

Real Estate Market Report of the Federation of BiH for Year 2025

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FGU
Federalna uprava za geodetske i imovinsko-pravne poslove

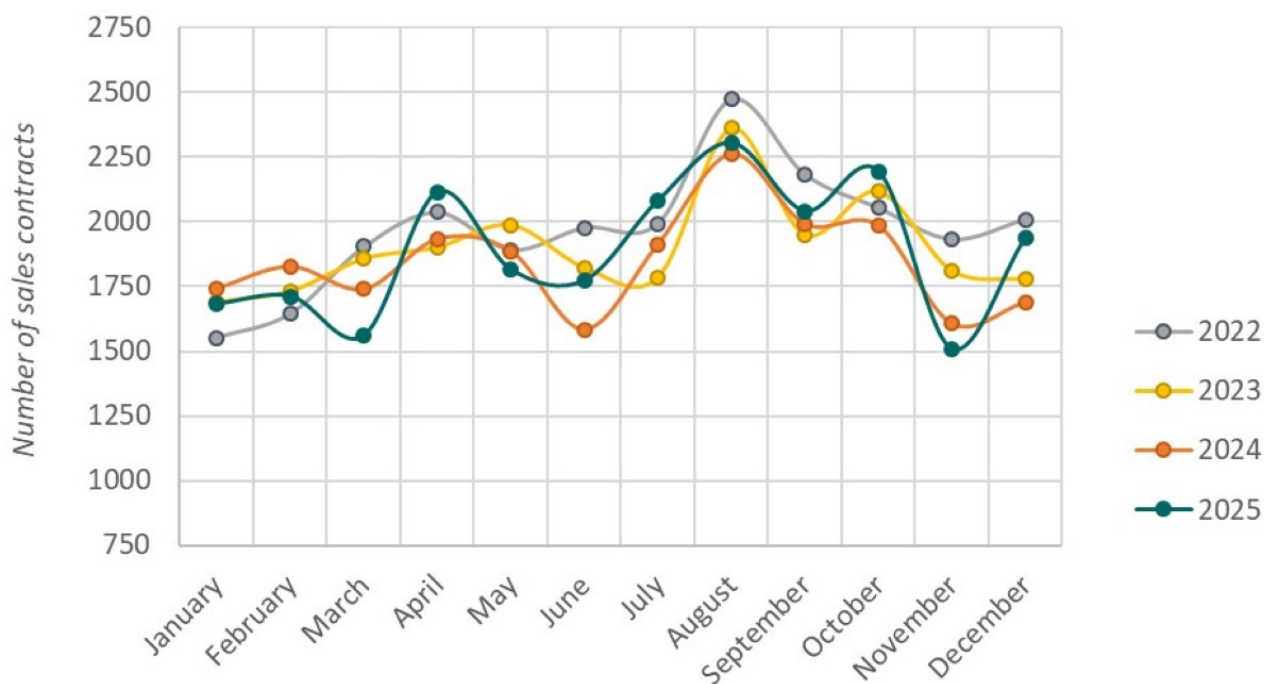
Through the realization of the activities of the Federal Administration for Geodetic and Real Property Affairs (FGA) related to the establishment of the Sales Price Register (SPR) in co-operation with the Tax Administration of the Federation BiH (TA FBiH) and local self-government units (LSGU), it was made a Real Estate Market Report of the Federation of BiH for Year 2025.

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 2025, and more detailed analyses of market activities depend on the input of data throughout the Year 2025 and the volume of markets for certain types of real estate.

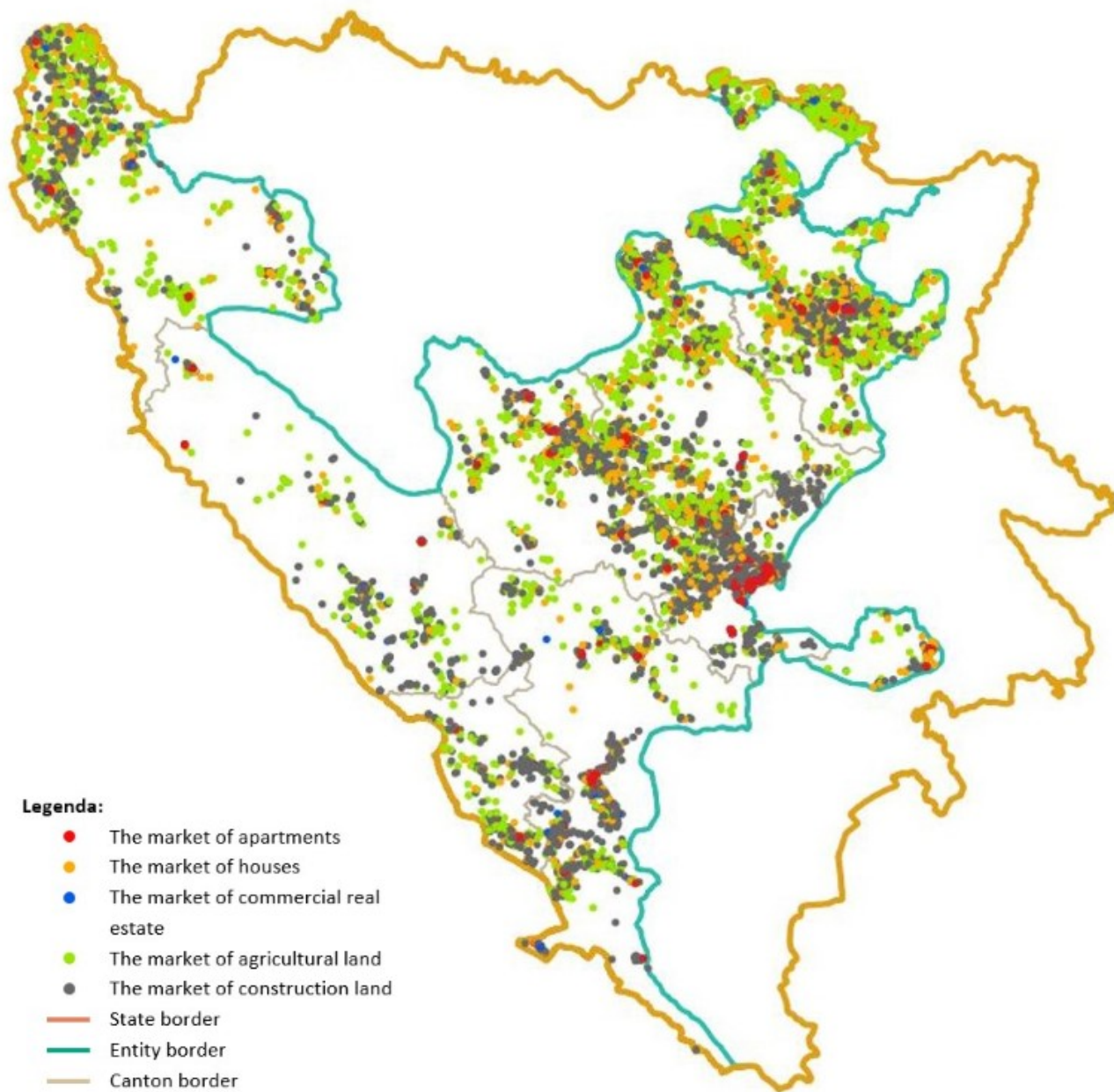
Total number of sales contracts registered in the period from 01.01.-31.12.2025, in the territory of the Federation of BiH is 23,398, while the realized value from the sales contracts is 1,896,158,837 BAM. Of this total, 22,726 contracts with a transaction value of 1,808,489,325 pertain to the secondary market, while 672 contracts with a transaction value of 87,669,511 KM relate to first sales.

BROJ KUPOPRODAJNIH UGOVORA PO MJESECIMA



Total number of real estates in sales contracts registered in the period from 01.01.-31.12.2025, and recorded by municipal commission for real estate valuation is 36,896.

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



According to available data, the average apartment price on the secondary market in the Federation is 3,100 BAM/m². The largest volume of apartment's transactions in 2025 was registered in Municipality Centar Sarajevo, Municipality Novo Sarajevo, City of Tuzla, City of Zenica, City of Mostar. In accordance with the available data for 2025 in the Federation of BH, the average price of an apartment is higher by 23% compared to 2024.

The highest paid prices of apartments in the Federation of Bosnia and Herzegovina are in the Municipality Stari Grad Sarajevo with the average price 4,550 BAM/m² and Municipality Novo Sarajevo, with the average price 4,350 BAM/m². 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 a building constructed in 1900.

Regarding the traded houses, 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 Hadžići, with the living area of 397 m² and 1,253 m² of total land area with the house.

During the last Year, the most expensive business premises – local was 8,210 BAM/m² in the Municipality Stari Grad Sarajevo, and the office space was 8,060 BAM/m² in the Municipality Centar Sarajevo. Regarding the garage, the most expensive garage or garage place in the building was 5,570 BAM/m² in the area of Municipality Centar Sarajevo.

The average price of agricultural land at the level of the Federation of Bosnia and Herzegovina is 2,80 BAM/m².

By comparing the number of data views from public access with completed transactions during the same period, it was concluded that the lowest number of transactions and the lowest number of views was recorded in December. Throughout 2025, an increase in public interest in accessing the Real Estate Price Register was observed.

The Federal Administration for Geodetic and Property-Legal Affairs, together with the Tax Administration of FBiH and local self-government units, will continue to contribute to the transparency of the real estate market through the public release of data and reports.

The report can be viewed at the following link:

 [Izvješće RCN 2025 eng.pdf \(2.6 MiB\)](#)