



Report

of Real Estate Market in the Federation of BH for Year 2024

March
2025



THE SALES PRICES REGISTER

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Summary

This report provides an analysis of the real estate market in the Federation of BH for the year 2024. It includes an overview of all market segments, with a particular focus on key trends, as well as changes in prices, supply, and demand. The data includes all sales contracts received up to and including **February 27, 2025**.

Real estate prices in Europe have risen significantly in recent years, but a certain market slowdown is now visible, a trend that is also reflected in the Federation of BH.

The total realized value of real estate from sales contracts in the Federation of BH in 2024 amounted to 1,674,018,171 BAM, which is 4.51% less compared to 2023.

In 2024, the total number of realized sales contracts was 22,980, representing a 3% decrease compared to 2023.

Regarding the real estate market overview for 2024, three categories of real estate dominated in terms of the number of transactions: agricultural land, apartments, and construction land. In terms of contract value, the most significant market segments were apartments, construction land, and houses.

Territorially, the highest number of real estate sales was achieved in Sarajevo Canton, accounting for 20% of all transactions, with a 42% share in the total monetary turnover. It was followed by Tuzla Canton with 19% of all transactions, Zenica-Doboj Canton with 17%, and Una-Sana Canton with 13%.

In the apartment market in 2024, the City of Sarajevo (Stari Grad, Centar, Novi Grad, Novo Sarajevo, Ilidža, and Vogošća) had a highest share of the total number of sales contacts with 29%. The highest number of apartments sold was recorded in Novo Sarajevo, Centar Sarajevo, Mostar, Tuzla, and Novi Grad Sarajevo.

The highest price achieved for an apartment in the Federation of BH in 2024 was in the municipality of Novo Sarajevo, with a total price of BAM 712,000 and a usable area of 105 m².

Market transparency contributes to the stability and reliability of the real estate sector, as well as greater security for market participants. Public access to data from the Sales Price Register ensures that the public is informed about property prices.

The number of public inquiries into the Sales Price Register during the period from January 1 to December 31, 2024, was 98,708, of which 69,279 were from Bosnia and Herzegovina, while the remaining inquiries came from 62 other countries.

The publication of the real estate market report aims to enhance transparency, improve market functioning, and provide support in formulating decisions regarding 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 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. 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 2024, 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 a 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.

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.

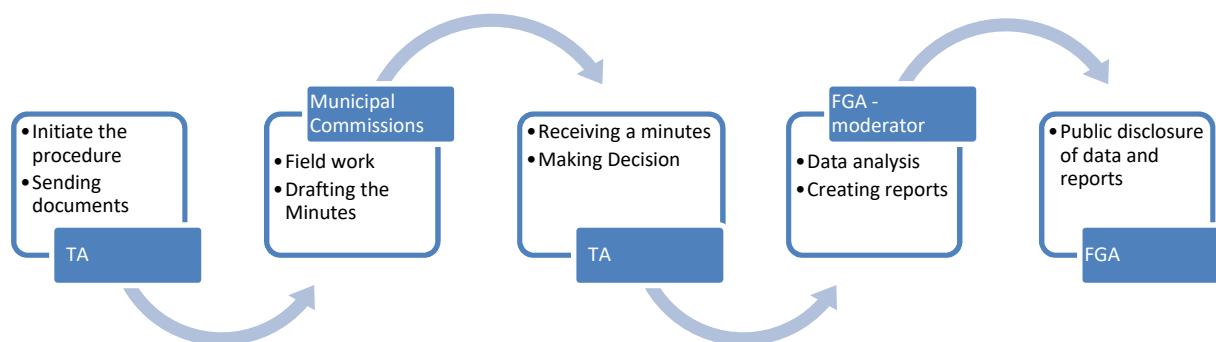


Figure 1: SPR Process Model in the Federation of BH

1.3 Methodology used for the preparation of Report

The input data for the analysis of real estate market in Year 2024 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 2024, 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 2024, 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 2024, 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 2024.

Price: The price per unit area of real estate (BAM/m²) is presented for special parts 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 01.01.2024. - 31.12.2024., in the territory of the Federation of BH, is **22,980**, while the realized value from the sales contracts is **1,674,018,171 BAM**. Out of this number, **22,135** contracts with realized value of **1,573,337,832 BAM** refer to the secondary market, while **845** contracts with realized value of **100,680,339 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 22,135 registered sale contracts, the subject of taxation was 21,344, of which Municipal Commission entered data for 17,847 sale contracts in SPR, and only such transactions were taken in preparation for real estate market analysis. Out of 17,847 sales contracts, 926 refers to mixed contracts and the value of such is 107,890,240 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 are 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 2021, Year 2022, Year 2023 and Year 2024, 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. Looking at the charts (Figures 2 and 3) for the dominant real estate categories, a slight decrease number of transactions and contract values can be observed.

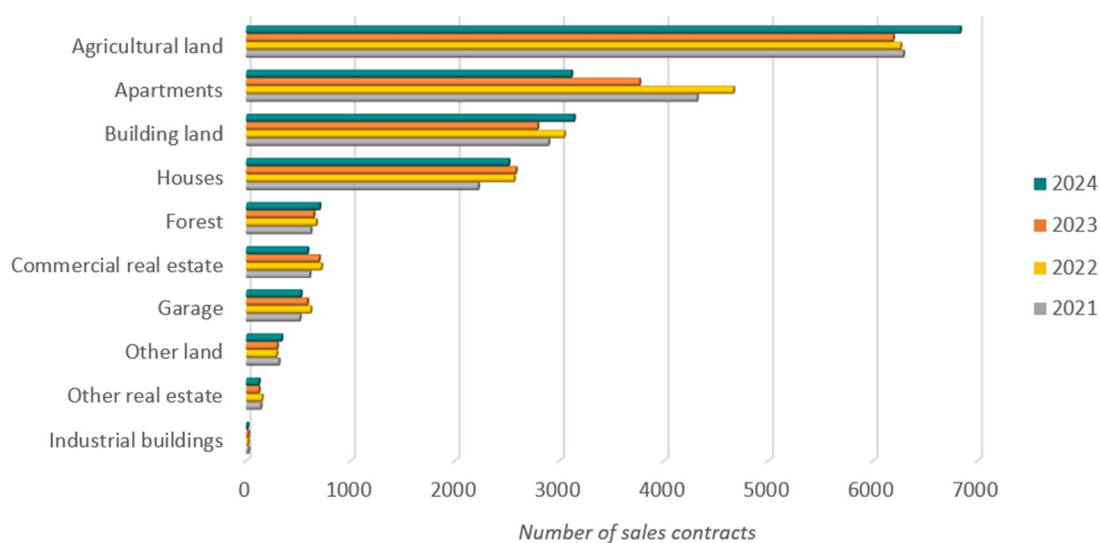


Figure 2: The number of sales contracts divided according to the real estate market

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

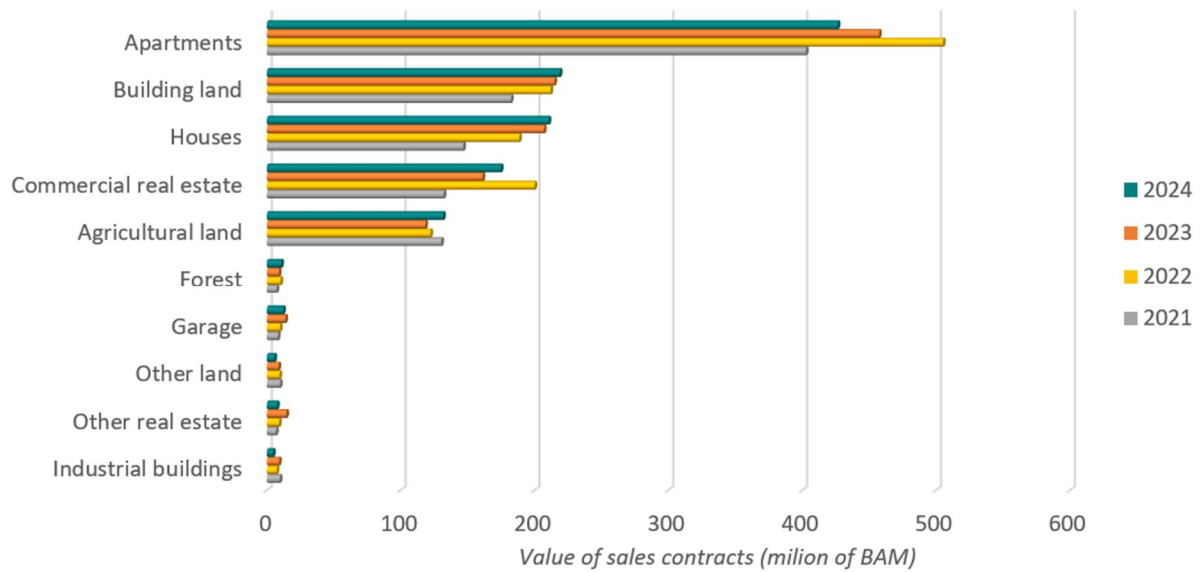


Figure 3: The value of transferred real estates divided according to the real estate market

Figure 4 shows the number of registered sales contracts in Year 2024 according to the most frequent types of real estates classified per cantons and in *Appendix 5* there is a spatial representation at the level of the Federation of BH.

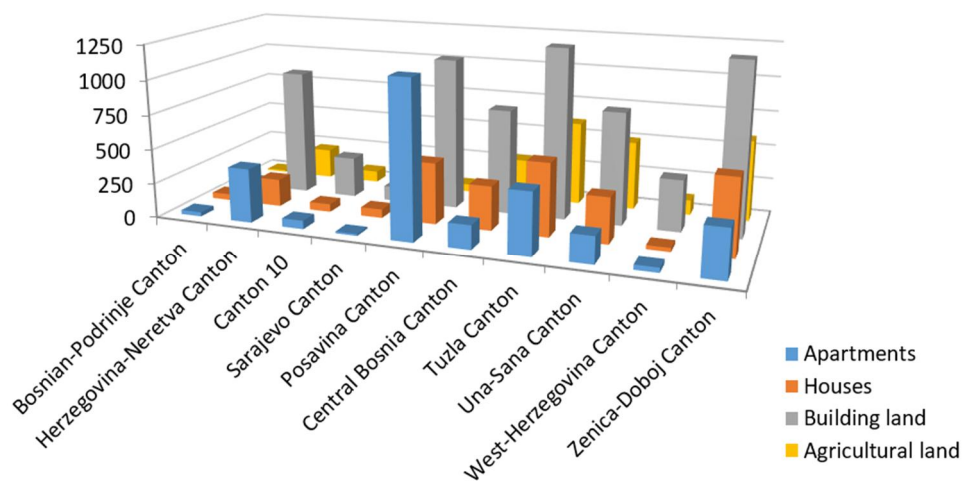


Figure 4: Number of registered sales contracts according to the most frequent types of real estates classified per cantons

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

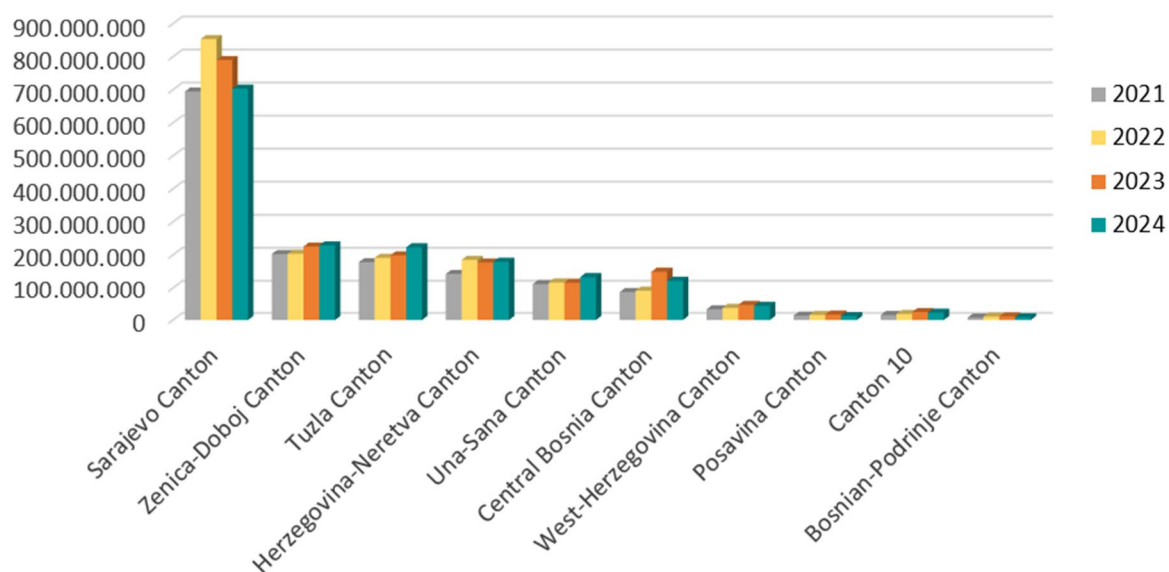


Figure 5: Realized amount of money from transactions per cantons for 2021, 2022, 2023 and 2024

The number of realized sales during 2021 was 23,319, in 2022 it was 24,156 and during 2023 it was 23,659. As opposed to 2023, in 2024, 22,980 or 3% less sales contracts were registered.

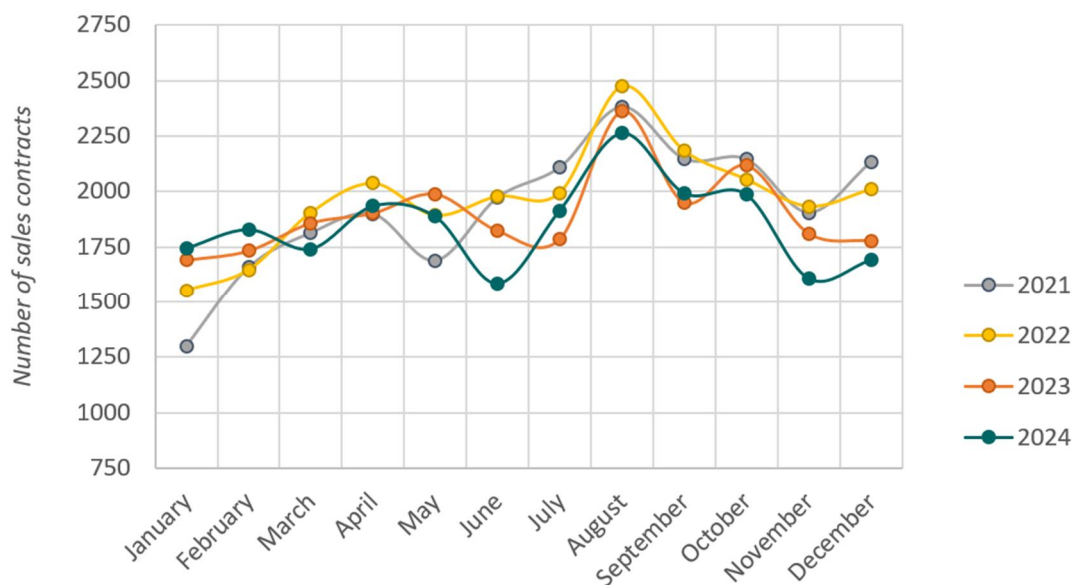


Figure 6: Number of registered contracts by months in 2021, 2022, 2023 and 2024

In 2024, most transactions were recorded during the summer (August). The number of realized sales in 2021, 2022, 2023 and 2024 has a similar upward trend, so it can be said that the market has normalized.

In accordance with the available data for 2024 in the Federation of BH, the average price of an apartment is higher by 11%, houses by 1% and garages by 14% compared to 2023.

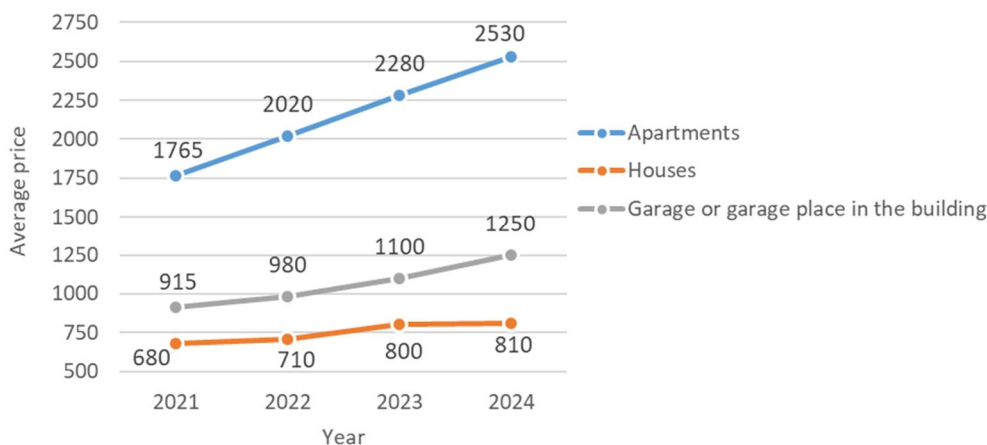


Figure 7: Average prices of the housing market in BAM/m² for the territory of the Federation of BH by years

Regarding to commercial real estates, there was a upward trend in prices during 2022 compared to 2021. However, in 2023, the market stabilized for office spaces and business services facilities, while commercia retail units experienced a slight decline in prices. In accordance with the availabel data in 2024 the average price for offices is lower by 11%, shops is higher by 17% and business services facilities is also higher by 2% compared to 2023.

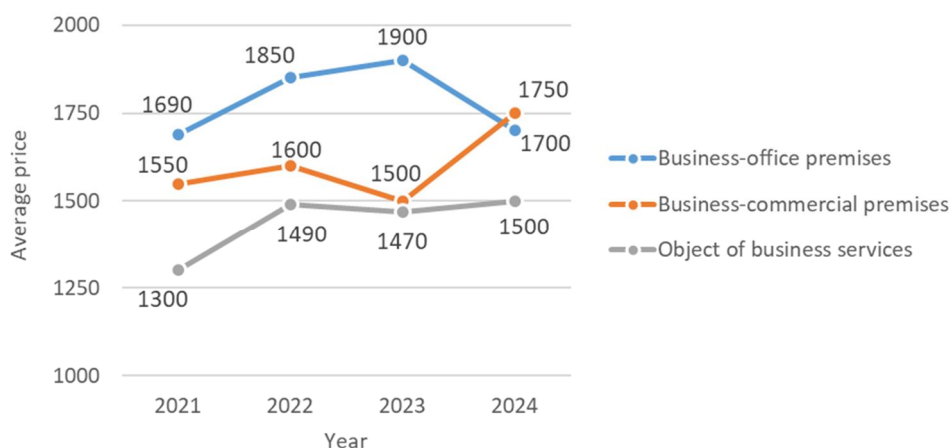


Figure 8: Average prices of commercial real estate market in BAM/m² for the territory of the Federation of BH by years

Regarding the land market, there was price increasing during 2022 compared to 2021. That trend continued during 2023. In comparison to Year 2023, the average price of building land is higher by 3% in 2024.

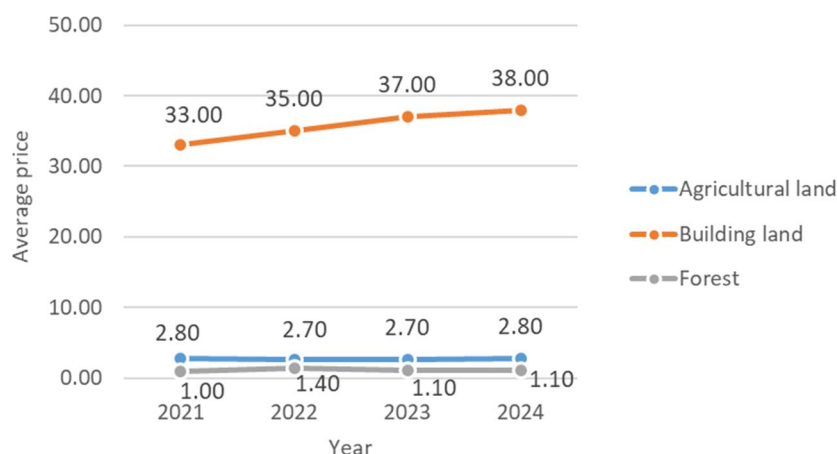


Figure 9: Average prices of the land market in BAM/m² for the territory of the Federation of BH by years

2.2 Real Estate Market in the Federation of BH from the point of view of the gender structure

Regarding the analysis of transacted real estate from the perspective of gender representation, men accounted for 72% and women for 28% of the total number buyers. In 2024, the same percentage of women and men participated in real estate transactions as in 2023. When observing different market types, an overview of the most represented ones is presented in Table 1 below for the years 2021, 2022, 2023, and 2024, while data for all markets in 2024 can be found in Appendix 4.

When buying an apartment, the share of men and women changed during 2021 and 2022, with women being 2% less represented and men 2% more represented in transactions. Compared to 2022, in 2023, the share of women increased by 1%, while the share of men decreased by 1%. When comparing 2023 and 2024, a 2% decrease in the share of men purchasing apartments was recorded, while the share of women increased by 2% in the same period.

It is also evident that in 2024, women participated 1% less, and men 1% more in house purchases compared to 2023. In land purchases, the share of men and women remained unchanged between 2023 and 2024.

Purchase of real estate							
Market	Year	Men			Women		
		Alone in sale	Participant in sale	Representation	Alone in sale	Participant in sale	Representation
Lands	2021	11,069	2,078	78%	2,609	1,030	22%
	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%
Houses	2021	1,846	352	71%	606	276	29%
	2022	1,933	486	69%	725	348	31%
	2023	1,895	452	67%	770	399	33%
	2024	1,913	445	68%	749	357	32%
Apartments	2021	2,402	692	55%	1,862	689	45%
	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%

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 01.01.2024 to 31.12.2024, and recorded by the municipal commission for real estate valuation is **36,159**. 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 10 above) and based on data collected from the field by Municipal Commission (see Figure 10 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.

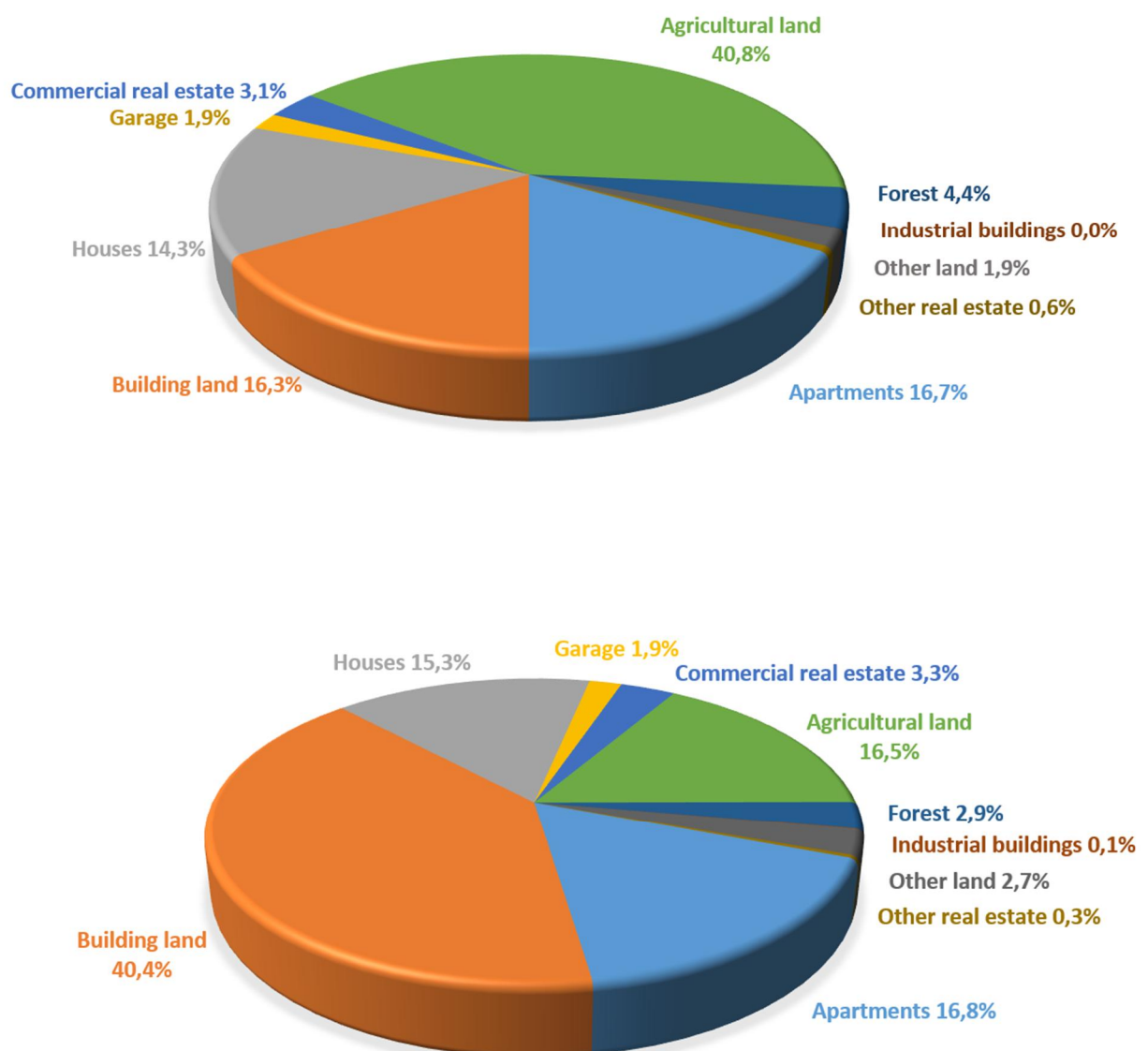


Figure 10: Participation of certain types of real estate on the market at the level of the Federation of BH based on data from a contract (see Figure above) and based on data collected from the field by Municipal Commission (see Figure below)

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 3,109, and in those contracts are 3,208 of real estate classified as apartment and 65 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 2024 were registered in Municipality Novo Sarajevo, City of Tuzla, Municipality Centar Sarajevo, City of Mostar, Municipality Novi Grad Sarajevo and City of Zenica. Local Self-Government Units with the most transactions of apartments are shown in Figure 11.

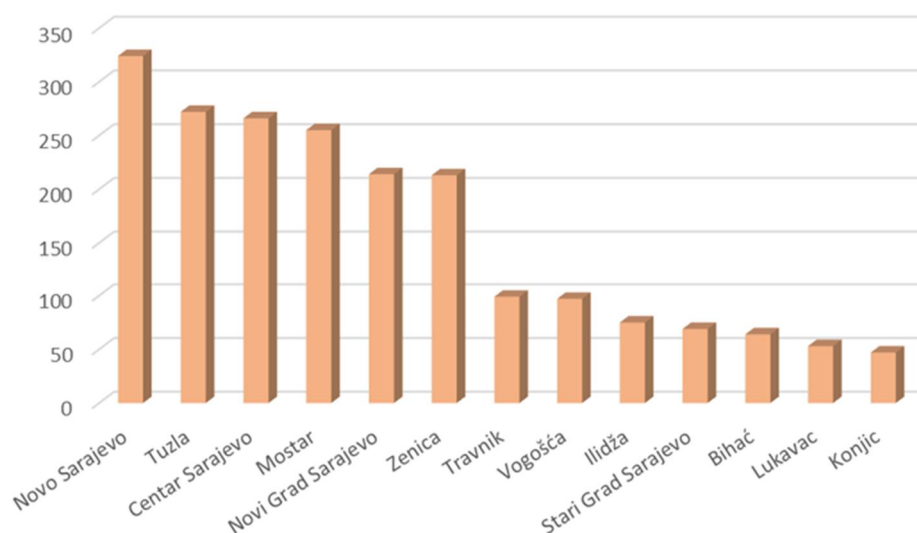


Figure 11: Graphical representation of the number of sales related to apartments

Analysis of prices and areas of sold apartments were made on a sample of 2,202 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 2,530 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]	
Novo Sarajevo	3.830	710	6.530	286
Centar Sarajevo	3.900	790	6.395	220
Mostar	2.200	565	3.850	213
Tuzla	2.580	240	4.460	202
Novi Grad Sarajevo	3.110	690	5.380	183
Zenica	2.360	615	4.220	177
Vogošća	2.800	1.140	3.660	83
Ilidža	3.000	960	5.180	68
Stari Grad Sarajevo	4.020	650	7.800	58
Bihać	1.950	320	2.970	54
Lukavac	1.470	380	2.510	48
Travnik	1.610	590	3.075	48
Travnik (apartments in Vlašić)	1.800	560	4.040	21
Trnovo (apartments in Bjelašnica)	4.040	2.220	6.130	26
Neum (apartments)	4.460	2.420	6.870	11

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

The most expensive apartment in the Federation of Bosnia and Herzegovina in the Year 2024 was in the Municipality of Novo Sarajevo and its total paid price was 712,000 BAM and the usable area of that apartment is 105 m².

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 XI, Sarajevo XIII (Municipality of Stari Grad Sarajevo), Sarajevo IV, Sarajevo VII, Sarajevo VIII (Municipality of Centar 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.

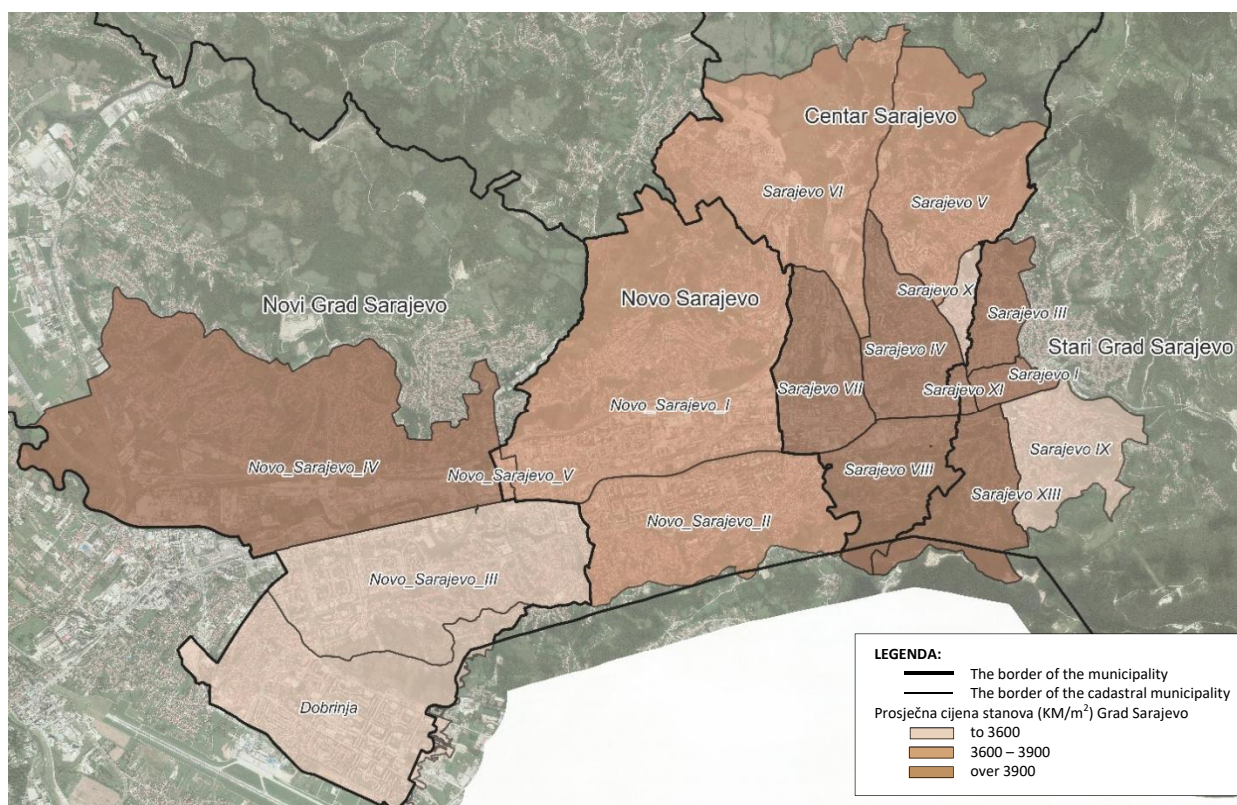


Figure 12: Graphic representation of cadastral municipalities of the City of Sarajevo in three levels of price

The following table presents the average, minimum, and maximum apartment prices for newer residential complexes in Sarajevo, where a sufficient number of transactions were recorded between 2022 and 2024. It is important to note that this data pertains to the secondary market, meaning the transactions refer to the second and subsequent sales of properties rather than the initial sale of newly built apartments. The highest number of transactions was recorded in the Tibra Stup residential complex, while the highest average price was observed in the Nova Otoka complex.

Complex	Average value [BAM/m ²]	Price range		Number of data
		Min. [BAM/m ²]	Max. [BAM/m ²]	
Bulevar	3,120	1,750	5,180	52
Miljacka	3,470	2,140	4,790	35
Nova Otoka	3,760	2,390	5,380	40
Tibra Stup	2,610	1,550	4,400	159

Table 3: Apartment prices in residential complexes in Sarajevo 2022-2024

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 at least apartments over 100 m².

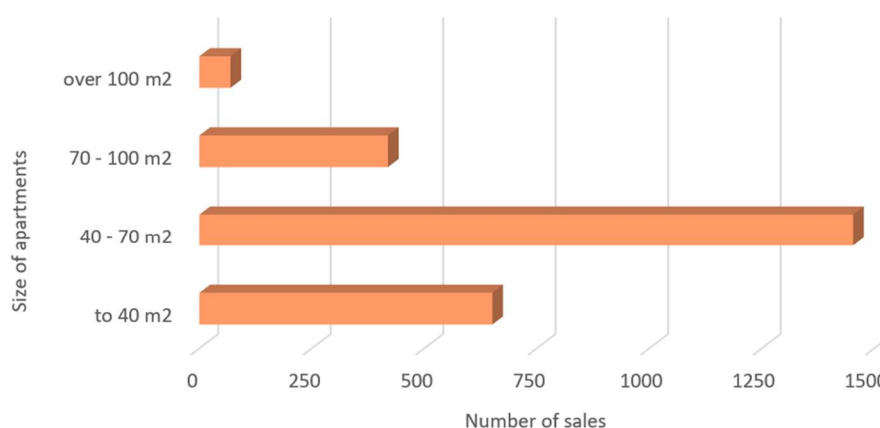


Figure 13: Graphical presentation of the apartments sold according to the area

3.1.2 Residential buildings

The total number of registered sales contracts, which refers to residential buildings, is 2,509 and in those contracts, there are 2,711 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 4 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	1,964	45	Fojnica	4,460	Stari Grad Sarajevo
Terraced house	2	590	Kreševo	1,040	Mostar
Duplex house	25	30	Novi Travnik	2,050	Visoko
Summer house	223	80	Tuzla	4,315	Hadžići

Table 4: Statistical parameters of residential buildings price in the Federation BH

Based on a sample of 1,368 contracts related to houses at the level of the Federation of BH, the following average values were obtained: the average usable area of the building is 127 m², the average price per living area of the house is 800 BAM/m², the average area of the house with land is 858 m², the average price per area of the house with land is 257 BAM/m², and the average total price of the house with land is 107,124 BAM.

The price of the most expensive house with a land in the Federation of BH during 2024 is 2,200,000 BAM in the Municipality of Neum, with the living area of 613 m² and 492 m² of total land area with the house.

3.1.3 Garages

The total number of registered sales contracts, which relates to garages, is 521 and in these contracts, there are 542 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 5 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	186	200	Bihać	5,000	Novo Sarajevo
Garage in a row or freestanding	129	85	Tuzla	3,850	Stari Grad Sarajevo
Garage/Parking place outdoor	24	210	Bihać	3,040	Centar Sarajevo

Table 5: 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.

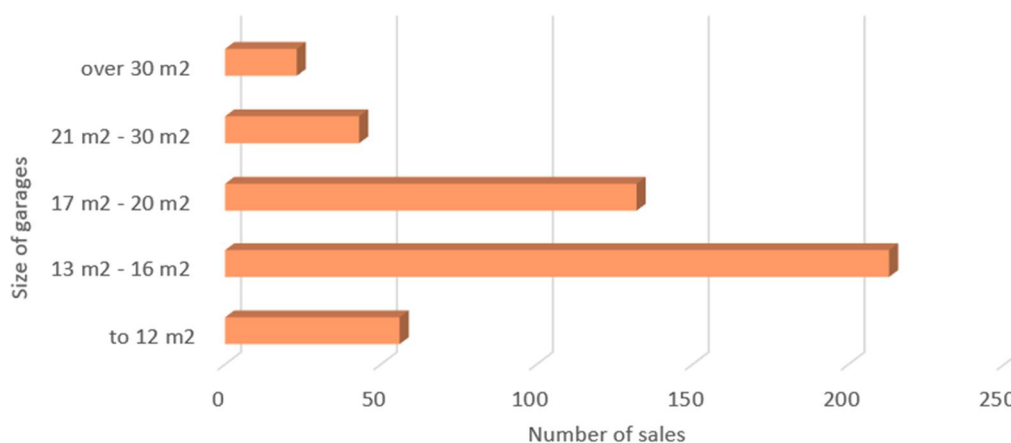


Figure 14: Graphical presentation of the garages sold according to the area

Based on a sample of 159 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 1,250 BAM/m².

Based on a sample of 103 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 16 m², and the average price per square meter of usable area was 940 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 below presents the average prices of apartments and houses in the Federation of Bosnia and Herzegovina for the period from 2021 to 2024. The reference year is set as 2021, 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
2021	1,765	100,00	680	100,00
2022	2,020	114,45	710	104,41
2023	2,280	112,87	800	112,68
2024	2,530	110,96	811	101,38

Table 6: 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
2021	996	1,765	680	0.56	1.46
2022	1,114	2,020	710	0.55	1.57
2023	1,261	2,280	800	0.55	1.58
2024	1,373	2,530	810	0.54	1.69

Table 7: Purchasing power index

Table 7 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 2024, it would be possible to buy 0.54 m² of an apartment or 1.69 m² of a house. Considering that the average apartment in the Federation of BH is 55 m², a person with an average salary in 2024 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 2024 is 10,997 and in these contracts, there are recorded 11,491 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 right). Of the total number of contracts in which agricultural land was registered, 38% were found not to be traded as agricultural and therefore the classification was changed to the actual type of real estate.

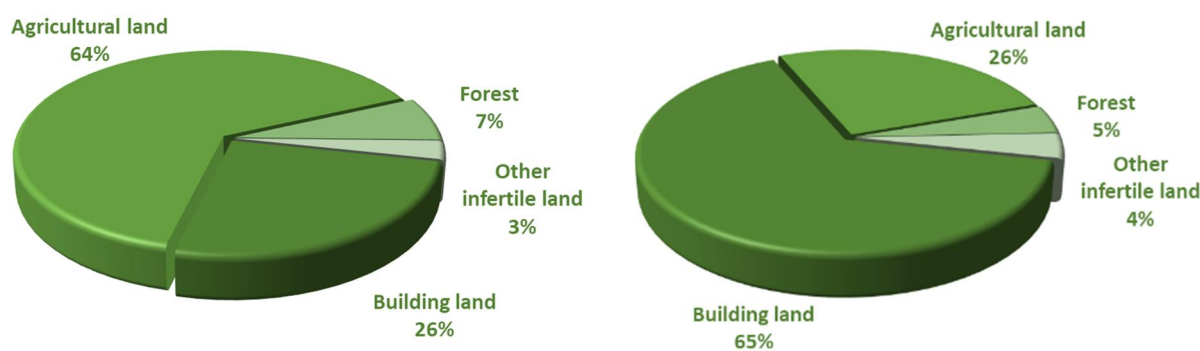


Figure 15: Graphical representation of the number of sales according to the type of land market

Table 8 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	2,410	0,15	Cazin	12,50	Visoko
Forest	351	0,25	Donji Vakuf	3,65	Kalesija
Other infertile land	450	1,00	Sanski Most	255,00	Kakanj

Table 8: 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 3,946 contracts, the average price of building land at the level of the Federation of BH is 38 BAM/m², and the maximum in the Municipality of Novi Grad Sarajevo is 2,970 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 01.01.2024. - 31.12.2024. years. The total sample selected for analysis includes 1,218 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 Bosanska Krupa and is 0,15 BAM/m², and the maximum in the City of Visoko is 12,50 BAM/m². The prices of agricultural land depend of the location (closeness to populated areas), accessibility to road infrastructure, 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 64% (Figure 15, left). The largest volume of agricultural land turnover in 2024 was registered in Živinice, Mostar, Zenica and Visoko (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 65% (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 Gračanica, Gradačac, Zenica and Visoko (Figure 16, below).

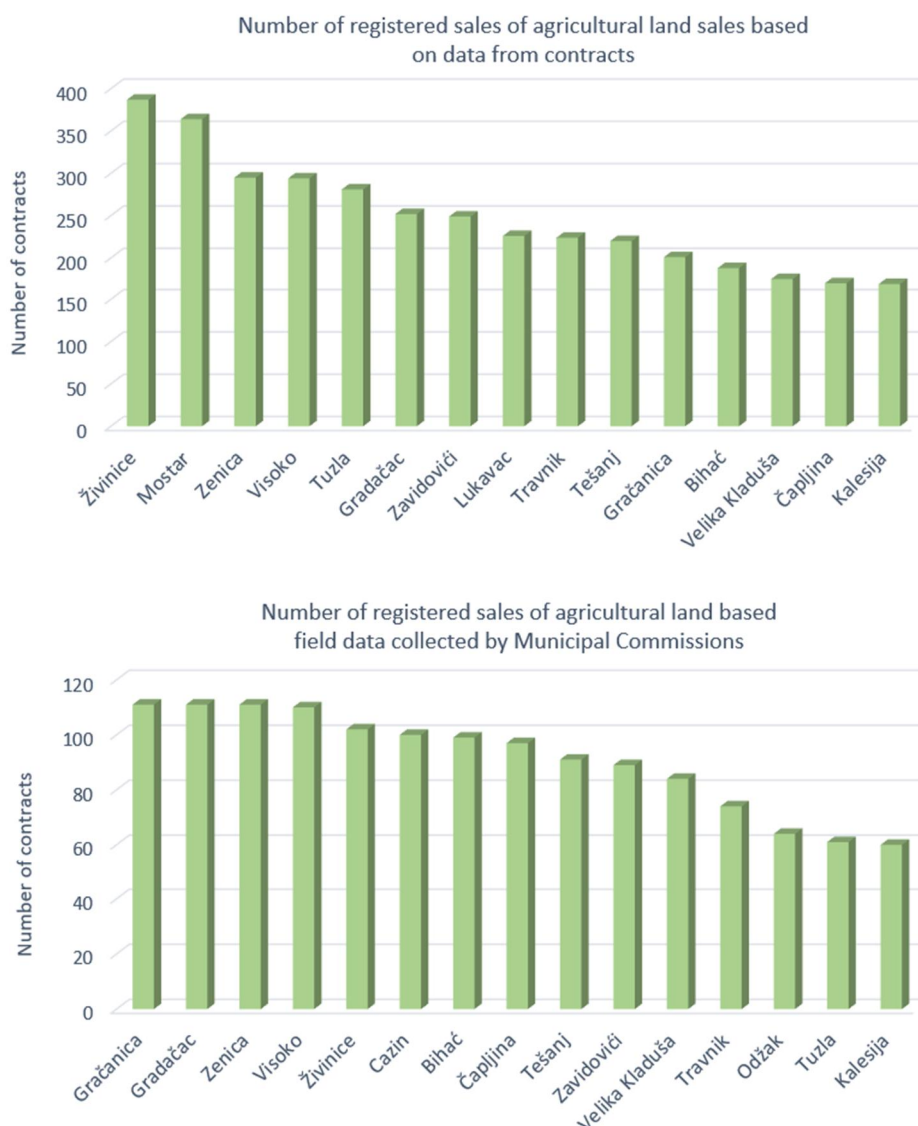


Figure 16: Graphical presentation of the number of sales of agricultural land based on data from contracts (Figure above) and data collected on field by Municipal Commission (Figure below)

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 special parts of the buildings includes business-office premises and business-commercial premises.

The total number of registered sales contracts for commercial real estates in Year 2024 is 584 in the territory of the Federation of Bosnia and Herzegovina, and there are 619 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 special parts of the buildings including business-commercial and offices premises.

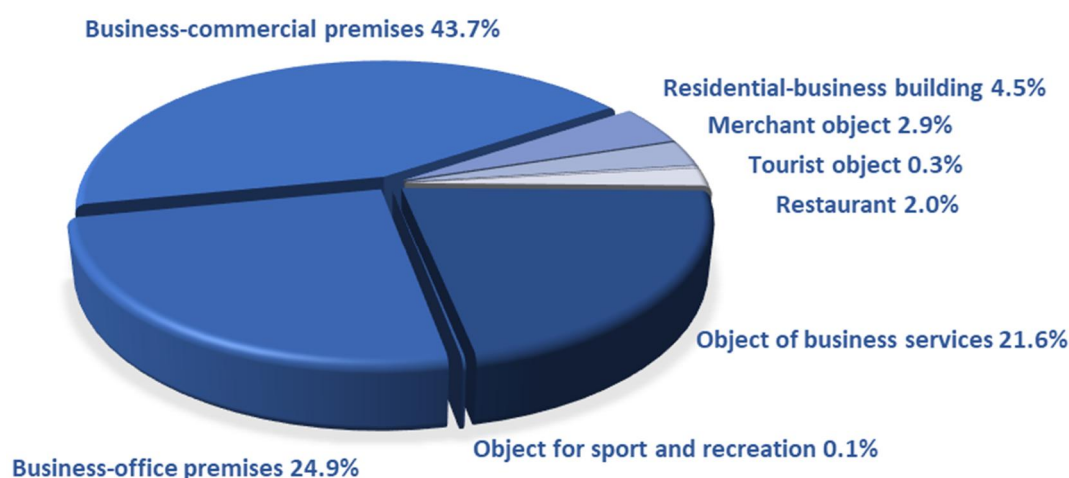


Figure 17: Graphical presentation of commercial real estate by type

Table 9 gives an overview of the prices of business buildings at the level of the Federation of BH, and in Table 10 an overview of prices for business special parts 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	108	95	Bihać	13.600	Gračanica
Restaurant	11	250	Bosansko Grahovo	13.510	Stari Grad Sarajevo
Merchant object	18	280	Fojnica	14.040	Stari Grad Sarajevo
Residential-business building	25	70	Kiseljak	1.750	Travnik

Table 9: 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	208	250	Novi Travnik	12.160	Novo Sarajevo
Business-office premises	126	230	Ilijaš	7.480	Centar Sarajevo

Table 10: Statistical parameters of the prices of business special parts of the buildings (premises) in the Federation of BH

In accordance with the available data from 2024, the average price for offices is 1,700 BAM/m², and the average usable area is 61 m². The average price for shops is 1,750 BAM/m², and the average usable area is 61 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 21 m² - 60 m².

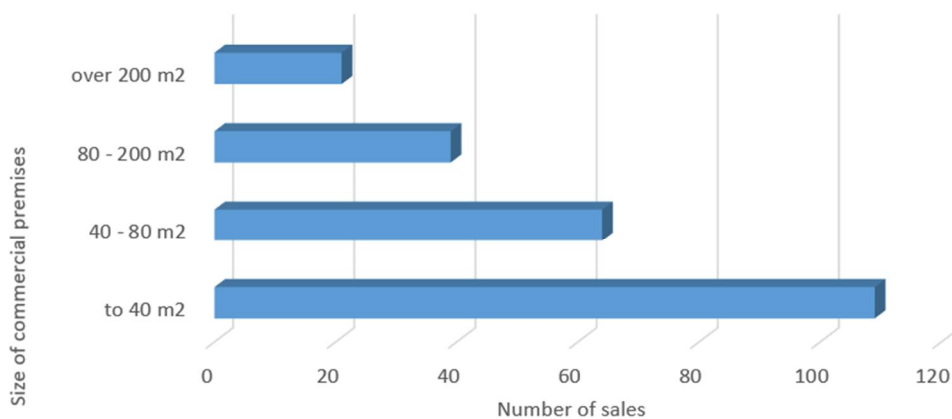


Figure 18: Graphical presentation of the business-commercial premises sold according to the area

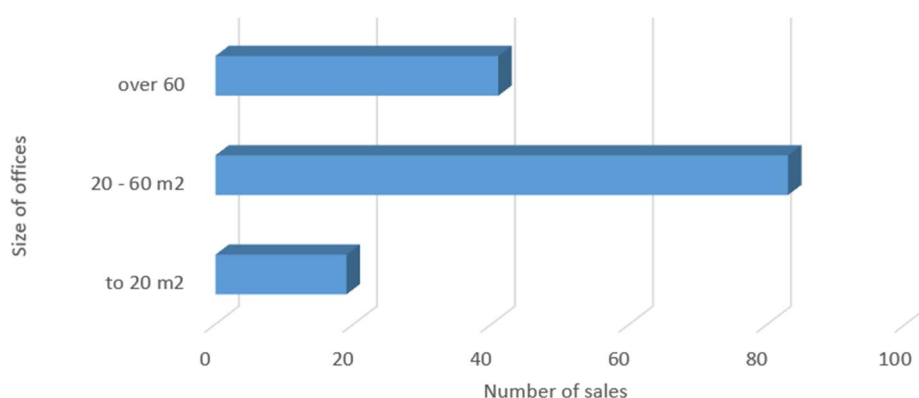


Figure 19: Graphical presentation of the business-office premises sold according to the area

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.

Number of public access to the data of SPR in the period 01.01. - 31.12.2024. is recorded from Bosnia and Herzegovina and the rest from 62 different countries, as shown in the Figure 20. The other 37 countries accounted for only 3.0% of the total, including New Zealand, Luxembourg, Ireland, Macau, Kuwait, Egypt, Czech Republic, Bulgaria, Spain, Romania, Saudi Arabia, Hong Kong, North Macedonia, India, Chile, Poland, Ukraine, Qatar, China, Singapore, Pakistan, Finland, Oman, Greece, Jordan, Isle of Man, Japan, Nigeria, Russia, Bahrain, Albania, Iran, Afghanistan, Colombia, Georgia, South Africa, and Kosovo.

The majority of visits in 2024 originated from Bosnia and Herzegovina (85.5%), followed by Germany (3.6%), Croatia (3.3%), and Austria (1.5%).

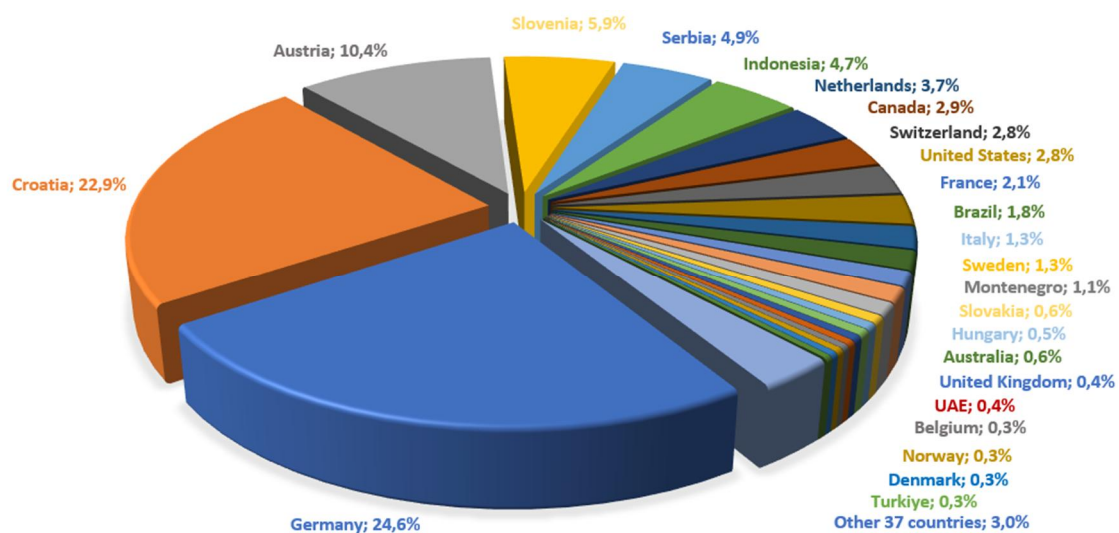


Figure 20: Graphical overview of the insights into the SPR data by country

In 2024, variations were recorded in the number of views of the RCN website and the number of purchase and sale contracts by month. The number of views of the RCN website was relatively stable throughout the year, with the highest number in May and August, while the lowest number of views was recorded in October. 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).

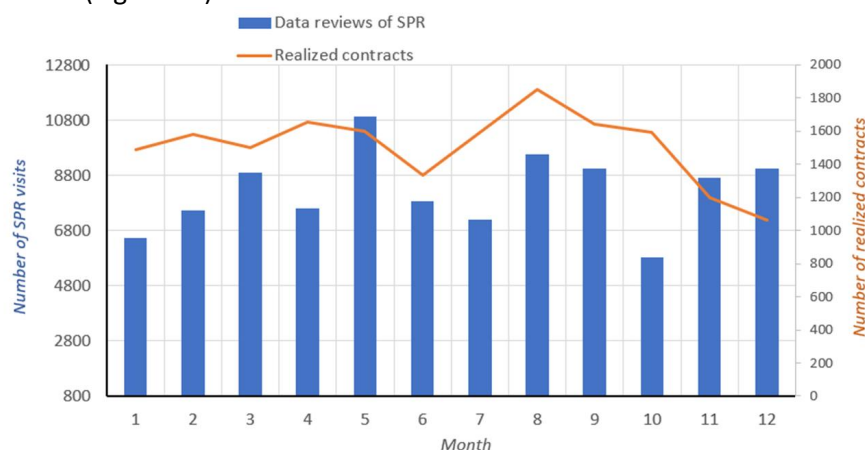


Figure 21: Graphical timeline overview of the SPR data page visit and realized sales contracts

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.	936	61,463,857
	Bosanska Krupa	04.01.2018.	316	9,417,991
	Bosanski Petrovac	25.05.2018.	100	1,585,895
	Bužim	20.12.2017.	138	1,998,644
	Cazin	12.09.2017.	520	26,180,408
	Ključ	15.01.2018.	155	2,595,109
	Sanski Most	19.12.2017.	409	13,441,261
	Velika Kladuša	20.12.2017.	410	16,187,397
TOTAL			2,984	132,870,561
Posavina	Domaljevac-Šamac	19.10.2018	57	558,611
	Odžak	01.10.2018	237	5,013,702
	Orašje	15.10.2018	237	6,158,971
TOTAL			531	11,731,284
Tuzla	Banovići	30.04.2018	172	6,960,653
	Čelić	14.08.2018	105	1,084,068
	Doboj-Istok	15.02.2018	70	1,376,504
	Gračanica	23.07.2018	528	35,335,655
	Gradačac	13.02.2018	416	17,506,233
	Kalesija	27.07.2018	263	7,170,254
	Kladanj	03.05.2018	61	936,706
	Lukavac	08.08.2018	499	19,531,045
	Sapna	06.08.2018	50	509,750
	Srebrenik	03.07.2018	530	13,763,579
	Teočak	06.11.2018	25	442,850
	Tuzla	05.09.2018	1.233	100,171,759
Živinice	16.01.2018	570	18,379,588	
TOTAL			4,522	223,168,643
Zenica-Doboj	Breza	19.02.2018	208	11,227,350
	Doboj-Jug	15.01.2018	47	2,267,605
	Kakanj	06.02.2018	350	18,037,258
	Maglaj	20.02.2018	215	10,756,790
	Olovo	10.07.2018	123	8,219,452
	Tešanj	17.05.2017	508	24,019,889
	Usora	12.12.2017	15	211,400
	Vareš	26.02.2018	143	5,947,112
	Visoko	22.03.2018	521	30,153,262
	Zavidovići	12.02.2018	455	11,663,937
	Zenica	05.10.2017	1.098	100,515,318
	Žepče	16.02.2018	234	5,750,986
TOTAL			3,917	228,770,359
Bosnian-Podrinje Canton Goražde	Foča-Ustikolina	06.02.2018	14	178,995
	Goražde	08.03.2018	157	7,845,662
	Pale-Prača	12.03.2018	13	130,305
TOTAL			184	8,154,962

Canton	LSG unit	SPR entry start	Number of contracts	The sum of money realized
Central Bosnia	Bugojno	19.09.2017	306	14,593,471
	Busovača	09.11.2017	194	6,238,290
	Dobretići	12.01.2018	10	62,353
	Donji Vakuf	11.10.2017	187	4,732,454
	Fojnica	24.01.2018	146	4,991,321
	Gornji Vakuf-Uskoplje	16.11.2017	107	5,990,687
	Jajce	02.11.2017	148	3,147,805
	Kiseljak	02.11.2017	307	18,556,658
	Kreševo	04.10.2017	43	1,514,686
	Novi Travnik	15.02.2018	274	14,924,484
	Travnik	18.09.2017	550	20,710,152
	Vitez	14.09.2017	265	26,262,585
	TOTAL			2,537
Herzegovina-Neretva	Čapljina	28.07.2017	423	14,445,912
	Čitluk	03.04.2018	120	10,772,390
	Jablanica	13.02.2018	159	9,485,159
	Konjic	04.05.2018	263	16,205,482
	Mostar	09.10.2017	965	95,915,019
	Neum	23.10.2018	83	22,566,135
	Prozor-Rama	09.07.2018	60	2,237,739
	Ravno	20.12.2019	64	6,554,876
	Stolac	20.04.2021	67	1,245,948
TOTAL			2,204	179,428,661
West-Herzegovina	Grude	29.08.2018	71	2,750,442
	Ljubuški	16.07.2018	298	21,199,967
	Posušje	26.03.2018	267	7,515,348
	Široki Brijeg	05.07.2018	149	11,344,076
TOTAL			785	42,809,833
Sarajevo	Centar Sarajevo	23.01.2017	625	131,488,715
	Hadžići	16.05.2017	533	43,939,026
	Ilidža	23.01.2018	941	145,281,020
	Ilijaš	13.10.2017	541	26,705,706
	Novi Grad Sarajevo	25.10.2019	457	87,280,023
	Novo Sarajevo	16.03.2017	685	157,739,033
	Stari Grad Sarajevo	07.11.2017	301	53,894,637
	Trnovo	30.05.2018	209	14,325,492
	Vogošća	13.09.2018	373	42,516,854
TOTAL			4,665	703,170,506
Canton 10	Bosansko Grahovo	17.05.2018	16	437,859
	Drvar	17.05.2018	37	592,245
	Glamoč	04.07.2018	38	468,323
	Kupres	01.01.2019	67	1,579,268
	Livno	01.01.2019	213	12,036,505
	Tomislavgrad	19.02.2018	280	7,074,217
TOTAL			651	22,188,416

Note: The above table are indicated LSG in which registration of the contract was made throughout 2024

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	23	5	7	65	5	1	14	7		5	132
	Price	1,480,570	145,830	60,356	785,640	313,000	35,000	158,700	530,500		22,188	3,531,785
Bihać	Volume	78	68	7	188	265	13	23	17		2	661
	Price	7,465,016	7,167,790	67,900	2,766,130	10,136,617	198,323	109,764	3,222,850		263,900	31,398,290
Bosanska Krupa	Volume	23	45		69	21	12	4	9		1	184
	Price	1,407,283	2,041,621		1,080,402	1,073,852	99,200	18,450	1,329,283		1,000	7,051,090
Bosanski Petrovac	Volume	7	33		38	3			1			82
	Price	168,750	715,428		276,203	28,300			90,193			1,278,874
Bosansko Grahovo	Volume	5	5	1	1	1			2			15
	Price	78,117	59,095	1,250	10,400	3,785			270,213			422,859
Breza	Volume	10	35	2	125	4	3	2	2		1	184
	Price	598,440	2,570,844	8,000	4,041,095	932,704	75,642	1,000	80,000		300	8,308,025
Bugojno	Volume											
	Price											
Busovača	Volume	2	61	1	74		14	10	2	1	5	170
	Price	115,000	1,913,603	30,000	680,699		92,156	51,644	1,831,000	1,100,000	50,788	5,864,890
Bužim	Volume	6	5		88	12	6	2				119
	Price	401,750	85,500		1,141,088	141,526	25,000	5,880				1,800,744
Cazin	Volume	34	57	16	112	190	12		17		3	441
	Price	3,500,443	3,988,207	161,480	1,123,935	4,948,712	59,500		7,920,383		702,600	22,405,260
Centar Sarajevo	Volume	357	45	34	18	47			30		4	535
	Price	78,592,655	12,444,290	778,050	1,503,336	6,205,740			9,583,386		415,300	109,522,757
Čapljina	Volume	16	44	5	169	94	17		5		1	351
	Price	1,584,119	2,520,259	35,400	1,968,155	2,692,059	120,500		1,287,792		1,000	10,209,283
Čelić	Volume	2	10		43	21	16	4				96
	Price	79,500	265,500		306,867	271,300	112,347	10,000				1,045,514
Čitluk	Volume	35		2	12	56			1			106
	Price	4,512,412		29,337	367,437	3,762,466			295,000			8,966,653

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 2024.

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		6		24		5	4			1	40
	Price		237,000		561,191		5,759	22,200			3,000	829,150
Doboj-Jug	Volume	2	7		5	21			3			38
	Price	100,500	318,000		52,991	1,044,970			173,000			1,689,461
Dobretići	Volume				5	2	1					8
	Price				52,353	12,000	4,000					68,353
Domaljevac-Šamac	Volume		5		20	2	7	1				35
	Price		140,767		89,781	15,000	54,300	180				300,028
Donji Vakuf	Volume	2	24		87	1	10	1	2			127
	Price	43,000	1,160,655		1,376,222	10,000	100,667	100	55,000			2,745,644
Drvar	Volume	11	9		8				1			29
	Price	163,083	150,680		50,100				8,000			371,863
Foča in BH	Volume		1		9			1				11
	Price		17,000		109,245			250				126,495
Fojnica	Volume	7	31	3	50	22	6	0	4			123
	Price	498,000	1,733,502	31,000	456,959	346,931	31,000	0	244,000			3,341,391
Glamoč	Volume	2	15		14		1					32
	Price	30,000	227,639		142,144		7,000					406,783
Goražde	Volume	33	45	1	30	4		2	9		1	125
	Price	2,518,519	2,870,533	5,000	284,900	220,800		2,050	1,259,500		300	7,161,602
Gornji Vakuf-Uskoplje	Volume	11	18	7	36		1	4	7			84
	Price	658,740	799,231	972,868	898,424		15,000	14,025	444,352			3,802,640
Gračanica	Volume	32	47	11	201	19	39	15	5			369
	Price	3,005,660	2,525,372	224,916	4,631,448	442,940	133,750	82,425	9,454,780			20,501,291
Gradačac	Volume	27	5		252	25	36	1	11		7	364
	Price	1,913,131	193,000		6,222,860	2,681,475	174,200	3,500	1,453,143		43,100	12,684,409
Grude	Volume		1		20	16	3	3	2		1	46
	Price		56,920		195,964	1,408,331	65,764	21,820	51,193		5,000	1,804,993
Hadžići	Volume	25	64	9	25	247	8	15	6		2	401
	Price	2,784,974	7,581,037	107,000	630,688	14,495,459	95,710	104,925	1,104,697		153,000	27,057,489
Ilidža	Volume	130	51	18	8	216	2		27		3	455
	Price	18,796,808	9,843,316	244,000	241,900	32,064,284	492,400		6,082,180		900,200	68,665,088

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	30	68	1	10	336	7	22	7		1	482
	Price	3,116,193	7,176,236	6,000	160,737	10,348,608	97,180	38,650	453,100		500,000	21,896,704
Jablanica	Volume	15	11	5	75	4	14	2	2			128
	Price	1,285,200	918,258	89,150	1,334,830	56,300	259,543	46,000	4,010,000			7,999,282
Jajce	Volume											
	Price											
Kakanj	Volume	17	68	10	151	17	8	5	7		3	286
	Price	1,174,554	3,524,515	159,000	1,573,702	5,676,213	196,480	135,650	368,950		6,500	12,815,564
Kalesija	Volume	4	21	4	168	9	22	8	10		2	248
	Price	285,350	1,034,392	40,000	2,078,974	147,800	212,300	10,225	1,421,939		1,621,500	6,852,479
Kiseljak	Volume	12	46	5	123	55		1	4			246
	Price	1,048,976	2,469,711	67,205	2,958,351	5,174,028		4,000	398,353			12,120,623
Kladanj	Volume	3	13		29	1	1	1	4			52
	Price	116,000	303,558		154,773	35,000	4,000	2,000	99,000			714,331
Ključ	Volume	15	24		75	21	1	1	1			138
	Price	601,100	835,662		408,069	242,110	1,500	31,800	25,000			2,145,241
Konjic	Volume	48	44	6	102	2	11	7	8		4	232
	Price	4,410,765	3,981,606	66,202	1,779,940	100,000	99,500	95,000	2,463,372		47,000	13,043,384
Kreševo	Volume	3	14		13		1	3	3		1	38
	Price	84,500	413,350		348,790		10,000	16,000	324,200		500	1,197,340
Kupres	Volume	8	8	1	5	24		1				47
	Price	347,087	364,942	1,000	25,200	234,908		9,798				982,935
Livno	Volume	30	16		35	79	1	1	3		1	166
	Price	2,484,931	1,597,884		418,666	3,589,498	925	10,000	90,000		1,090,000	9,281,904
Ljubuški	Volume	27	19	1	84	84	34	9	9		4	271
	Price	2,837,472	2,030,393	19,270	1,007,858	4,637,851	559,669	349,349	5,865,354		40,450	17,347,665
Lukavac	Volume	56	120	8	226		37	12	11		3	473
	Price	4,758,098	4,815,883	108,500	7,577,476		399,530	35,700	1,065,958		57,500	18,818,645
Maglaj	Volume	14	40	21	78	1	5		3			162
	Price	1,055,749	1,624,165	938,382	1,059,365	600	24,000		1,120,800			5,823,062
Mostar	Volume	263	81	74	364	35	16	26	46	2	6	913
	Price	33,024,205	10,707,025	1,335,460	15,055,728	3,804,583	542,895	1,133,606	22,760,880	1,055,855	44,720	89,464,957

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	21	11	18	5	5	1	4	1			66
	Price	4,420,500	8,364,593	447,800	307,575	401,581	25,000	134,896	130,000			14,231,945
Novi Grad Sarajevo	Volume	232	24	21	48	41	4		24		1	395
	Price	36,582,564	5,326,791	436,962	3,446,412	8,246,310	20,225		10,324,773		9,000	64,393,036
Novi Travnik	Volume	32	21	4	89	27	3	1	19		4	200
	Price	1,903,225	869,700	40,950	625,017	384,485	29,600	97,792	5,571,724		4,700	9,527,192
Novo Sarajevo	Volume	379	51	46	28	8			32		2	546
	Price	78,202,849	10,547,258	1,894,743	7,462,943	19,843,153			15,198,642		7,000	133,156,588
Odžak	Volume	7	37		78	27	18	2	3			172
	Price	325,500	2,040,277		740,226	253,539	183,723	1,200	88,768			3,633,233
Olovo	Volume	4	12	5	62			1	1		1	86
	Price	308,515	916,496	68,321	567,129			800	19,500		450,000	2,330,761
Orašje	Volume	6	27		81	26	12	0	3	1	2	158
	Price	409,150	1,215,614		660,837	763,341	23,422	0	199,983	30,000	28,000	3,330,347
Pale-Prača	Volume		1		9	1		2				13
	Price		19,500		102,805	5,000		3,000				130,305
Posušje	Volume	3	6	1	144	42	8	1	1		2	208
	Price	361,687	635,003	11,000	1,922,723	1,128,045	563,016	340	44,000		122,718	4,788,532
Prozor-Rama	Volume	1	8		40	4		4	1	2		60
	Price	81,600	373,716		275,003	72,222		31,900	127,299	1,276,000		2,237,739
Ravno	Volume	1	3		5	54					1	64
	Price	65,803	810,332		461,818	5,043,833					173,090	6,554,876
Sanski Most	Volume	34	52	8	147	16	10	3	5		2	277
	Price	2,171,891	2,879,798	98,825	2,325,278	307,334	37,257	45,320	115,000		3,000	7,983,704
Sapna	Volume		5		25	2	11		2			45
	Price		88,700		124,050	3,250	70,750		156,000			442,750
Srebrenik	Volume											
	Price											
Stari Grad Sarajevo	Volume	76	93	3	41	26	4	1	19		3	266
	Price	17,710,352	14,299,516	121,500	1,292,350	5,237,207	397,000	31,500	3,411,160		170,200	42,670,785
Stolac	Volume	2	9		39	13	2		2			67
	Price	65,000	319,175		400,192	133,912	5,200		322,469			1,245,948

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	6	9		24	58	28		5			130
	Price	567,492	1,100,694		319,444	3,421,037	1,601,427		2,649,000			9,659,093
Teočak	Volume	1	4		13	1		1	1			21
	Price	126,750	148,000		98,600	15,000		500	20,000			408,850
Tešanj	Volume	18	39	4	220	58	29	31	8		3	410
	Price	1,536,686	3,151,937	43,000	3,989,124	4,684,656	829,983	283,324	913,879		35,038	15,467,627
Tomislavgrad	Volume	5	18	1	93	144	1	1	2		1	266
	Price	214,205	1,463,046	2,000	783,489	2,440,418	5,000	2,000	815,993		110,000	5,836,152
Travnik	Volume	98	70	23	224	65	13	6	10		1	510
	Price	6,787,703	4,339,084	615,821	2,765,006	2,074,787	263,887	74,550	2,326,348		3,000	19,250,185
Trnovo	Volume	33	13	3	116	18	2	2			1	188
	Price	5,810,285	826,800	71,500	2,305,597	1,540,759	30,000	27,500			10,000	10,622,441
Tuzla	Volume	259	61	61	281	231	25	22	38	1	13	992
	Price	34,285,163	3,040,363	1,332,945	4,254,493	18,941,752	208,659	46,267	4,952,240	60,000	97,612	67,219,494
Usora	Volume											
	Price											
Vareš	Volume	26	14		41	13	8		6	1		109
	Price	819,488	658,148		462,489	61,184	554,364		326,407	945,478		3,827,558
Velika Kladuša	Volume	18	52	6	174	41	28	1	9			329
	Price	1,337,350	3,155,822	142,416	2,556,153	2,128,906	115,540	620,000	1,171,988			11,228,175
Visoko	Volume	9	69	15	294	23	23	7	17		6	463
	Price	1,081,050	5,208,119	252,500	8,150,120	322,480	405,451	249,527	5,146,878		98,300	20,914,425
Vitez	Volume	12	44	1	82	84	8	1	17	1	1	251
	Price	840,215	2,321,761	4,800	655,251	4,757,279	51,119	1,900	16,904,160	200,000	12,000	25,748,485
Vogošća	Volume	102	42	14	35	89	2	13	3		1	301
	Price	13,790,766	8,982,534	285,843	1,185,510	7,385,104	12,000	86,320	2,820,000		1,000	34,549,077
Zavidovići	Volume	34	61	2	249	1	39	1	9		1	397
	Price	2,219,600	2,040,450	25,560	1,933,869	180,000	280,140	30,000	1,128,800		55,000	7,893,419
Zenica	Volume	219	181	25	295	51	9	15	43		10	848
	Price	23,158,163	14,388,252	699,265	5,598,765	11,488,829	46,500	1,133,919	10,530,750		271,620	67,316,063
Žepče	Volume	4	48		126		16	7	7			208
	Price	441,300	1,606,529		1,581,544		173,050	54,130	1,313,934			5,170,486
Živinice	Volume	42	89		387	3	24	3	8			556
	Price	3,744,870	5,861,457		6,402,980	285,175	429,140	161,000	828,849			17,713,471
TOTAL Federation of BH	Volume	3,109	2,509	521	6,829	3,134	699	335	584	9	118	17,847
	Price	426,496,370	210,569,658	12,182,477	131,747,811	218,850,328	10,766,194	5,642,375	174,795,891	4,667,333	7,631,124	1,203,349,560

CANTON		Apartments	House	Garage	Agricultural land	Building land	Forest	Other land-infertile	Commercial real estate	Industrial buildings	Other real estate	TOTAL PER CANTON
Bosnian-Podrinje Canton	Volume	33	47	1	48	5		5	9		1	149
	Price	2,518,519	2,907,033	5,000	496,950	225,800		5,300	1,259,500		300	7,418,402
Herzegovina-Neretva Canton	Volume	402	211	110	811	267	61	43	66	4	12	1,987
	Price	49,449,603	27,994,963	2,003,349	21,950,681	16,066,956	1,052,638	1,441,402	31,396,810	2,331,855	265,810	153,954,067
Canton 10	Volume	61	71	3	156	248	3	3	8		2	555
	Price	3,317,423	3,863,285	4,250	1,429,999	6,268,609	12,925	21,798	1,184,206		1,200,000	17,302,496
Sarajevo Canton	Volume	1,364	451	149	329	1,028	29	53	148		18	3,569
	Price	255,387,445	77,027,776	3,945,598	18,229,474	105,366,625	1,144,515	288,895	48,977,938		2,165,700	512,533,965
Posavina Canton	Volume	13	69		179	55	37	3	6	1	2	365
	Price	734,650	3,396,658		1,490,844	1,031,880	261,445	1,380	288,751	30,000	28,000	7,263,608
Central Bosnia Canton	Volume	179	329	44	783	256	57	27	68	2	12	1,757
	Price	11,979,359	16,020,596	1,762,644	10,817,070	12,759,511	597,429	260,011	28,099,137	1,300,000	70,988	83,666,744
Tuzla Canton	Volume	449	386	91	1,714	317	217	85	97	1	31	3,388
	Price	49,795,093	18,659,055	1,766,717	33,199,352	23,136,692	1,785,435	532,517	19,982,408	60,000	1,844,900	150,762,169
Una-Sana Canton	Volume	215	336	37	891	569	82	34	59		8	2,231
	Price	17,053,583	20,869,827	470,621	11,677,258	19,007,356	536,320	831,214	13,874,697		970,500	85,291,377
West Herzegovina Canton	Volume	36	35	2	272	200	73	13	17		7	655
	Price	3,766,651	3,823,009	30,270	3,445,989	10,595,264	2,789,876	371,510	8,609,547		168,168	33,600,283
Zenica-Doboj Canton	Volume	357	574	84	1,646	189	140	69	106	1	25	3,191
	Price	32,494,045	36,007,455	2,194,028	29,010,193	24,391,636	2,585,610	1,888,349	21,122,898	945,478	916,758	151,556,450
TOTAL Federation of BH	Volume	3,109	2,509	521	6,829	3,134	699	335	584	9	118	17,847
	Price	426,496,370	210,569,658	12,182,477	131,747,811	218,850,328	10,766,194	5,642,375	174,795,891	4,667,333	7,631,124	1,203,349,560

* 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	35	150	Goražde	1.670	Goražde
	Terraced house					
	Duplex house	1	660	Goražde	660	Goražde
	Summer house	1	600	Goražde	600	Goražde
Herzegovina-Neretva Canton	House	150	450	Čapljina	3.500	Mostar
	Terraced house	1	1.040	Mostar	1.040	Mostar
	Duplex house	8	245	Mostar	1.300	Konjic
	Summer house	14	560	Jablanica	2.200	Konjic
Canton 10	House	40	120	Glamoč	1.400	Tomislavgrad
	Terraced house					
	Duplex house	1	370	Livno	370	Livno
	Summer house	5	300	Livno	570	Kupres
Sarajevo Canton	House	338	220	Ilidža	4.460	Stari Grad Sarajevo
	Terraced house					
	Duplex house	2	240	Novi Grad Sarajevo	1.130	Stari Grad Sarajevo
	Summer house	36	230	Trnovo	4.315	Hadžići
Posavina Canton	House	54	140	Domaljevac-Šamac	1.380	Odžak
	Terraced house					
	Duplex house					
	Summer house	1	465	Domaljevac-Šamac	465	Domaljevac-Šamac
Central Bosnia Canton	House	241	45	Fojnica	2.160	Kiseljak
	Terraced house	1	590	Kreševo	590	Kreševo
	Duplex house	3	30	Novi Travnik	210	Fojnica
	Summer house	37	105	Busovača	2.270	Travnik
Tuzla Canton	House	371	70	Tuzla	1.910	Živinice
	Terraced house					
	Duplex house	2	170	Kladanj	400	Živinice
	Summer house	64	80	Tuzla	1.500	Živinice
Una-Sana Canton	House	247	140	Velika Kladuša	2.230	Bihać
	Terraced house					
	Duplex house	3	310	Bosanska Krupac	770	Sanski Most
	Summer house	28	250	Bosanski Petrovac	1.100	Cazin
West Herzegovina Canton	House	23	225	Ljubuški	1.900	Ljubuški
	Terraced house					
	Duplex house	2	490	Široki Brijeg	625	Ljubuški
	Summer house					
Zenica-Doboj Canton	House	465	150	Tešanj	2.390	Zenica
	Terraced house					
	Duplex house	3	660	Maglaj	2.050	Visoko
	Summer house	37	235	Kakanj	2.800	Zenica

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	12.988	2.774	3.591	1.438
	76%		24%	
House	1.913	445	749	357
	68%		32%	
Apartments	1.616	509	1.272	521
	54%		46%	
Commercial real estate	288	60	137	25
	68%		32%	
Garage	413	50	156	44
	70%		30%	
Forest	988	161	203	66
	81%		19%	

Sales of real estates (former owners)				
Market	Men		Women	
	Alone in sale	Participant in sale	Alone in sale	Participant in sale
Land	9.754	5.351	5.071	6.007
	58%		42%	
House	1.425	856	920	1.114
	53%		47%	
Apartments	1.398	664	1.111	700
	53%		47%	
Commercial real estate	235	48	97	40
	67%		33%	
Garage	204	68	121	89
	56%		44%	
Forest	741	434	332	365
	63%		37%	

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

