, Saudi Arabia, Turkiye, Czechia, United Arab Emirates, Ireland, Romania, Spain, Bulgaria, Finland, Hong Kong, Albania, Iran, Poland, Slovakia, China, Greece, Russia, Singapore, Runisia, Bahrain, Iceland, Kosovo, Mexico, Oman, Puerto Rico, Qatar and Ukraine).

Most visits in 2025 were from Bosnia and Herzegovina 85.5%, Croatia 4%, Germany 2.9% and Austria 1.7%. Figure 20 shows visits of foreign countries without the influence data from Bosnia and Hercegovina.

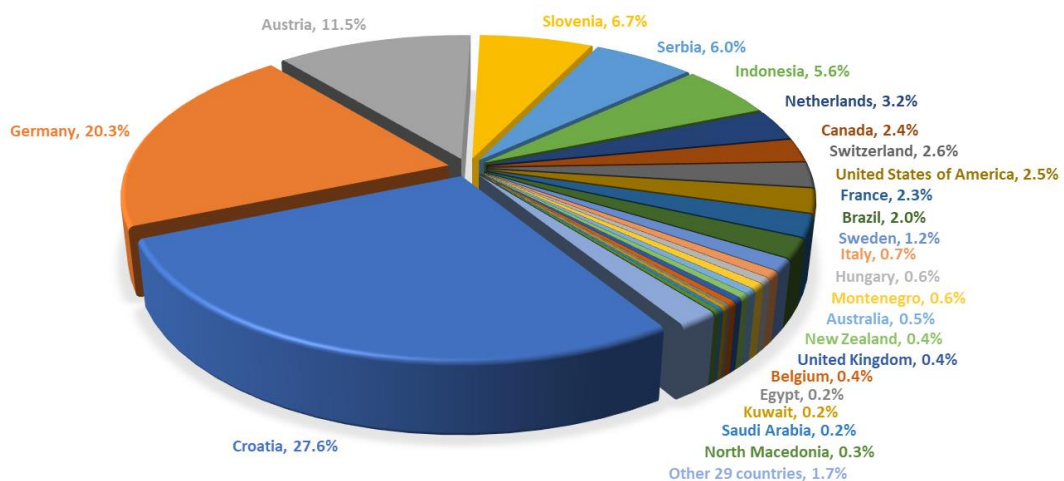


Figure 22: Graphical overview of the insights into the SPR data by country

In 2025, variations were recorded in the number of visits to the RCN webpage and the number of realized contracts by month. The number of visits of the RCN website was relatively stable throughout the year, with the highest numbers recorded in April and August, while the lowest number of visits was recorded in December. On the other hand, the number of purchase and sale contracts showed oscillations, with the highest number in August and a decrease towards the end of the year, with the lowest value recorded in December (Figure 21).

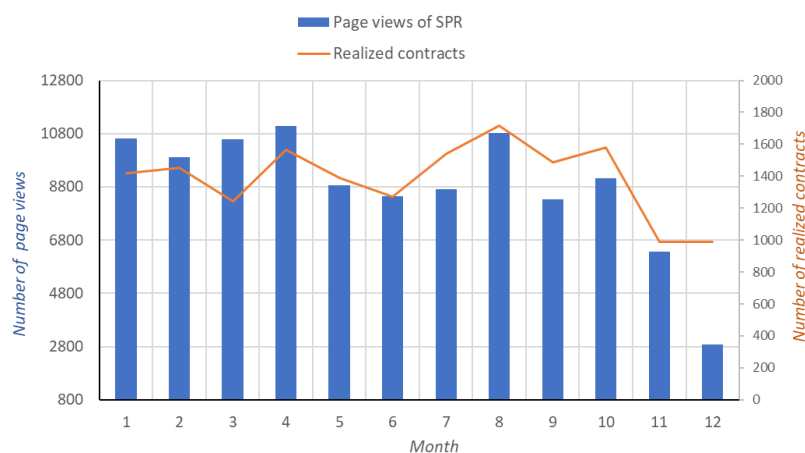


Figure 23: Graphical timeline overview of the SPR data page visit and realized sales contracts

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. | 825 | 50.059.551 |
| | Bosanska Krupa | 04.01.2018. | 280 | 8.588.007 |
| | Bosanski Petrovac | 25.05.2018. | 90 | 2.180.864 |
| | Bužim | 20.12.2017. | 142 | 5.508.262 |
| | Cazin | 12.09.2017. | 504 | 38.757.396 |
| | Ključ | 15.01.2018. | 133 | 2.817.974 |
| | Sanski Most | 19.12.2017. | 410 | 15.227.123 |
| | Velika Kladuša | 20.12.2017. | 474 | 12.261.628 |
| TOTAL | | | 2,786 | 2.858 |
| Posavina | Domaljevac-Šamac | 19.10.2018 | 50 | 667.341 |
| | Odžak | 01.10.2018 | 260 | 10.373.552 |
| | Orašje | 15.10.2018 | 307 | 12.140.819 |
| TOTAL | | | 715 | 617 |
| Tuzla | Banovići | 30.04.2018 | 143 | 5.819.556 |
| | Čelić | 14.08.2018 | 85 | 1.042.047 |
| | Doboj-Istok | 15.02.2018 | 102 | 1.842.733 |
| | Gračanica | 23.07.2018 | 520 | 27.189.472 |
| | Gradačac | 13.02.2018 | 443 | 18.052.996 |
| | Kalesija | 27.07.2018 | 344 | 10.332.591 |
| | Kladanj | 03.05.2018 | 86 | 1.425.415 |
| | Lukavac | 08.08.2018 | 518 | 21.402.875 |
| | Sapna | 06.08.2018 | 31 | 308.243 |
| | Srebrenik | 03.07.2018 | 458 | 15.511.175 |
| | Teočak | 06.11.2018 | 20 | 314.798 |
| | Tuzla | 05.09.2018 | 1.388 | 138.036.463 |
| | Živinice | 16.01.2018 | 577 | 30.301.969 |
| TOTAL | | | 4,192 | 4.715 |
| Zenica-Doboj | Breza | 19.02.2018 | 204 | 8.908.470 |
| | Doboj-Jug | 15.01.2018 | 46 | 5.369.310 |
| | Kakanj | 06.02.2018 | 327 | 11.518.577 |
| | Maglaj | 20.02.2018 | 283 | 14.749.682 |
| | Olovo | 10.07.2018 | 83 | 3.417.491 |
| | Tešanj | 17.05.2017 | 547 | 38.909.948 |
| | Usora | 12.12.2017 | 0 | 0 |
| | Vareš | 26.02.2018 | 127 | 3.966.338 |
| | Visoko | 22.03.2018 | 570 | 38.276.724 |
| | Zavidovići | 12.02.2018 | 411 | 10.466.533 |
| | Zenica | 05.10.2017 | 1.163 | 110.870.997 |
| | Žepče | 16.02.2018 | 210 | 10.241.065 |
| TOTAL | | | 3,933 | 3.971 |
| Bosnian-Podrinje Canton Goražde | Foča-Ustikolina | 06.02.2018 | 16 | 422.263 |
| | Goražde | 08.03.2018 | 161 | 10.922.646 |
| | Pale-Prača | 12.03.2018 | 12 | 2.985.305 |
| TOTAL | | | 221 | 189 |

| Canton | LSG unit | SPR entry start | Number of contracts | The sum of money realized |
|---------------------|-----------------------|-----------------|---------------------|---------------------------|
| Central Bosnia | Bugojno | 19.09.2017 | 376 | 20.144.295 |
| | Busovača | 09.11.2017 | 198 | 8.239.343 |
| | Dobretići | 12.01.2018 | 21 | 91.604 |
| | Donji Vakuf | 11.10.2017 | 189 | 7.797.871 |
| | Fojnica | 24.01.2018 | 159 | 7.148.443 |
| | Gornji Vakuf-Uskoplje | 16.11.2017 | 105 | 7.770.348 |
| | Jajce | 02.11.2017 | 166 | 5.645.017 |
| | Kiseljak | 02.11.2017 | 323 | 15.337.838 |
| | Kreševo | 04.10.2017 | 76 | 5.259.031 |
| | Novi Travnik | 15.02.2018 | 236 | 9.627.113 |
| | Travnik | 18.09.2017 | 575 | 22.812.030 |
| | Vitez | 14.09.2017 | 257 | 9.141.748 |
| | TOTAL | | | 2,792 |
| Herzegovina-Neretva | Čapljina | 28.07.2017 | 386 | 20.126.766 |
| | Čitluk | 03.04.2018 | 148 | 15.730.223 |
| | Jablanica | 13.02.2018 | 175 | 6.766.757 |
| | Konjic | 04.05.2018 | 265 | 13.249.757 |
| | Mostar | 09.10.2017 | 894 | 92.486.453 |
| | Neum | 23.10.2018 | 70 | 12.232.088 |
| | Prozor-Rama | 09.07.2018 | 83 | 1.484.498 |
| | Ravno | 20.12.2019 | 60 | 5.601.918 |
| | Stolac | 20.04.2021 | 51 | 1.847.503 |
| TOTAL | | | 2,113 | 2.132 |
| West-Herzegovina | Grude | 29.08.2018 | 91 | 5.289.425 |
| | Ljubuški | 16.07.2018 | 328 | 22.391.863 |
| | Posušje | 26.03.2018 | 76 | 2.728.300 |
| | Široki Brijeg | 05.07.2018 | 218 | 16.322.798 |
| TOTAL | | | 745 | 713 |
| Sarajevo | Centar Sarajevo | 23.01.2017 | 715 | 168.201.493 |
| | Hadžići | 16.05.2017 | 489 | 35.469.911 |
| | Ilidža | 23.01.2018 | 987 | 190.600.716 |
| | Ilijaš | 13.10.2017 | 635 | 55.682.323 |
| | Novi Grad Sarajevo | 25.10.2019 | 305 | 74.797.605 |
| | Novo Sarajevo | 16.03.2017 | 720 | 189.502.822 |
| | Stari Grad Sarajevo | 07.11.2017 | 277 | 52.476.042 |
| | Trnovo | 30.05.2018 | 273 | 20.473.922 |
| | Vogošća | 13.09.2018 | 385 | 46.369.393 |
| TOTAL | | | 5,488 | 4.786 |
| Canton 10 | Bosansko Grahovo | 17.05.2018 | 17 | 240.672 |
| | Drvar | 17.05.2018 | 47 | 1.354.817 |
| | Glamoč | 04.07.2018 | 65 | 992.642 |
| | Kupres | 01.01.2019 | 105 | 3.687.836 |
| | Livno | 01.01.2019 | 229 | 9.685.804 |
| | Tomislavgrad | 19.02.2018 | 273 | 10.161.613 |
| TOTAL | | | 736 | 26.123.384 |

Note: The above table are indicated LSG in which registration of the contract was made throughout 2025

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 | 29 | | 3 | 76 | 4 | 3 | 2 | 6 | | | 123 |
| | Price | 2,221,600 | | 29,000 | 1,648,590 | 236,500 | 12,500 | 15,000 | 236,000 | | | 4,399,190 |
| Bihać | Volume | 89 | 59 | 6 | 168 | 257 | 5 | 21 | 8 | 1 | | 614 |
| | Price | 10,195,633 | 5,708,562 | 68,110 | 2,176,760 | 14,334,863 | 46,200 | 69,860 | 2,516,410 | 110,000 | | 35,226,397 |
| Bosanska Krupa | Volume | 19 | 50 | | 83 | 6 | 9 | | 8 | | 2 | 177 |
| | Price | 1,218,780 | 3,039,538 | | 1,070,024 | 53,471 | 66,514 | | 311,977 | | 21,500 | 5,781,804 |
| Bosanski Petrovac | Volume | 10 | 18 | | 38 | 3 | | | 2 | 2 | 1 | 74 |
| | Price | 331,000 | 548,319 | | 330,907 | 13,050 | | | 202,792 | 490,000 | 1,500 | 1,917,568 |
| Bosansko Grahovo | Volume | 5 | 2 | | 6 | | | | | | | 13 |
| | Price | 66,235 | 42,000 | | 75,637 | | | | | | | 183,872 |
| Breza | Volume | 10 | 25 | 1 | 116 | 5 | | 7 | 1 | | 4 | 169 |
| | Price | 551,200 | 2,162,100 | 4,000 | 4,069,413 | 242,000 | | 12,850 | 50,000 | | 59,500 | 7,151,063 |
| Bugojno | Volume | | | | | | | | | | | |
| | Price | | | | | | | | | | | |
| Busovača | Volume | 3 | 73 | | 66 | | 12 | 19 | 3 | | 3 | 179 |
| | Price | 219,000 | 3,296,698 | | 959,403 | | 43,000 | 152,742 | 79,000 | | 3,245,500 | 7,995,343 |
| Bužim | Volume | 6 | 3 | | 38 | 51 | 14 | 1 | 1 | | | 114 |
| | Price | 937,405 | 206,690 | | 415,100 | 1,102,235 | 50,920 | 10,000 | 40,000 | | | 2,762,350 |
| Cazin | Volume | 34 | 62 | 8 | 98 | 176 | 11 | | 11 | | 1 | 401 |
| | Price | 2,916,358 | 3,096,338 | 67,800 | 781,171 | 5,465,944 | 37,200 | | 1,231,794 | | 5,000 | 13,601,604 |
| Centar Sarajevo | Volume | 420 | 53 | 51 | 15 | 63 | 1 | | 36 | | 11 | 650 |
| | Price | 105,377,174 | 10,676,305 | 1,228,280 | 1,508,941 | 14,227,438 | 25,000 | | 16,126,229 | | 534,290 | 149,703,657 |
| Čapljina | Volume | 30 | 34 | 6 | 124 | 85 | 15 | | 10 | | 2 | 306 |
| | Price | 3,088,684 | 2,751,393 | 84,500 | 1,659,849 | 4,323,820 | 445,620 | | 4,185,875 | | 2,500 | 16,542,240 |
| Čelić | Volume | 1 | 15 | | 39 | 11 | 9 | 1 | 2 | | | 78 |
| | Price | 10,000 | 384,458 | | 266,589 | 128,500 | 50,500 | 1,000 | 97,000 | | | 938,047 |
| Čitluk | Volume | 23 | 10 | 2 | 19 | 69 | 2 | | 2 | | 2 | 129 |
| | Price | 3,257,066 | 4,048,745 | 49,870 | 614,358 | 4,990,765 | 40,000 | | 129,997 | | 11,000 | 13,141,801 |

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 2025.

| 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 | 1 | 17 | | 62 | 2 | 8 | 8 | | | | 98 |
| | Price | 30,000 | 528,200 | | 1,056,933 | 25,000 | 15,500 | 98,100 | | | | 1,753,733 |
| Doboj-Jug | Volume | 1 | 2 | | | 14 | 1 | | | | | 18 |
| | Price | 23,000 | 160,000 | | | 1,904,905 | 900 | | | | | 2,088,805 |
| Dobretići | Volume | | | | 18 | | | | | | 2 | 20 |
| | Price | | | | 72,504 | | | | | | 18,000 | 90,504 |
| Domaljevac-Šamac | Volume | | 3 | | 30 | 2 | 1 | | 2 | | | 38 |
| | Price | | 63,300 | | 355,705 | 11,200 | 2,700 | | 157,536 | | | 590,441 |
| Donji Vakuf | Volume | 5 | 26 | 1 | 100 | 1 | 7 | | 7 | | | 147 |
| | Price | 336,000 | 1,114,825 | 5,000 | 2,042,574 | 930 | 65,065 | | 1,026,750 | | | 4,591,144 |
| Drvar | Volume | 14 | 7 | | 11 | 1 | | 1 | 4 | | | 38 |
| | Price | 307,440 | 157,990 | | 91,687 | 79,500 | | 23,000 | 489,000 | | | 1,148,617 |
| Foča in BH | Volume | | | | 13 | | | 1 | | | | 14 |
| | Price | | | | 212,263 | | | 190,000 | | | | 402,263 |
| Fojnica | Volume | 13 | 27 | | 68 | 20 | 7 | 1 | 5 | | | 141 |
| | Price | 983,322 | 1,741,750 | | 1,044,848 | 463,537 | 48,975 | 6,000 | 1,180,670 | | | 5,469,102 |
| Glamoč | Volume | | 13 | | 39 | 1 | 5 | | | | | 58 |
| | Price | | 154,900 | | 598,690 | 48,000 | 37,900 | | | | | 839,490 |
| Goražde | Volume | 48 | 46 | 1 | 30 | 1 | 2 | 4 | 4 | 1 | 1 | 138 |
| | Price | 4,517,316 | 3,547,378 | 300 | 815,157 | 4,000 | 5,000 | 4,800 | 156,510 | 325,000 | 1,000 | 9,376,461 |
| Gornji Vakuf-Uskoplje | Volume | 9 | 14 | 1 | 18 | 1 | 2 | 4 | 6 | 1 | 2 | 58 |
| | Price | 523,683 | 535,860 | 10,000 | 174,740 | 1,956 | 2,000 | 130,363 | 646,210 | 1,150,000 | 175,000 | 3,349,812 |
| Gračanica | Volume | 30 | 72 | 11 | 146 | 35 | 39 | 19 | 5 | | 7 | 364 |
| | Price | 3,082,172 | 4,380,528 | 234,260 | 4,261,101 | 1,390,674 | 159,046 | 171,324 | 441,952 | | 99,300 | 14,220,356 |
| Gradačac | Volume | 15 | 5 | 3 | 241 | 37 | 38 | | 4 | | 4 | 347 |
| | Price | 1,482,420 | 246,150 | 41,195 | 5,746,843 | 2,467,926 | 958,205 | | 1,316,938 | | 26,500 | 12,286,177 |
| Grude | Volume | 4 | 8 | 1 | 42 | 12 | 7 | 2 | | | 1 | 77 |
| | Price | 295,335 | 1,299,777 | 18,420 | 369,785 | 787,771 | 159,602 | 9,180 | | | 1,120,000 | 4,059,870 |
| Hadžići | Volume | 16 | 50 | 8 | 34 | 293 | 9 | 12 | 17 | | | 439 |
| | Price | 2,214,808 | 7,704,794 | 100,000 | 1,097,885 | 15,017,280 | 251,400 | 34,869 | 3,027,009 | | | 29,448,045 |
| Ilidža | Volume | 296 | 39 | 56 | 19 | 204 | 4 | | 33 | | | 651 |
| | Price | 53,962,232 | 6,774,558 | 2,004,218 | 2,053,598 | 31,229,932 | 89,760 | | 14,997,231 | | | 111,111,528 |

| 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 | 28 | 13 | 1 | 74 | 362 | 36 | 6 | 5 | | | 525 |
| | Price | 3,597,455 | 2,140,528 | 73,912 | 1,931,504 | 19,727,927 | 581,539 | 61,457 | 3,114,000 | | | 31,228,322 |
| Jablanica | Volume | 21 | 11 | 6 | 101 | 4 | 12 | 1 | 3 | | | 159 |
| | Price | 2,567,319 | 1,024,760 | 73,786 | 1,899,717 | 136,716 | 352,000 | 28,585 | 105,100 | | | 6,187,982 |
| Jajce | Volume | | | | | | | | | | | |
| | Price | | | | | | | | | | | |
| Kakanj | Volume | 22 | 78 | 7 | 130 | 7 | 1 | 1 | 4 | | 5 | 255 |
| | Price | 1,990,351 | 4,005,685 | 59,673 | 1,682,669 | 248,600 | 7,000 | 300 | 194,000 | | 140,450 | 8,328,728 |
| Kalesija | Volume | 5 | 33 | 7 | 230 | 13 | 19 | 10 | 6 | | 4 | 327 |
| | Price | 504,338 | 1,617,919 | 83,460 | 4,625,363 | 173,500 | 192,100 | 4,310 | 2,108,032 | | 61,500 | 9,370,522 |
| Kiseljak | Volume | 7 | 52 | 7 | 151 | 57 | 2 | 1 | 4 | | 3 | 284 |
| | Price | 477,480 | 3,795,743 | 108,000 | 3,242,586 | 3,999,495 | 42,000 | 1,000 | 375,550 | | 330,000 | 12,371,855 |
| Kladanj | Volume | 7 | 18 | | 50 | 1 | 4 | | 2 | | | 82 |
| | Price | 310,275 | 569,281 | | 298,559 | 7,500 | 11,300 | | 133,000 | | | 1,329,915 |
| Ključ | Volume | 14 | 21 | | 55 | 17 | | | 4 | | | 111 |
| | Price | 480,794 | 753,632 | | 312,085 | 428,000 | | | 214,000 | | | 2,188,512 |
| Konjic | Volume | 40 | 24 | 4 | 131 | 2 | 13 | 7 | 6 | | 6 | 233 |
| | Price | 3,877,244 | 2,276,571 | 42,500 | 1,983,234 | 40,000 | 131,500 | 353,135 | 1,752,880 | | 63,600 | 10,520,664 |
| Kreševo | Volume | 6 | 6 | | 35 | | 3 | 1 | | | 3 | 54 |
| | Price | 1,227,609 | 551,512 | | 395,121 | | 18,000 | 109,781 | | | 5,000 | 2,307,022 |
| Kupres | Volume | 15 | 9 | 1 | 8 | 40 | | | 1 | 1 | 1 | 76 |
| | Price | 625,853 | 600,045 | 5,868 | 76,418 | 590,432 | | | 160,000 | 688,452 | 500 | 2,747,567 |
| Livno | Volume | 14 | 12 | 5 | 54 | 85 | | | 6 | | 4 | 180 |
| | Price | 1,076,331 | 952,133 | 50,000 | 585,919 | 3,101,038 | | | 746,466 | | 87,145 | 6,599,031 |
| Ljubuški | Volume | 32 | 28 | 5 | 79 | 82 | 22 | 12 | 12 | | 2 | 274 |
| | Price | 3,852,627 | 2,195,647 | 36,500 | 1,525,262 | 5,465,642 | 336,121 | 438,979 | 1,821,170 | | 16,320 | 15,688,268 |
| Lukavac | Volume | 62 | 128 | 4 | 168 | | 27 | 13 | 15 | | | 417 |
| | Price | 5,183,640 | 6,421,097 | 39,500 | 5,497,751 | | 188,985 | 77,685 | 1,412,104 | | | 18,820,763 |
| Maglaj | Volume | 13 | 45 | 35 | 82 | 1 | 12 | | 5 | | 2 | 195 |
| | Price | 1,022,996 | 1,729,055 | 2,747,926 | 1,618,955 | 600,000 | 145,854 | | 191,000 | | 224,310 | 8,280,097 |
| Mostar | Volume | 208 | 80 | 70 | 313 | 33 | 19 | 26 | 38 | 3 | 3 | 793 |
| | Price | 28,450,899 | 11,517,300 | 1,011,238 | 17,376,676 | 1,539,502 | 690,465 | 574,600 | 20,705,624 | 468,720 | 140,000 | 82,475,024 |

| 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 | 22 | 4 | 6 | 2 | 17 | 6 | 2 | 2 | | | 61 |
| | Price | 4,254,700 | 3,240,595 | 209,550 | 214,860 | 1,006,918 | 296,908 | 98,992 | 143,000 | | | 9,465,523 |
| Novi Grad Sarajevo | Volume | 171 | 7 | 19 | 21 | 31 | 3 | | 8 | | | 260 |
| | Price | 31,239,639 | 915,000 | 366,017 | 4,979,053 | 24,171,395 | 100,750 | | 695,797 | | | 62,467,651 |
| Novi Travnik | Volume | 34 | 22 | 7 | 96 | 14 | 3 | 4 | 8 | 1 | | 189 |
| | Price | 2,235,757 | 742,680 | 38,100 | 520,098 | 549,253 | 1,700 | 8,518 | 1,403,365 | 107,809 | | 5,607,280 |
| Novo Sarajevo | Volume | 449 | 46 | 39 | 9 | 31 | | | 36 | | 4 | 614 |
| | Price | 97,568,281 | 7,745,519 | 1,642,367 | 758,558 | 12,115,232 | | | 11,181,764 | | 525,571 | 131,537,292 |
| Odžak | Volume | 21 | 30 | 2 | 71 | 43 | 21 | 1 | 4 | | 2 | 195 |
| | Price | 1,600,642 | 1,407,851 | 21,000 | 958,684 | 1,056,771 | 83,000 | 500 | 2,253,400 | | 435,704 | 7,817,553 |
| Olovo | Volume | 2 | 12 | 1 | 55 | 1 | 1 | 1 | 1 | | 1 | 75 |
| | Price | 116,000 | 694,880 | 9,800 | 628,720 | 860,860 | 15,000 | 6,027 | 135,000 | | 1,500 | 2,467,787 |
| Orašje | Volume | 8 | 28 | 1 | 98 | 12 | 7 | 2 | 7 | | | 163 |
| | Price | 547,713 | 1,056,720 | 9,000 | 883,773 | 323,157 | 24,800 | 8,400 | 632,010 | | | 3,485,573 |
| Pale-Prača | Volume | | 1 | | 5 | | | 1 | | | | 7 |
| | Price | | 45,000 | | 34,000 | | | 2,600 | | | | 81,600 |
| Posušje | Volume | 2 | 3 | | 48 | 2 | 9 | 1 | 1 | | | 66 |
| | Price | 170,804 | 436,000 | | 1,008,772 | 35,000 | 99,600 | 500 | 17,000 | | | 1,767,676 |
| Prozor-Rama | Volume | 6 | 6 | 2 | 56 | 6 | 2 | 3 | 1 | | 1 | 83 |
| | Price | 434,000 | 482,608 | 10,000 | 435,390 | 57,500 | 9,000 | 10,000 | 16,000 | | 30,000 | 1,484,498 |
| Ravno | Volume | 2 | 1 | | 2 | 55 | | | | | | 60 |
| | Price | 314,290 | 495,803 | | 12,170 | 4,779,655 | | | | | | 5,601,918 |
| Sanski Most | Volume | 5 | 8 | 1 | 21 | 4 | 3 | | 1 | | 1 | 44 |
| | Price | 331,071 | 361,128 | 20,000 | 297,911 | 88,337 | 24,000 | | 19,558 | | 3,000 | 1,145,005 |
| Sapna | Volume | | 3 | | 20 | | 4 | 1 | 1 | | | 29 |
| | Price | | 28,000 | | 152,343 | | 10,400 | 2,500 | 75,000 | | | 268,243 |
| Srebrenik | Volume | | | | | | | | | | | |
| | Price | | | | | | | | | | | |
| Stari Grad Sarajevo | Volume | 86 | 84 | 1 | 35 | 43 | 2 | 1 | 8 | | 1 | 261 |
| | Price | 25,366,740 | 9,711,263 | 150,500 | 2,096,122 | 4,187,313 | 82,373 | 2,280 | 7,492,751 | | 94,000 | 49,183,342 |
| Stolac | Volume | 1 | 4 | | 23 | 18 | 4 | | 1 | | | 51 |
| | Price | 80,000 | 257,002 | | 513,164 | 268,166 | 11,370 | | 717,800 | | | 1,847,503 |

| 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 | 2 | 17 | | 53 | 76 | 15 | | 2 | | | 165 |
| | Price | 104,500 | 1,688,627 | | 747,020 | 7,354,198 | 374,450 | | 981,500 | | | 11,250,295 |
| Teočak | Volume | | 5 | | 7 | 3 | 1 | 2 | | | | 18 |
| | Price | | 104,000 | | 33,188 | 170,400 | 3,000 | 700 | | | | 311,288 |
| Tešanj | Volume | 51 | 52 | 5 | 224 | 45 | 34 | 38 | 10 | | 2 | 461 |
| | Price | 6,079,641 | 6,233,241 | 363,425 | 5,815,459 | 5,115,806 | 439,720 | 253,667 | 4,802,968 | | 5,000 | 29,108,926 |
| Tomislavgrad | Volume | 11 | 17 | 4 | 68 | 135 | | | 1 | | | 236 |
| | Price | 748,617 | 1,293,494 | 31,000 | 770,759 | 2,014,265 | | | 10,000 | | | 4,868,135 |
| Travnik | Volume | 78 | 75 | 49 | 191 | 33 | 47 | 13 | 8 | | 1 | 495 |
| | Price | 5,306,593 | 5,380,676 | 759,412 | 2,473,770 | 1,168,866 | 1,215,871 | 50,699 | 1,205,230 | | 4,000 | 17,565,116 |
| Trnovo | Volume | 50 | 10 | 9 | 143 | 16 | 2 | 4 | 2 | | 3 | 239 |
| | Price | 9,494,495 | 764,500 | 333,500 | 2,103,826 | 238,500 | 36,000 | 15,000 | 394,110 | | 361,000 | 13,740,932 |
| Tuzla | Volume | 322 | 136 | 70 | 245 | 170 | 38 | 18 | 51 | 1 | 11 | 1,062 |
| | Price | 48,007,615 | 9,355,278 | 2,526,925 | 5,754,126 | 14,265,439 | 392,742 | 36,700 | 25,859,537 | 12,300 | 691,693 | 106,902,356 |
| Usora | Volume | | | | | | | | | | | |
| | Price | | | | | | | | | | | |
| Vareš | Volume | 19 | 15 | 1 | 47 | 8 | 4 | 1 | 2 | | 2 | 99 |
| | Price | 691,500 | 416,230 | 1,000 | 339,567 | 210,700 | 292,170 | 3,120 | 62,100 | | 1,500 | 2,017,887 |
| Velika Kladuša | Volume | 20 | 74 | 23 | 196 | 60 | 35 | 13 | 4 | | 2 | 427 |
| | Price | 1,629,694 | 3,788,575 | 582,202 | 2,175,324 | 1,407,583 | 289,202 | 604,450 | 185,047 | | 9,000 | 10,671,077 |
| Visoko | Volume | 16 | 99 | 17 | 265 | 23 | 24 | 3 | 12 | | 8 | 467 |
| | Price | 2,449,000 | 6,695,023 | 316,000 | 10,830,998 | 819,911 | 314,388 | 600 | 3,847,445 | | 169,700 | 25,443,065 |
| Vitez | Volume | 8 | 31 | 7 | 53 | 112 | 3 | 9 | 15 | | | 238 |
| | Price | 476,680 | 1,587,235 | 334,958 | 521,150 | 3,879,903 | 15,000 | 103,200 | 1,259,400 | | | 8,177,526 |
| Vogošća | Volume | 80 | 32 | 16 | 41 | 90 | 5 | 7 | 12 | | | 283 |
| | Price | 12,622,714 | 6,302,200 | 319,800 | 1,844,682 | 5,566,360 | 91,960 | 28,600 | 7,082,837 | | | 33,859,152 |
| Zavidovići | Volume | 23 | 72 | 5 | 247 | 2 | 22 | 1 | 3 | | 1 | 376 |
| | Price | 1,260,437 | 3,475,203 | 38,300 | 2,046,620 | 130,000 | 237,147 | 300 | 196,000 | | 1,000,000 | 8,384,007 |
| Zenica | Volume | 214 | 153 | 125 | 303 | 42 | 8 | 10 | 39 | 3 | 10 | 907 |
| | Price | 25,935,519 | 11,167,093 | 2,465,668 | 6,205,634 | 11,083,615 | 35,090 | 317,100 | 18,410,080 | 4,159,900 | 722,718 | 80,502,417 |
| Žepče | Volume | 10 | 44 | | 113 | 2 | 5 | 6 | 3 | 1 | 1 | 185 |
| | Price | 779,970 | 2,296,023 | | 1,221,475 | 45,000 | 32,000 | 120,387 | 4,590,535 | 160,000 | 40,000 | 9,285,390 |
| Živinice | Volume | 41 | 106 | 5 | 297 | | 30 | 12 | 6 | | 1 | 498 |
| | Price | 3,894,862 | 7,351,193 | 199,500 | 9,288,936 | | 377,100 | 510,680 | 282,297 | | 3,000 | 21,907,567 |
| TOTAL Federation of BH | Volume | 3,379 | 2,488 | 726 | 6,473 | 3,152 | 719 | 335 | 537 | 15 | 128 | 17,952 |
| | Price | 537,134,543 | 200,040,705 | 19,025,339 | 144,289,021 | 237,579,652 | 10,215,113 | 4,764,441 | 175,631,336 | 7,672,181 | 10,486,801 | 1,346,839,131 |

| 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 | 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 |
| Posavina 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 |
| Tuzla Canton | 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 |
| Zenica-Doboj 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 |
| Bosnian-Podrinje 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 |
| 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 | 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 |
| West Herzegovina 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 |
| Sarajevo 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 |
| Canton 10 | 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 |
| 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 |
| Bosnian-Podrinje Canton | House | 41 | 150 | Goražde | 1.490 | Goražde |
| | Terraced house | | | | | |
| | Duplex house | | | | | |
| | Summer house | 1 | 720 | Goražde | 720 | Goražde |
| Herzegovina-Neretva Canton | House | 130 | 60 | Prozor-Rama | 4.230 | Neum |
| | Terraced house | | | | | |
| | Duplex house | 1 | 250 | Čapljina | 250 | Čapljina |
| | Summer house | 4 | 1.170 | Mostar | 7.110 | Mostar |
| Canton 10 | House | 44 | 60 | Glamoč | 2.710 | Tomislavgrad |
| | Terraced house | | | | | |
| | Duplex house | | | | | |
| | Summer house | 5 | 610 | Kupres | 890 | Kupres |
| Sarajevo Canton | House | 295 | 80 | Hadžići | 6.390 | Centar Sarajevo |
| | Terraced house | 11 | 450 | Novo Sarajevo | 5.640 | Centar Sarajevo |
| | Duplex house | 3 | 860 | Ilidža | 3.940 | Novo Sarajevo |
| | Summer house | 38 | 210 | Ilidža | 3.570 | Hadžići |
| Posavina Canton | House | 45 | 120 | Orašje | 1.630 | Orašje |
| | Terraced house | 2 | 110 | Domaljevac-Šamac | 170 | Domaljevac-Šamac |
| | Duplex house | | | | | |
| | Summer house | | | | | |
| Central Bosnia Canton | House | 260 | 40 | Busovača | 2.060 | Travnik |
| | Terraced house | 1 | 620 | Kreševo | 620 | Kreševo |
| | Duplex house | 1 | 500 | Vitez | 500 | Vitez |
| | Summer house | 32 | 50 | Travnik | 3.530 | Travnik |
| Tuzla Canton | House | 509 | 50 | Lukavac | 6.730 | Tuzla |
| | Terraced house | | | | | |
| | Duplex house | | | | | |
| | Summer house | 75 | 120 | Lukavac | 3.740 | Lukavac |
| Una-Sana Canton | House | 228 | 60 | Bosanski Petrovac | 2.400 | Bosanska Krupa |
| | Terraced house | | | | | |
| | Duplex house | | | | | |
| | Summer house | 7 | 90 | Bosanski Petrovac | 670 | Velika Kladuša |
| West Herzegovina Canton | House | 39 | 100 | Ljubuški | 1.900 | Ljubuški |
| | Terraced house | 3 | 30 | Ljubuški | 120 | Ljubuški |
| | Duplex house | 2 | 320 | Ljubuški | 1.270 | Ljubuški |
| | Summer house | | | | | |
| Zenica-Doboj Canton | House | 387 | 60 | Zavidovići | 3.220 | Visoko |
| | Terraced house | | | | | |
| | Duplex house | 1 | 560 | Maglaj | 560 | Maglaj |
| | Summer house | 21 | 150 | Olovo | 2.900 | Kakanj |

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 | 12,767 | 2,565 | 3,515 | 1,302 |
| | 76% | | 24% | |
| House | 1,899 | 490 | 726 | 348 |
| | 69% | | 31% | |
| Apartments | 1,699 | 560 | 1,408 | 597 |
| | 53% | | 47% | |
| Commercial real estate | 291 | 40 | 108 | 28 |
| | 71% | | 29% | |
| Garage | 551 | 67 | 227 | 61 |
| | 68% | | 32% | |
| Forest | 1,085 | 183 | 177 | 64 |
| | 84% | | 16% | |

| Sales of real estates (former owners) | | | | |
|---------------------------------------|---------------|---------------------|---------------|---------------------|
| Market | Men | | Women | |
| | Alone in sale | Participant in sale | Alone in sale | Participant in sale |
| Land | 9,120 | 5,654 | 4,879 | 5,989 |
| | 58% | | 42% | |
| House | 1,390 | 845 | 890 | 1,040 |
| | 54% | | 46% | |
| Apartments | 1,468 | 662 | 1,186 | 758 |
| | 52% | | 48% | |
| Commercial real estate | 217 | 62 | 101 | 50 |
| | 65% | | 35% | |
| Garage | 250 | 86 | 144 | 84 |
| | 60% | | 40% | |
| Forest | 693 | 578 | 360 | 655 |
| | 56% | | 44% | |

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

