

Semi-annual real estate market report of the Federation of BiH for 2026

27.07.2026 10:02



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 2026.

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 15, 2026.

The total realized value from sales contracts in the first half of Year 2026 in the Federation of BiH in the territory of the Federation of BiH is **BAM 810,461,300.00**.

Out of **9,797** registered sales contracts, the subject of taxation were **9,386**, of which Municipal Commission entered data for **6,711** sales contracts in the SPR, and only such transactions were taken into preparation for real estate market analyses. Out of **6,711** sales contracts, **587** refers to mixed contracts and the value of these amounts to **BAM 46,185,285.00**.

In the first six months of Year 2026, the total number of realized sales contracts was **10,170**. Taking into account the available data, the volume of the real estate market in the first half of 2026 recorded an **8%** decrease compared to the same period in 2025, while the total value realized from sales contracts decreased by **18%**. It's important to emphasize how this data can change over time, and because contracts are still being processed more realistic view of the market can be seen on the annual report.

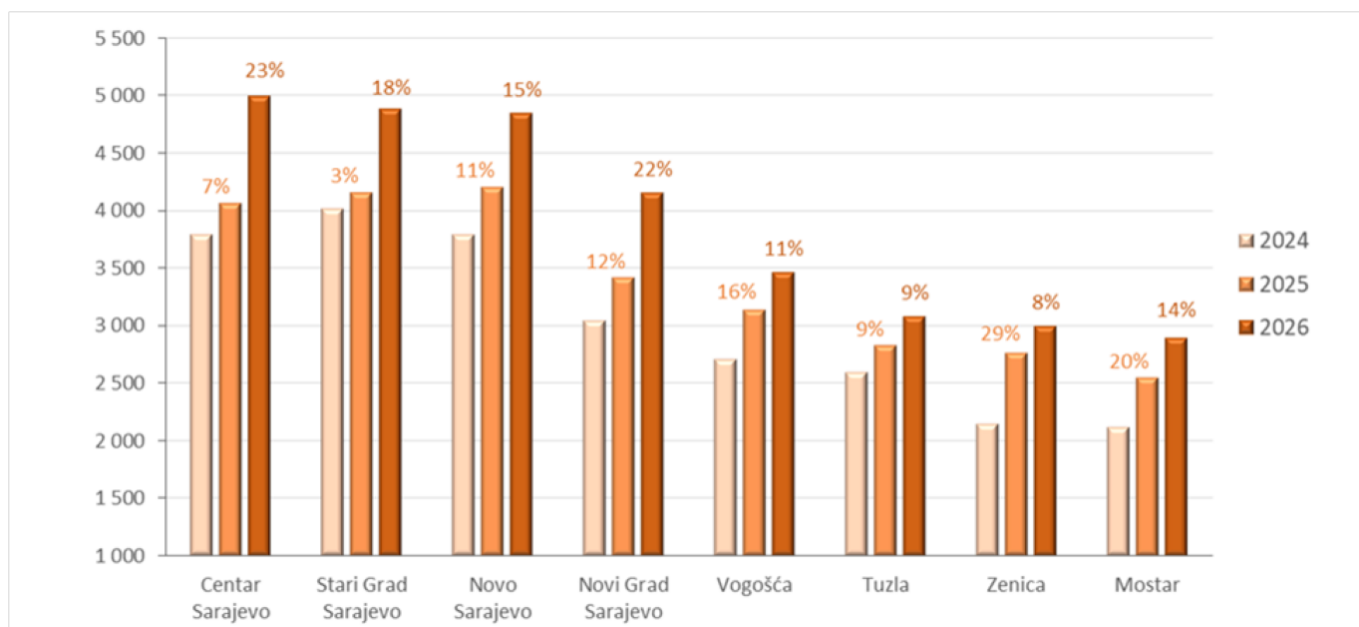


Figure 1. Semi-annual price growth trend by municipalities

In accordance with the available data for the first half of 2026 in the Federation of BiH, the average apartment price and average price of construction land is the same, while the average house price increased by 5,7% compared to the first half of 2025.

The highest realized real estate prices in the Federation of Bosnia and Herzegovina in the first half of Year 2026 are:

- The highest realized house price was in the municipality of Centar Sarajevo, with a total price of BAM 700,000.00. The house has a usable area of 146 m² and a total plot area of 1393 m². It was built in 1999.
- The highest realized apartment price was in the municipality of Stari Grad Sarajevo, with a total price of BAM 1,180,000.00. The apartment has a usable area of 197 m² and is located in a building constructed in 1910.
- The highest realized price for commercial premises (retail unit) was in the area of Tuzla, with a total price of BAM 913,000.00. The usable area of the premises is 193 m², and it is located in a building constructed in 2015.
- The highest realized price for a commercial building was in the municipality of Stari Grad Sarajevo, with a total price of BAM 4,555,000.00. The usable area of the building is 595 m², and it was built in 1970.
- The highest realized garage price (garage or garage space within a building) was in the area of Tuzla, with a total price of BAM 55,000.00. The usable area of the garage is 15 m², and it is located in a building constructed in 1970.
- The highest realized price for construction land was in the municipality of Vitez, with a total price of BAM 3,523,296.00 for a plot of 10,272 m².

- The highest realized price for agricultural land was in the municipality of Gradačac, with a total price of BAM 70,000.00 for a plot of 10,667 m².

The complete semi-annual report of the real estate market in the Federation of BiH for Year 2026 is available on the website <https://www.katastar.ba/rcn> under the tab "Reports".



[Report of Real Estate Market in the FBiH for first half of Year 2026.pdf \(1,009.7 KiB\)](#)