

Semi-annual real estate market report of the Federation of BiH for 2025

04.08.2025 14:09



Izvješće

o stanju tržišta
nekretnina
u Federaciji BiH
za prvo polugodište
2025. godine

juli/srpanj
2025



REGISTAR CIJENA

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 serves as an important tool for providing relevant information to market participants, including FGa, TA FBiH, and LSGU. At the time of preparing this Report, the system was operational in 74 out of a total of 79 local self-government units, and in all 73 tax offices in the Federation of BiH.

The data analysis includes all sales contracts recorded as of July 25, 2025.

The total realized value from sales contracts in the first half of Year 2025 in the Federation of BiH in the territory of the Federation of BiH is **BAM 867,598,995.00**, which is, according to available data, 11% higher compared to the first half of 2024

Out of **9,801** registered sales contracts, the subject of taxation were **9,463**, of which Municipal Commission entered data for **6,601** sales contracts in the SPR, and only such transactions were taken into preparation for real estate market analyses. Out of **6,601** sales contracts, **943** refers to mixed contracts and the value of these amounts to **BAM 107,075,765.00**.

In the first six months of Year 2025, the total number of realized sales contracts was **10,038**. Taking into account the available data, the volume of the real estate market in the first half of 2025 recorded an **11%** decrease compared to the same period in 2024, while the total value realized from sales contracts increased by **3%**.

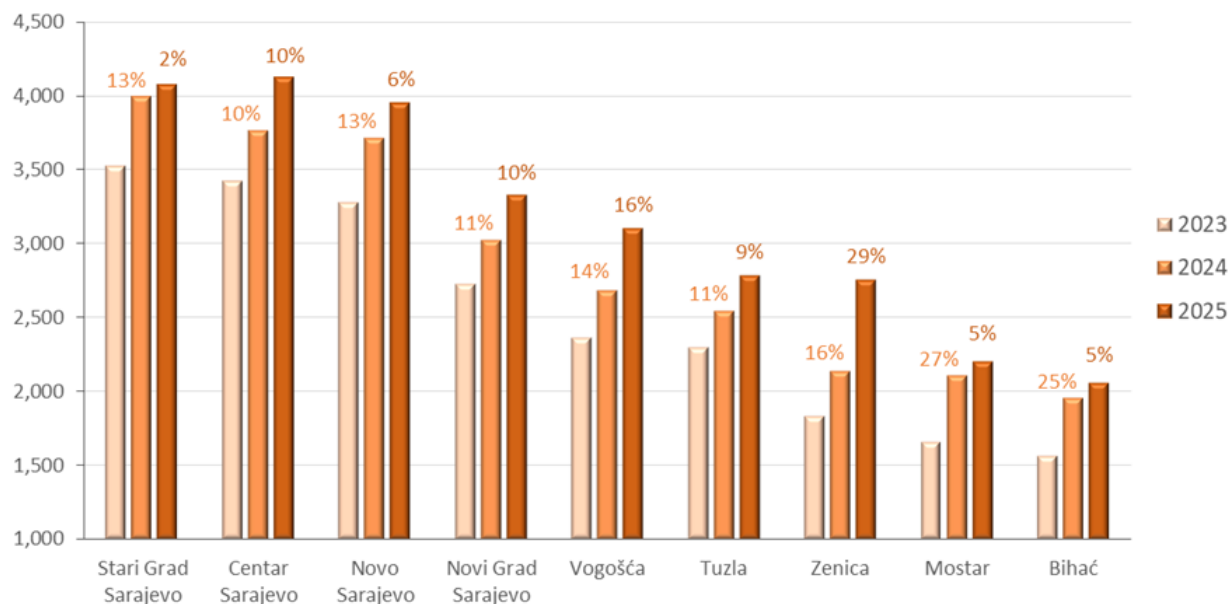


Figure 1. Semi-annual price growth trend by municipalities.

In accordance with the available data for the first half of 2025 in the Federation of BiH, the average apartment price increased by 7%, the average house price increased by 11%, while the average price of

construction land decreased by 6% compared to the first half of 2024.

The highest realized real estate prices in the Federation of Bosnia and Herzegovina in the first half of Year 2025 are:

- The highest realized house price was in the municipality of Centar Sarajevo, with a total price of BAM 727,500.00. The house has a usable area of 114 m² and a total plot area of 260 m². It was built in 1997.
- The highest realized apartment price was in the municipality of Stari Grad Sarajevo, with a total price of BAM 1,315,000.00. The apartment has a usable area of 165 m² and is located in a building constructed in 1900.
- The highest realized price for commercial premises (retail unit) was in the area of Zenica, with a total price of BAM 420,000.00. The usable area of the premises is 120 m², and it is located in a building constructed in 2010.
- The highest realized price for a commercial building was in the municipality of Novi Travnik, with a total price of BAM 592,000.00. The usable area of the building is 1,632 m², and it was built in 1960.
- The highest realized garage price (garage or garage space within a building) was in the area of Tuzla, with a total price of BAM 54,000.00. The usable area of the garage is 16 m², and it is located in a building constructed in 2014.
- The highest realized price for construction land was in the municipality of Novi Grad Sarajevo, with a total price of BAM 18,000,000.00 for a plot of 32,500 m².
- The highest realized price for agricultural land was in the municipality of Donji Vakuf, with a total price of BAM 50,000.00 for a plot of 12,650 m².

The complete semi-annual report of the real estate market in the Federation of BiH for Year 2024 is available on the website <https://www.katastar.ba/rcn> under the tab "Reports".

 [Izvjescje o stanju trzista nekretnina u Federaciji BiH za prvo polugodiste 2025. godine.pdf \(973.4 KiB\)](#)