



# Report

## of Real Estate Market in the Federation of BH for Year 2021

June  
2022



THE SALES PRICES REGISTER

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# 1 Introduction

## 1.1 The “Capacity Building for Improvement of Land Administration and Procedures in Bosnia and Herzegovina” – CILAP project

The Sales Price Register of the Federation of Bosnia and Herzegovina (SPR FBH) is the result of the cooperation between the Federal Administration for Geodetic and Real Property Affairs (FGA) and the Tax Administration of the Federation of BH (TA FBH), and the Local Self-Government Units (LSG) in the Federation of Bosnia and Herzegovina in implementing CILAP project activities. The “Capacity Building for Improvement of Land Administration and Procedures in Bosnia and Herzegovina” – CILAP project, is a long term project aimed to build capacity and transfer knowledge with the overall objective to increase the effectiveness and reliability of land administration processes in Bosnia and Herzegovina (BH).

The project contributes to the expected long- term impact:

*- By efficient land administration contribute to economic and social development, sustainable market and usage of real estates, and BH accession to EU.*

The project main goal is:

*- Make the Land Administration system more efficient, secure and reliable.*

In order to achieve the project goal, as initial project design, a process of the key identification components was made for both geodetic authorities that need to be achieved in order to operate more efficiently, securely and reliably. During 2016-2019, the Project has succeeded to fulfil the main goal, and an effort during the phasing out will be focused on the assurance of results’ sustainability. CILAP phasing out 2020 – 2021 will contain four (4) components:

1. Support to the continuous organizational strengthening, institutionalization and intensified collaboration with stakeholders to make the programme sustainable beyond 2021.
2. Support to the continuous establishment, interoperability and sustainability of Address Register.
3. Support to the Sales Price Register maintenance and strengthening of institutional cooperation with Tax authorities.
4. Support to the improvement of geodetic infrastructure in line with EU norms and standards.

On April 29, 2021, the Swedish Embassy in Sarajevo approved the extension of the exit phase of the CILAP project for a year, ie. until December 31, 2022. The one-year extension of the project will enable the full implementation of activities that could not be carried out due to the COVID-19.

## 1.2 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](http://katastar.ba).

During 2021, 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.

### **1.3 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.

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.

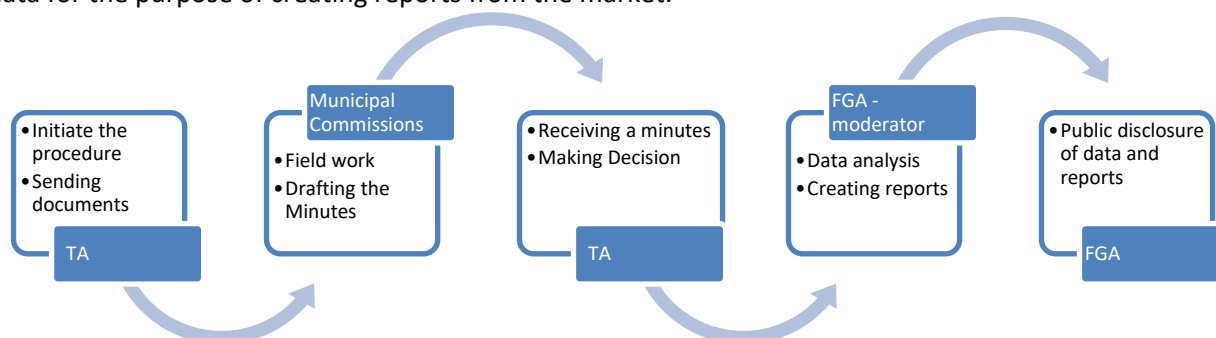


Figure 1: SPR Process Model in the Federation of BH

#### 1.4 Methodology used for the preparation of Report

The input data for the analysis of real estate market in Year 2021 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 2021, 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 2021, 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 2021, 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 2021.

**Price:** The price per unit area of real estate (BAM/m<sup>2</sup>) 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/m<sup>2</sup>) 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

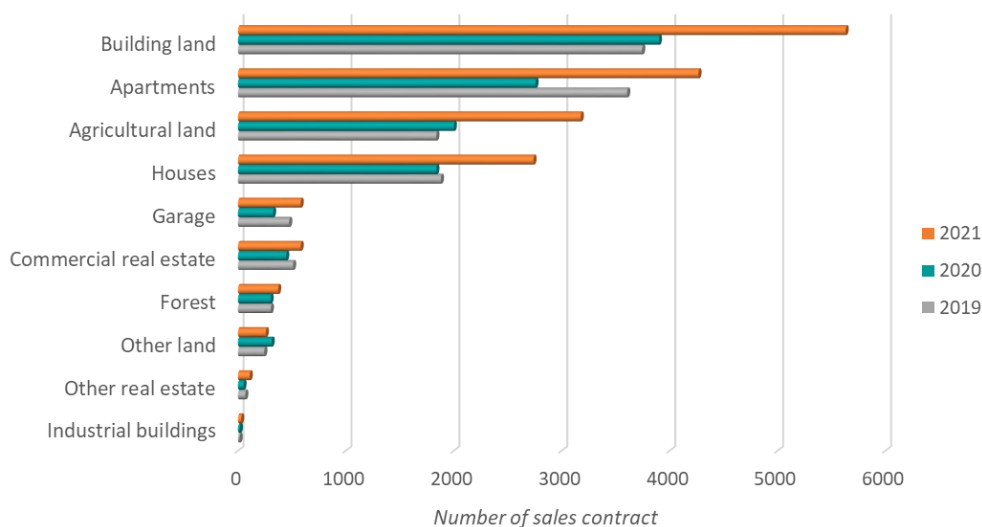
Total number of sales contracts registered in the period from 01.01.2021. - 31.12.2021., in the territory of the Federation of BH, is **23 319**, while the realized value from the sales contracts is **1.485.042.159 BAM**. Out of this number, **22 318** contracts with realized value of **1.391.805.405 BAM** refer to the secondary market, while **998** contracts with realized value of **93.236.754 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 contracts<sup>1</sup>.

Of the 22 318 registered sale contracts, the subject of taxation were 20 693, of which Municipal Commission entered data for 18 968 sale contracts in SPR, and only such transactions were taken in preparation for real estate market analysis. Out of 18 968 sales contracts, 1 065 refers to mixed contracts and the value of such is 129.663.471 BAM.

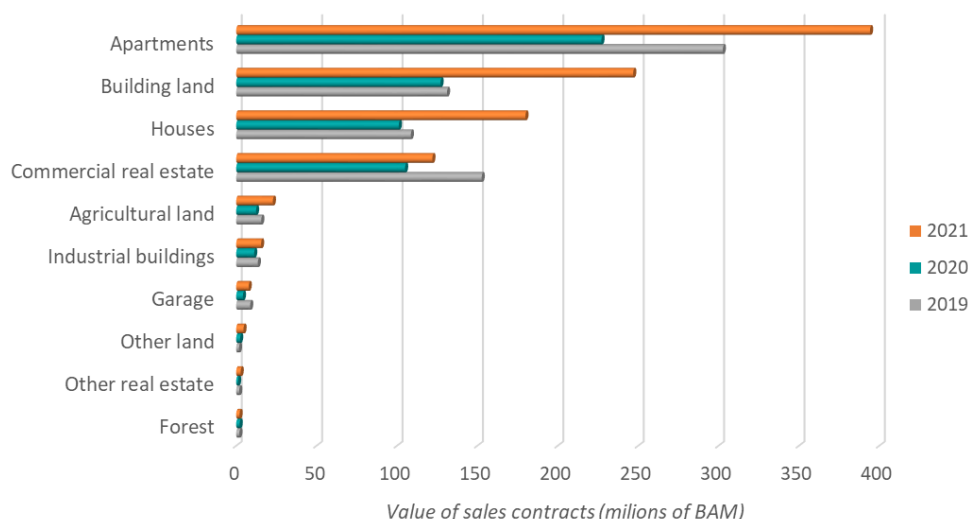
During the preparation for the analyses, FGA performed professional data processing and for analysis extracted only quality transactions. Professional processing implies an overview of each sales supplemented by the commissions: additional control of data entry and assessment of the quality of sales 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 2019, Year 2020 and Year 2021, 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: building land, apartments and agricultural 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 significantly increased number of transactions and contract values can be observed.



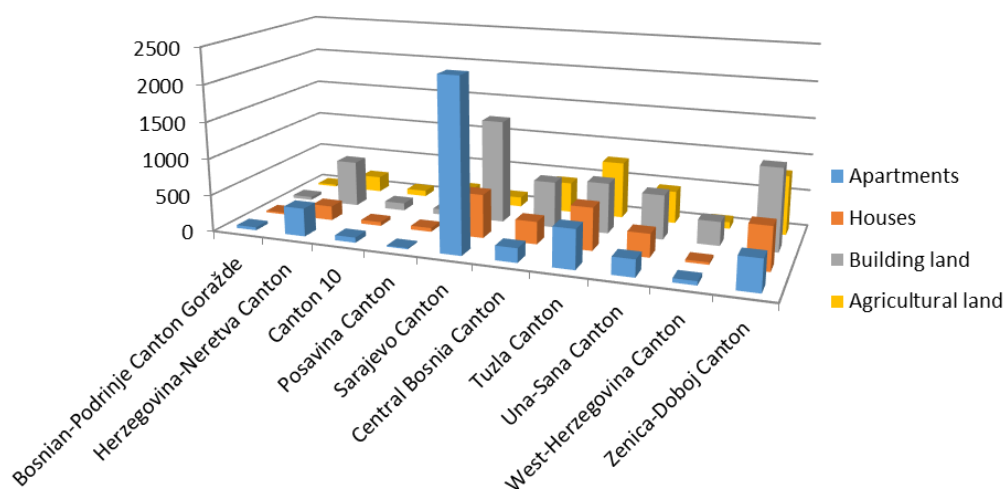
**Figure 2:** The number of sales contracts divided according to the real estate market

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



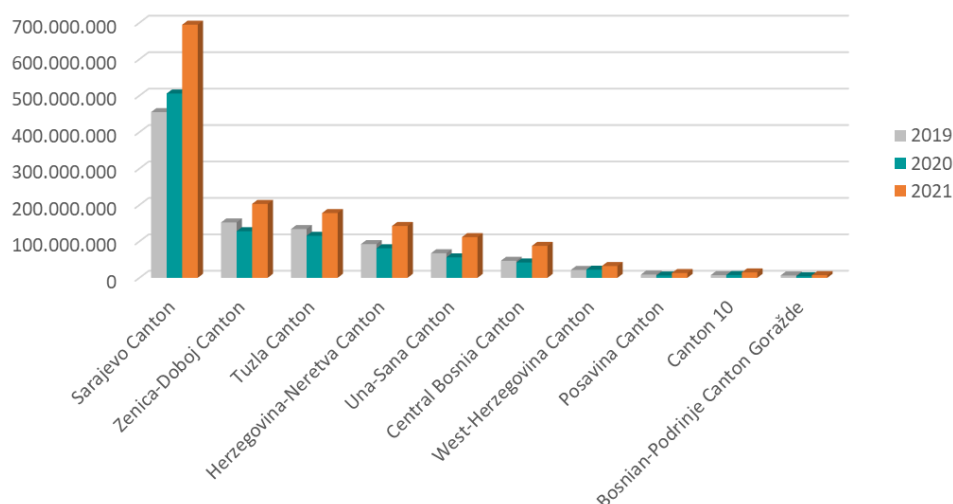
**Figure 3:** The value of transferred real estates divided according to the real estate market

Figure 4 shows the number of registered sales contracts in Year 2021 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 three years per cantons.



**Figure 5:** Realized amount of money from transactions per cantons for 2019, 2020 and 2021

Like all other markets, the corona virus pandemic marked the real estate market. The number of realized sales during 2019 was 18 285, while in 2020 it was 16 651. As opposed to 2020, in 2021, 23 319 or 40% more sales contracts were registered.

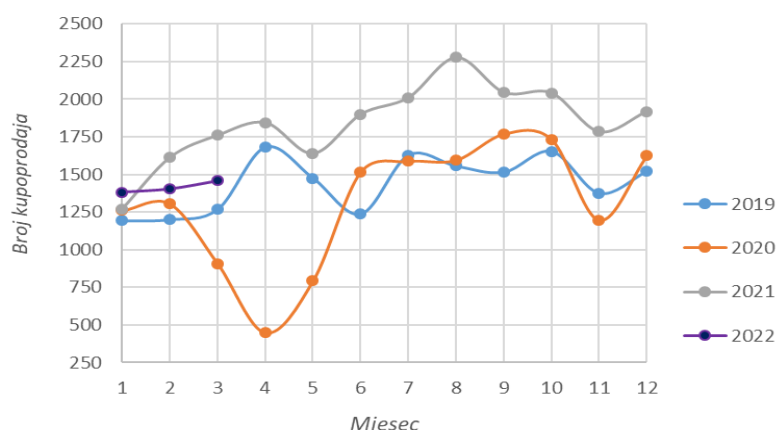


Figure 6: Number of registered contracts by months in 2019, 2020, 2021 and the first quarter of 2022

In 2021, most transactions were recorded during the summer (August). The number of realized sales in 2019 and 2021 has a similar upward/downward 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.

It can be noted that the pandemic did not disrupt the real estate market related to the rising trend of housing market prices (apartments, houses and garages). In accordance with the available data for 2021 in the Federation of BH, the average price of an apartment is higher by 10%, houses by 5% and garages by 5% compared to 2020.

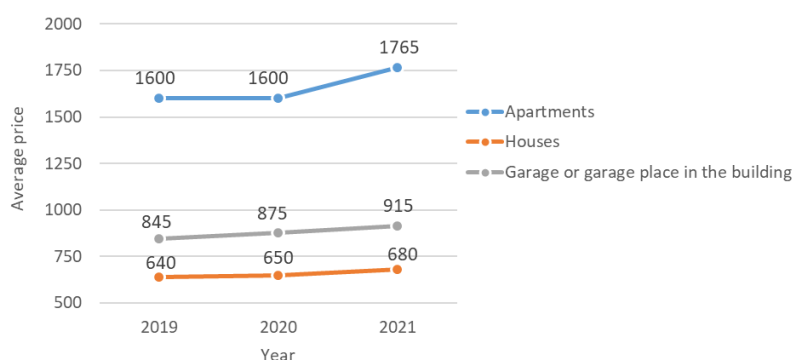


Figure 7: Average prices of the housing market in BAM/m² for the territory of the Federation of BH by years

Regarding to commercial real estates, there was a downward trend in prices during 2020 compared to 2019. Compared to 2020, during the Year 2021 there was a trend of rising prices for commercial real estates. In comparison to Year 2020, the average price of offices is higher by 9%, shops by 3% and business services facilities by 12% in the Federation of BH for Year 2021 in accordance with the available data.

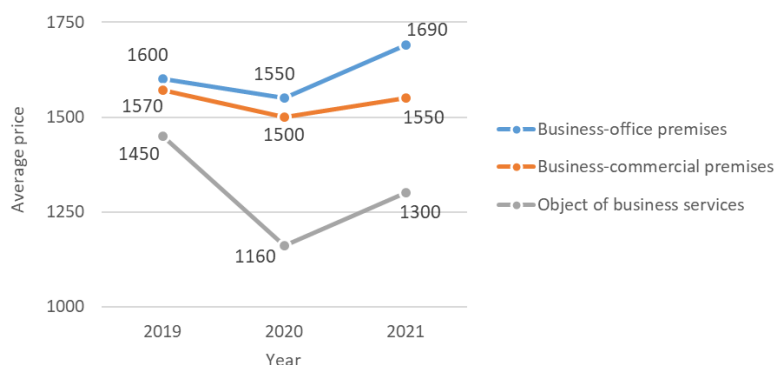


Figure 8: Average prices of commercial real estate market in BAM/m² for the territory of the Federation of BH by years

Regarding the land, the virus pandemic affected construction land, while prices for agricultural and forest land have not changed significantly. During 2021, average price of construction land is higher by 6% compared to 2020 where a downward trend in prices was recorded.

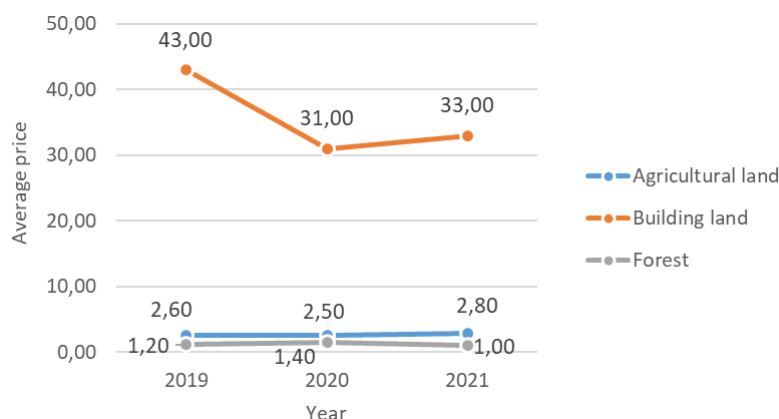


Figure 9: Average prices of the land market in BAM/m<sup>2</sup> for the territory of the Federation of BH by years

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

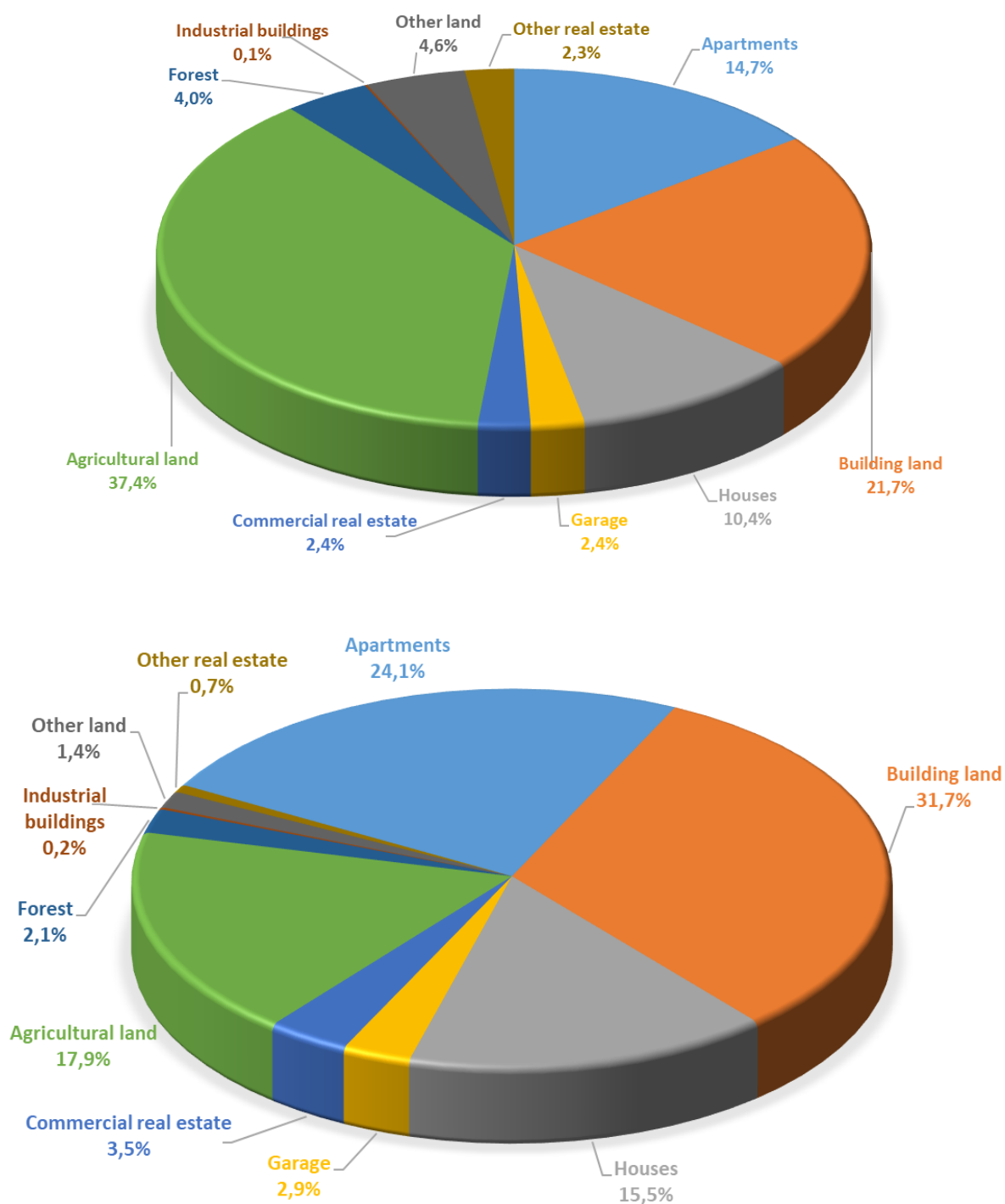
From the point of the gender structure in the total number of sales contracts, 73% of men and 27% of women participated as buyer. Compared to 2020, the ratio remained the same. If we observe different types of markets, overview of the most represented is given in Table 1 below (Year 2018, 2019, 2020 and 2021), and for all markets in Appendix 4. When buying an apartment, the participation of men and women during the last 4 years remained unchanged. Also, it can be seen that in 2021, women by 1% less, and men by 1% more, participated in the purchase of houses compared to 2020, while the ratio in the purchase of land compared to 2020 remained the same.

Market	Year	Purchase of real estate			
		Men		Women	
		Alone in sale	Participant in sale	Alone in sale	Participant in sale
Lands	2018	4.289	613	811	316
		81 %		19 %	
	2019	6.248	1.081	1.245	439
		81 %		19 %	
	2020	7.094	1.319	1.716	611
		78 %		22 %	
	2021	11.069	2.078	2.609	1.030
		78 %		22 %	
Houses	2018	707	111	226	83
		73 %		27 %	
	2019	1.239	233	386	154
		73 %		27 %	
	2020	1.211	207	436	168
		70 %		30 %	
	2021	1.846	352	606	276
		71 %		29 %	
Apartments	2018	1.104	248	839	256
		55 %		45 %	
	2019	1.797	461	1.343	495
		55 %		45 %	
	2020	1.513	407	1.141	411
		55 %		45 %	
	2021	2.402	692	1.862	689
		55 %		45 %	

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 01.01.2021 to 31.12.2021, and recorded by the municipal commission for real estate valuation is **35 640**. 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 (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 4 312, and in those contracts are 4 334 of real estate classified as apartment and 80 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 2021 were registered in Municipality Novi Grad Sarajevo, Municipality Novo Sarajevo, Municipality Centar Sarajevo, City of Tuzla, Municipality Ilidža, City of Zenica and City of Mostar. Local Self-Government Units with the most transactions of apartments are shown in Figure 11.

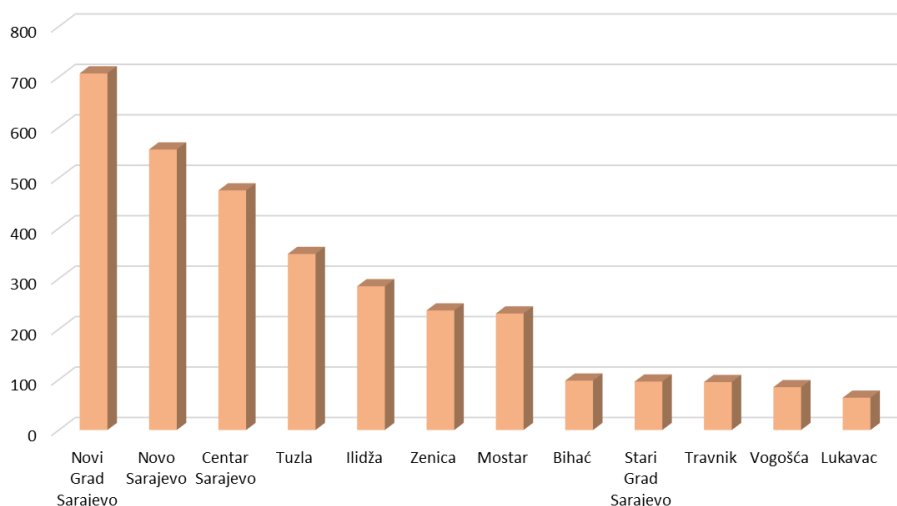


Figure 11: Graphical representation of the number of sales related to apartments

Analysis of prices and areas of sold apartments were made on a sample of 3 657 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 1.765 BAM/m<sup>2</sup>, and the average usable area of an apartment is 55 m<sup>2</sup>.

Municipality	Average value [BAM/m <sup>2</sup> ]	Price range		Number of data
		Min [BAM/m <sup>2</sup> ]	Max [BAM/m <sup>2</sup> ]	
Novi Grad Sarajevo	1.975	805	3.900	624
Novo Sarajevo	2.300	665	5.520	516
Centar Sarajevo	2.555	1.130	4.790	409
Tuzla	1.635	465	2.800	301
Ilidža	1.900	900	3.160	264
Zenica	1.500	525	2.155	215
Mostar	1.500	470	2.760	210
Bihać	1.360	750	2.265	85
Stari Grad Sarajevo	2.520	815	5.030	87
Travnik	1.005	395	1.900	39
Travnik (apartments at Vlašić)	1.330	700	2.300	48
Vogošća	1.600	810	2.500	76
Lukavac	965	205	1.665	56
Neum	3.430	2.525	4.400	10
Trnovo (apartments at Bjelašnica)	2.770	2.030	3.795	20

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 and the municipality of Trnovo. 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 2021 was in the Municipality of Novi Grad Sarajevo and its total paid price was 605.000 BAM and the usable area of that apartment is 155 m<sup>2</sup>.

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

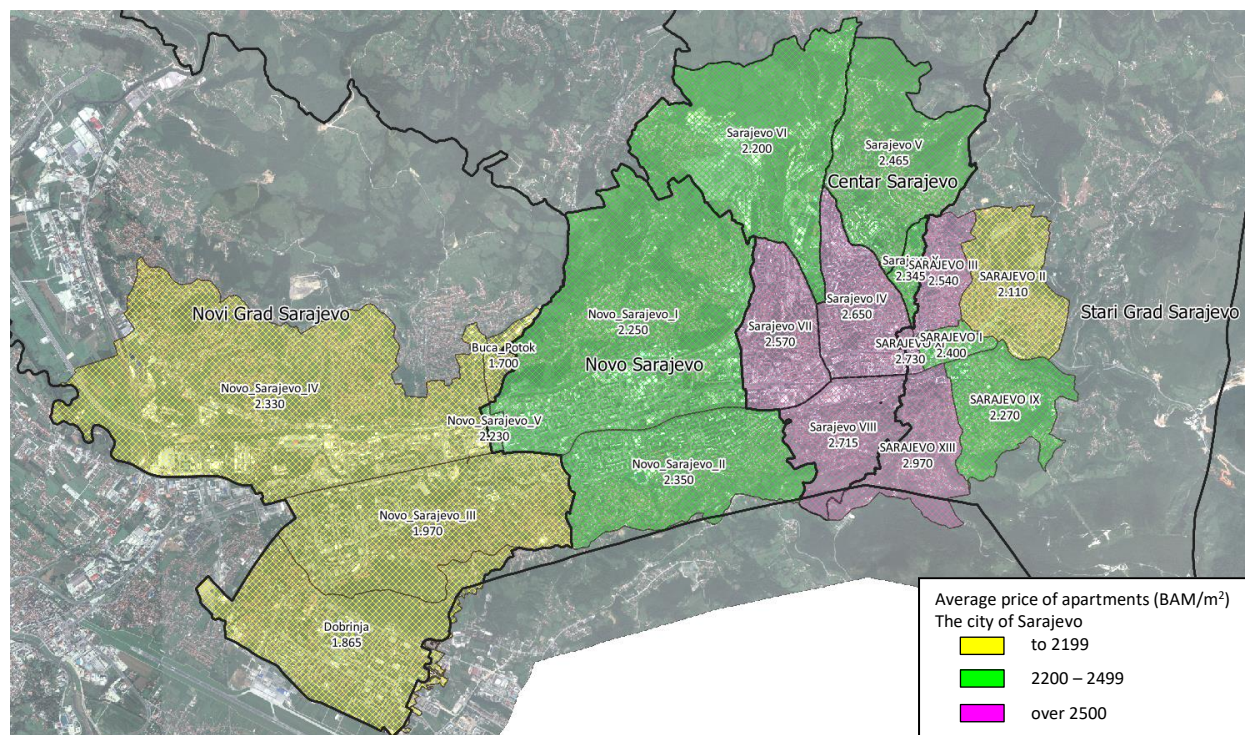


Figure 12: Graphic representation of cadastral municipalities of the City of Sarajevo in three levels of price

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 m<sup>2</sup>, and at least apartments over 100 m<sup>2</sup>.

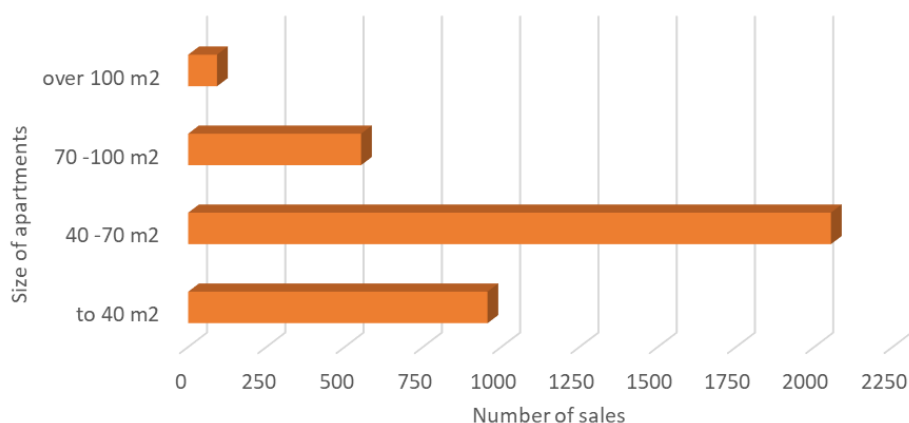


Figure 5: Graphical presentation of the apartments sold according to the area

### 3.1.2 Residential buildings

The total number of registered sales contracts, which refers to residential buildings, is 2 218 and in those contracts there are 2 735 real estates classified as residential buildings market. The residential real 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 <sup>2</sup> )	Location	Maximum realized price (BAM/m <sup>2</sup> )	Location
House	2.457	28	Tomislavgrad	7.244	Neum
Terraced house	19	63	Kalesija	2.063	Centar Sarajevo
Duplex house	13	78	Fojnica	1.200	Zenica
Summer house	246	43	Bosanski Petrovac	2.637	Kupres

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

Based on a sample of 1 585 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 119 m<sup>2</sup>, the average price per living area of the house is 681 BAM/m<sup>2</sup>, the average area of the house with land is 992 m<sup>2</sup>, the average price per area of the house with land is 182 BAM/m<sup>2</sup>, and the average total price of the house with land is 80.178 BAM.

The price of the most expensive house with a land in the Federation of BH during 2021 is 1.955.830 BAM in the Municipality of Neum, with the living area of 270 m<sup>2</sup> and 310 m<sup>2</sup> of total land area with the house.

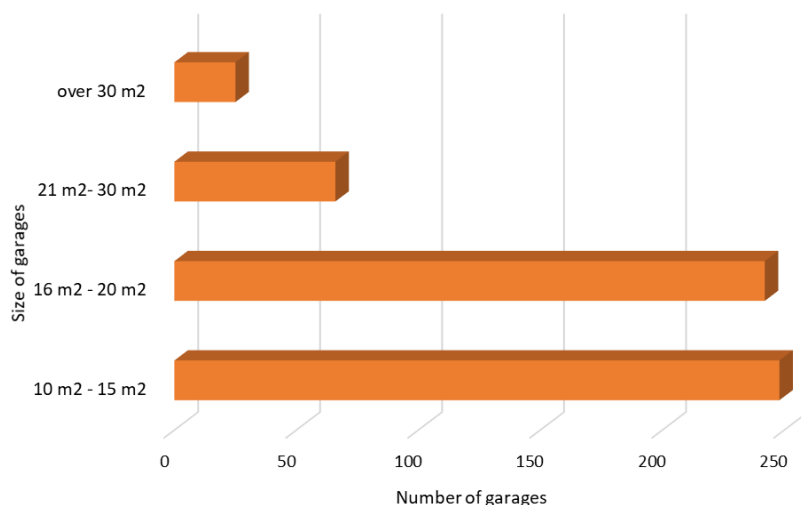
### 3.1.3 Garages

The total number of registered sales contracts, which relates to garages, is 511 and in these contracts there are 581 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 <sup>2</sup> ]	Location	Maximum realized price [BAM/m <sup>2</sup> ]	Location
Garage or garage place in the building	321	230	Novi Travnik	3.175	Novo Sarajevo
Garage in a row or freestanding	214	67	Vareš	2.500	Centar Sarajevo
Garage/Parking place outdoor	46	67	Travnik	1.149	Tuzla

**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 10 and 15 m<sup>2</sup>, and at least garages are over 30 m<sup>2</sup>.



**Figure 6:** Graphical presentation of the garages sold according to the area

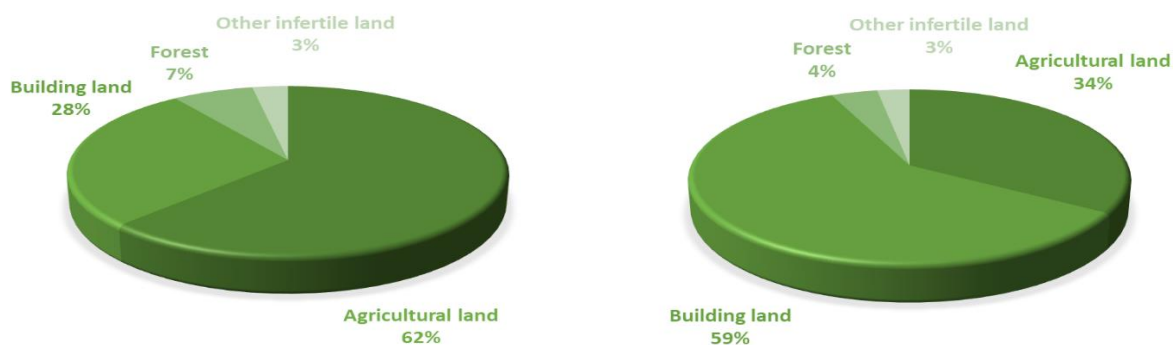
Based on a sample of 142 real estates, for a garage or garage space in a building at the level of the Federation of BH, the average usable area of the garage was 17 m<sup>2</sup>, and the average price per square meter of usable area is 915 BAM/m<sup>2</sup>.

Based on a sample of 147 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 m<sup>2</sup>, and the average price per square meter of usable area was 745 BAM/m<sup>2</sup>.

### 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 2021 is 6 285 and in these contracts there are recorded 9 431 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, 28% were found not to be traded as agricultural and therefore the classification was changed to the actual type of real estate.



**Figure 7:** Graphical representation of the number of sales according to the type of land market

Table 5 gives an overview of land prices in the Federation level

Type of Land	Number of real estate	Minimum realized price [BAM/m <sup>2</sup> ]	Location	Maximum realized price [BAM/m <sup>2</sup> ]	Location
Agricultural land	1.616	0.18	Lukavac	10,00	Gračanica
Forest	172	0.16	Sanski Most	3.00	Zavidovići
Other infertile land	79	0.20	Gradačac	208,00	Mostar

**Table 5:** 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 3 812 contracts, the average price of building land at the level of the Federation of BH is 33 BAM/m<sup>2</sup>, and the maximum in the Municipality of Centar Sarajevo is 3.000 BAM/m<sup>2</sup>. The average price of building land according to the planning documentation in the rural area is 16 BAM/m<sup>2</sup>, in the residential area is 39 BAM/m<sup>2</sup> and in the residential and business area is 113 BAM/m<sup>2</sup>.

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 01.01.2021 - 31.12.2021. years. The total sample selected for analysis includes 1 616 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/m<sup>2</sup>, the minimum price was realized in the Municipality of Lukavac and is 0,18 BAM/m<sup>2</sup>, and the maximum in the Municipality of Gračanica is 10 BAM/m<sup>2</sup>.

The largest share in contracts related to land turnover, based on contract data, has agricultural land with 62% (Figure 15, left). The largest volume of agricultural land turnover in 2021 was registered in Visoko, Tuzla, Travnik, Tešanj and Gradačac (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 59% (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 Visoko, Tuzla, Tešanj, Lukavac and Travnik (Figure 16, below).



**Figure 8:** 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 2021 is 605 in the territory of the Federation of Bosnia and Herzegovina, and there are 636 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.

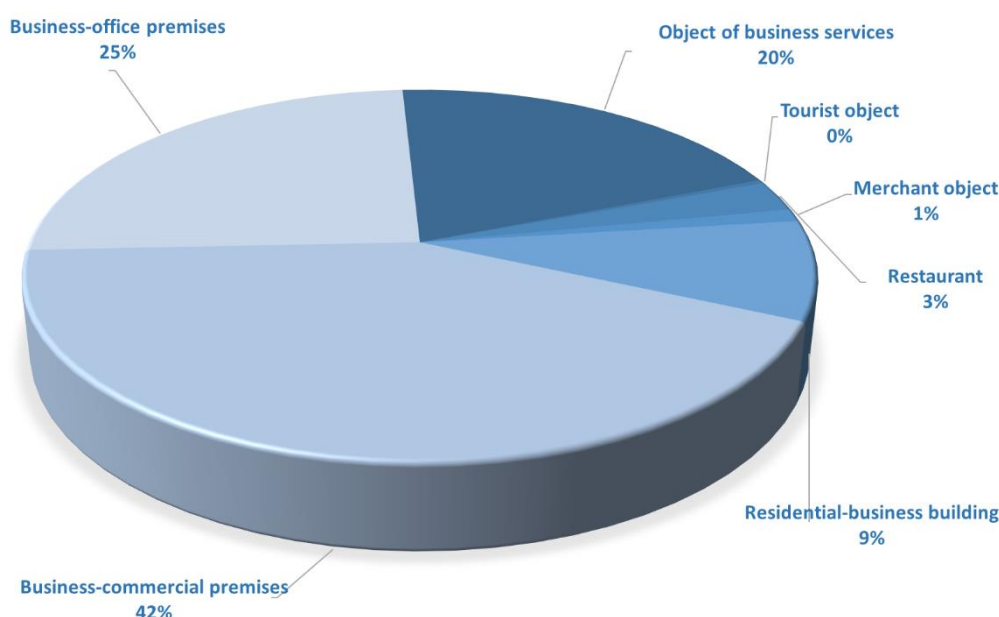


Figure 9: Graphical presentation of commercial real estate by type

Table 6 gives an overview of the prices of business buildings at the level of the Federation of BH, and in Table 7 an overview of prices for business special parts of the buildings (premises).

Business buildings	Number of real estate	Minimum realized price [BAM/m <sup>2</sup> ]	Location	Maximum realized price [BAM/m <sup>2</sup> ]	Location
Object of business services	126	55	Ilijaš	12.000	Stari Grad Sarajevo
Tourist object	2	1.470	Kakanj	1.975	Neum
Restaurant	17	330	Kreševo	2.460	Srebrenik
Merchant object	7	190	Kalesija	22.000	Stari Grad Sarajevo
Residential-business building	55	170	Kiseljak	6.830	Novi Grad Sarajevo

Table 6: Statistical parameters of the prices of business buildings in the Federation of BH

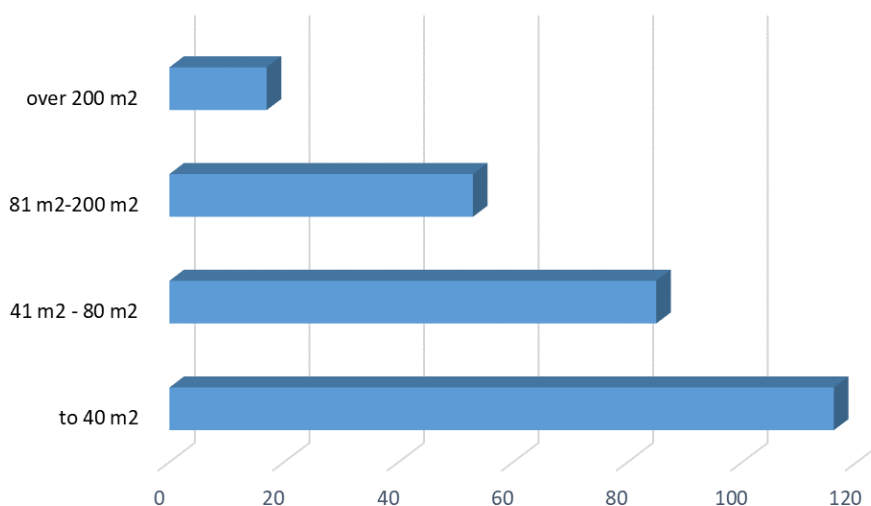


Business premises	Number of real estate	Minimum realized price [BAM/m <sup>2</sup> ]	Location	Maximum realized price [BAM/m <sup>2</sup> ]	Location
Business-commercial premises	271	80	Gradačac	6.000	Stari Grad Sarajevo
Business-office premises	158	250	Drvar	4.930	Centar Sarajevo

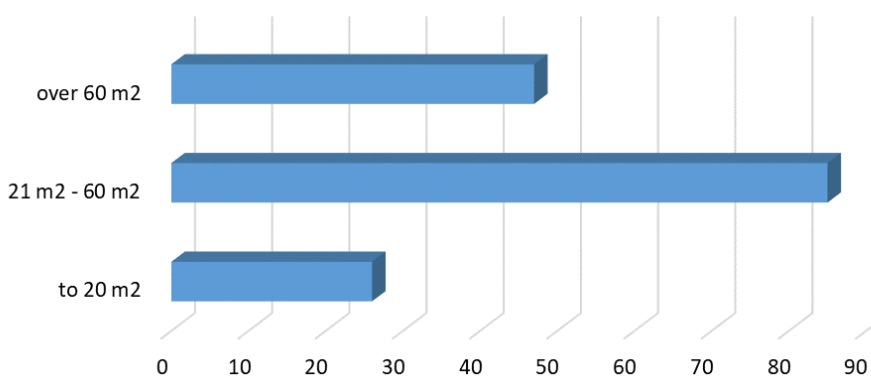
**Table 7:** Statistical parameters of the prices of business special parts of the buildings (premises) in the Federation of BH

In accordance with the available data from 2021, the average price for offices is 1690 BAM/m<sup>2</sup>, and the average usable area is 75 m<sup>2</sup>. The average price for shops is 1550 BAM/m<sup>2</sup>, and the average usable area is 80 m<sup>2</sup>.

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 m<sup>2</sup>, and business-office premises 21 m<sup>2</sup> - 60 m<sup>2</sup>.



**Figure 10:** Graphical presentation of the business-commercial premises sold according to the area



**Figure 11:** 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](http://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. - 31.12.2021 is 16 208, out of which 13 442 was generated from Bosnia and Herzegovina and the rest from 35 different countries, as shown in the Figure below. The other 22 countries make up only 10% (Montenegro, Hungary, Australia, Belgium, Brazil, Canada, Czech Republic, Slovakia, France, Luxembourg, Egypt, Romania, United Kingdom, Kuwait, Albania, Israel, United Arab Emirates, Northern Macedonia, Singapore, Turkey, Spain, Russia).

Most visits were from Bosnia and Herzegovina 85.1%, Croatia 2.7%, Germany 2.7% and Serbia 1.4% in 2021. During 2021, the number of visits to the public insight into SPR data was 16 208, which is 45% more than in 2018, when the public insight into the data was established.

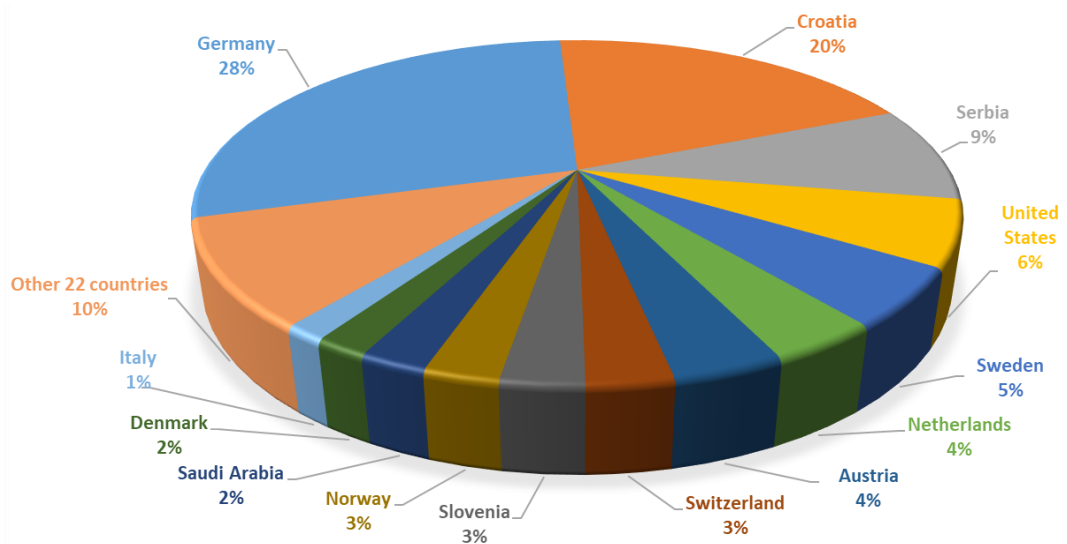


Figure 20: Graphical overview of the insights into the SPR data by country

Comparing the number of data reviews of SPR public access and sales made in the same time period, it was concluded that the lowest number of sales was realised in the period between January and February, as well as the lowest number of reviews. After that, the number of sales start to increase until August, while public interest does not decrease for SPR public access (Figure 21).

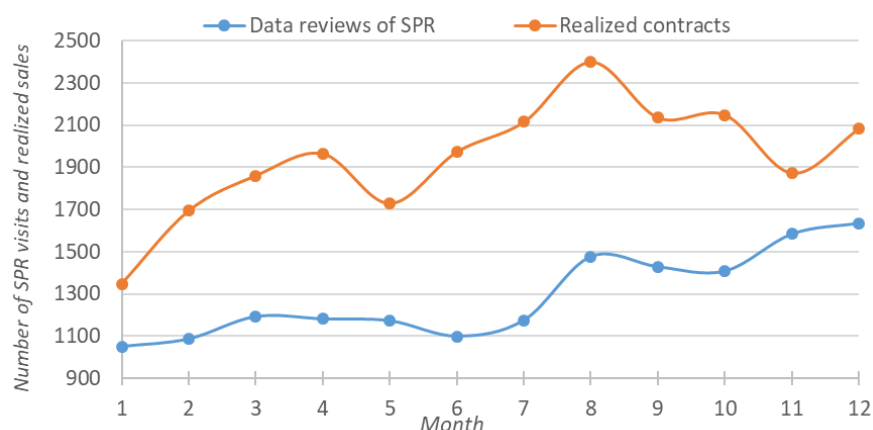


Figure 21: Graphical timeline overview of the SPR data page visit and realized sales contracts

## 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	692	48.762.031,92
	Bosanska Krupa	04.01.2018	253	7.937.786,02
	Bosanski Petrovac	25.05.2018	91	1.373.695,97
	Bužim	20.12.2017	110	3.863.310,00
	Cazin	12.09.2017	368	17.908.270,09
	Ključ	15.01.2018	127	2.416.912,60
	Sanski Most	19.12.2017	336	12.009.719,96
	Velika Kladuša	20.12.2017	374	17.534.731,37
<b>TOTAL</b>			<b>2351</b>	<b>111.806.457,93</b>
Posavina	Domaljevac-Šamac	19.10.2018	60	620.570,36
	Odžak	01.10.2018	212	7.296.628,01
	Orašje	15.10.2018	264	5.394.052,94
<b>TOTAL</b>			<b>536</b>	<b>13.311.251,31</b>
Tuzla	Banovići	30.04.2018	140	3.879.719,90
	Čelić	14.08.2018	102	2.342.103,52
	Doboj-Istok	15.02.2018	80	1.254.748,94
	Gračanica	23.07.2018	457	20.600.836,81
	Gradačac	13.02.2018	414	13.769.397,54
	Kalesija	27.07.2018	231	3.673.969,09
	Kladanj	03.05.2018	65	1.180.928,00
	Lukavac	08.08.2018	506	20.059.553,22
	Sapna	06.08.2018	37	527.233,60
	Srebrenik	03.07.2018	494	14.713.948,50
	Teočak	06.11.2018	27	137.914,50
	Tuzla	05.09.2018	1181	77.819.401,78
	Živinice	16.01.2018	364	17.931.451,82
<b>TOTAL</b>			<b>4098</b>	<b>177.891.207,22</b>
Zenica-Doboj	Breza	19.02.2018	229	8.769.218,05
	Doboj-Jug	15.01.2018	78	10.770.475,20
	Kakanj	06.02.2018	474	18.962.250,02
	Maglaj	20.02.2018	249	7.929.499,62
	Olovo	10.07.2018	120	8.392.939,50
	Tešanj	17.05.2017	546	23.525.901,17
	Usora	12.12.2017	29	2.042.594,40
	Vareš	26.02.2018	121	3.598.102,48
	Visoko	22.03.2018	817	42.467.914,12
	Zavidovići	12.02.2018	429	8.642.937,17
	Zenica	05.10.2017	1080	63.126.141,47
	Žepče	16.02.2018	202	4.565.205,54
<b>TOTAL</b>			<b>4374</b>	<b>202.793.178,74</b>
Bosnian-Podrinje Canton Goražde	Foča-Ustikolina	06.02.2018	15	223.319,04
	Goražde	08.03.2018	125	6.780.180,30
	Pale-Prača	12.03.2018	19	274.846,00
<b>TOTAL</b>			<b>159</b>	<b>7.278.345,34</b>

Canton	LSG unit	SPR entry start	Number of contracts	The sum of money realized
Central Bosnia	Bugojno	19.09.2017	283	12.054.843,30
	Busovača	09.11.2017	231	4.059.656,03
	Dobretići	12.01.2018	6	26.782,00
	Donji Vakuf	11.10.2017	150	2.709.807,86
	Fojnica	24.01.2018	132	5.968.563,84
	Gornji Vakuf-Uskoplje	16.11.2017	118	3.541.788,79
	Jajce	02.11.2017	139	6.497.009,79
	Kiseljak	02.11.2017	350	15.172.770,14
	Kreševo	04.10.2017	55	3.992.786,50
	Novi Travnik	15.02.2018	237	6.979.981,93
	Travnik	18.09.2017	619	17.386.700,95
	Vitez	14.09.2017	189	9.232.155,85
	<b>TOTAL</b>		<b>2509</b>	<b>87.622.846,98</b>
Herzegovina-Neretva	Čapljina	28.07.2017	280	9.246.727,24
	Čitluk	03.04.2018	59	6.411.116,39
	Jablanica	13.02.2018	134	7.153.999,42
	Konjic	04.05.2018	256	10.433.382,99
	Mostar	09.10.2017	826	71.759.988,59
	Neum	23.10.2018	82	17.230.650,51
	Prozor-Rama	09.07.2018	71	1.087.567,27
	Ravno	20.12.2019	58	3.011.961,05
	Stolac	20.04.2021	68	16.051.671,88
	<b>TOTAL</b>		<b>1834</b>	<b>142.387.065,34</b>
West-Herzegovina	Grude	29.08.2018	81	6.201.126,19
	Ljubuški	16.07.2018	235	11.265.267,14
	Posušje	26.03.2018	162	8.217.738,76
	Široki Brijeg	05.07.2018	122	6.777.288,35
	<b>TOTAL</b>		<b>600</b>	<b>32.461.420,44</b>
Sarajevo	Centar Sarajevo	23.01.2017	770	140.201.203,97
	Hadžići	16.05.2017	505	34.631.018,28
	Ilidža	23.01.2018	1149	132.225.107,41
	Ilijaš	13.10.2017	704	36.578.389,51
	Novi Grad Sarajevo	25.10.2019	1579	178.767.095,30
	Novo Sarajevo	16.03.2017	771	94.536.426,17
	Stari Grad Sarajevo	07.11.2017	273	36.158.981,78
	Trnovo	30.05.2018	252	13.367.466,32
	Vogošća	13.09.2018	381	28.138.648,27
	<b>TOTAL</b>		<b>6384</b>	<b>694.604.337,01</b>
Canton 10	Bosansko Grahovo	17.05.2018	11	95.828,20
	Drvar	17.05.2018	22	736.900,99
	Glamoč	04.07.2018	27	369.373,08
	Kupres	01.01.2019	68	2.268.205,74
	Livno	01.01.2019	166	6.864.343,03
	Tomislavgrad	19.02.2018	180	4.551.398,08
	<b>TOTAL</b>		<b>474</b>	<b>14.886.049,12</b>

**Note:** The above table are indicated LSG in which registration of the contract was made throughout 2021

**APPENDIX 2: Overview of total registered contracts per real estate market with contract values that are processed by the LSG in Federation BH<sup>2</sup>**

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	5	2	45	7	5	10	8		2	113
	Price	1.078.400	261.558	22.500	409.650	310.800	9.900	302.658	310.832		51.958	2.758.256
Bihać	Volume	100	68	7	115	217	5	5	24	2	1	544
	Price	7.333.224	5.801.493	62.000	1.425.481	6.768.938	160.054	150.340	9.412.208	1.715.000	25.000	32.853.738
Bosanska Krupa	Volume	30	37		102	24	10	6	6		1	216
	Price	1.280.019	1.321.822		957.668	1.169.758	35.000	60.700	1.918.000		475.000	7.217.966
Bosanski Petrovac	Volume	10	9		43	6	2		1			71
	Price	148.000	259.956		228.065	75.223	15.000		90.000			816.244
Bosansko Grahovo	Volume	5	1	1								7
	Price	71.697	7.823	600								80.120
Breza	Volume	19	20	4	150	5	4	1	5		3	211
	Price	713.561	912.902	16.691	4.989.367	32.734	170.074	500	182.390		26.000	7.044.218
Bugojno	Volume											
	Price											
Busovača	Volume	3	52		89	5	24	25	7	1		206
	Price	129.000	1.535.515		525.477	44.470	137.018	248.969	376.532	58.315		3.055.296
Bužim	Volume	1	7		39	16	1	5	5			74
	Price	60.000	352.000		402.950	187.879	3.000	122.500	399.750			1.528.079
Cazin	Volume	27	35	3	72	146	12		12			307
	Price	1.504.873	1.706.280	20.000	814.192	3.393.446	55.500		4.198.283			11.692.574
Centar Sarajevo	Volume	495	47	41	14	50			35		5	687
	Price	75.401.149	9.449.726	1.214.215	2.355.931	11.106.155			11.833.472		128.200	111.488.847
Čapljina	Volume	30	3	5	81	77	1		7			204
	Price	1.659.871	155.000	35.779	605.602	1.802.764	5.000		694.257			4.958.274
Čelić	Volume	2	9		51	13	4	3	5		1	88
	Price	61.000	234.611		500.654	833.000	9.100	21.600	156.850		2.000	1.818.815
Čitluk	Volume	30			12	12			1			55
	Price	3.014.982			937.853	1.292.869			608.498			5.854.201

<sup>2</sup> 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 2021.

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		7		52	2	3	3				67
	Price		146.500		700.852	167.500	9.500	1.300				1.025.652
Doboj-Jug	Volume	1	7		4	49			1	1	2	65
	Price	10.000	250.000		34.180	8.454.514			10.000	900.000	78.000	9.736.694
Dobretići	Volume				5	0						5
	Price				22.782	0						22.782
Domaljevac-Šamac	Volume		5		28	1	4		1			39
	Price		136.650		101.438	14.000	6.827		90.000			348.915
Donji Vakuf	Volume	3	18		77	1	3					102
	Price	140.000	716.241		546.822	203.000	18.000					1.624.063
Drvar	Volume	13	4		1				2			20
	Price	219.051	55.000		10.500				362.049			646.600
Foča in BH	Volume		1		10			3			0*	14
	Price		94.402		106.384			14.000			33	214.819
Fojnica	Volume	7	34	2	36	22	3	2	2			108
	Price	219.000	1.275.077	15.000	741.393	191.934	13.100	329.870	2.208.622			4.993.996
Glamoč	Volume	4	6		2			2		1		15
	Price	69.200	66.470		7.000			10.000		100.000		252.670
Goražde	Volume	43	22	0*	28	6	3		2			104
	Price	2.612.000	1.301.900	7.000	435.174	1.743.706	18.500		208.000			6.326.280
Gornji Vakuf-Uskoplje	Volume	10	12	3	64		1	2	5			97
	Price	382.376	272.000	196.600	707.952		2.597	1.390	965.000			2.527.915
Gračanica	Volume	25	62	8	188	20	23	9	13	1	3	352
	Price	1.387.500	2.871.070	98.300	5.104.351	1.044.465	57.100	7.020	2.573.910	130.000	371.000	13.644.716
Gradačac	Volume	27	4	1	220	46	39	1	11		6	355
	Price	1.477.304	100.045	10.000	3.806.203	2.790.829	279.860	22.000	959.006		40.940	9.486.187
Grude	Volume	2	4		26	35	1	1	3		2	74
	Price	154.275	285.480		353.088	2.450.563	5.000	14.520	357.074		1.937.645	5.557.644
Hadžići	Volume	31	72	8	18	273	1	12	9		2	426
	Price	1.843.612	6.261.347	51.500	278.058	17.631.153	500	26.400	1.325.100		181.000	27.598.669
Ilidža	Volume	289	56	30	79	101	11	13	22	1	2	604
	Price	27.722.642	7.941.840	483.517	7.855.954	16.489.572	387.234	1.320.778	5.856.147	250.000	4.150	68.311.832



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	35	71	2	6	526	1	15	4		1	661
	Price	2.013.032	5.134.395	30.000	32.120	23.159.281	5.500	35.860	140.000		55.000	30.605.188
Jablanica	Volume	9	19	3	54	4	26	2	5		1	123
	Price	330.300	914.952	17.000	711.995	13.880	542.147	62.690	265.150		3.650	2.861.765
Jajce	Volume	1	1		3				1			6
	Price	55.000	15.000		23.400				150.000			243.400
Kakanj	Volume	31	50	19	155	16	7	7	14		4	303
	Price	1.584.399	2.032.247	188.981	1.649.047	257.499	53.775	226.533	2.531.173		89.115	8.612.770
Kalesija	Volume	6	27	5	148	6	9	4	2		2	209
	Price	211.800	1.003.619	39.750	1.580.770	53.830	30.500	20.400	85.000		227.500	3.253.169
Kiseljak	Volume	21	40	11	161	36	1	2	7		1	280
	Price	888.849	2.142.990	162.955	5.273.364	1.186.351	5.000	3.150	624.500		43.360	10.330.518
Kladanj	Volume	7	15		33	4	1	3	0*			63
	Price	294.000	460.388		264.340	48.000	4.200	55.000	21.000			1.146.928
Ključ	Volume	2	1		54	51	1	2				111
	Price	50.000	19.167		347.472	1.709.784	5.000	12.150				2.143.573
Konjic	Volume	48	29	3	117	3	18	4	9		6	237
	Price	2.709.050	1.793.347	30.757	2.905.624	202.000	418.044	54.570	662.400		53.000	8.828.792
Kreševo	Volume	4	9		26			6	5	1		51
	Price	81.800	234.962		717.575			17.040	837.000	2.012.410		3.900.787
Kupres	Volume	17	6	3	3	9						38
	Price	609.918	446.017	9.000	35.200	161.835						1.261.971
Livno	Volume	30	16	2	21	27		3	4			103
	Price	1.909.214	486.790	7.000	150.750	477.726		2.000	209.449			3.242.930
Ljubuški	Volume	37	15	4	51	96	11	8	6		1	229
	Price	2.998.279	407.308	54.500	715.655	1.912.574	96.404	26.868	4.975.000		4.400	11.190.989
Lukavac	Volume	66	90	17	233		25	22	18	1		472
	Price	3.135.194	3.107.648	365.313	4.034.905		181.200	3.435.277	2.836.861	662.343		17.758.741
Maglaj	Volume	21	36	9	100	2	3	2	4			177
	Price	925.006	1.223.332	119.500	1.707.754	19.680	11.500	71.000	363.375			4.441.146
Mostar	Volume	234	76	14	238	55	9	6	31	1	6	670
	Price	19.583.812	7.474.087	228.800	8.307.549	5.781.427	319.473	306.982	6.489.752	240.000	133.731	48.865.614

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	23	15	2	2	10	9	6	1			68
	Price	3.956.719	6.065.863	33.600	20.000	741.600	425.851	131.040	2.963.082			14.337.756
Novi Grad Sarajevo	Volume	718	43	28	46	119	17	2	40		3	1.016
	Price	71.699.167	3.910.844	395.965	8.301.147	14.771.475	683.055	69.000	17.509.626		1.257.850	118.598.129
Novi Travnik	Volume	38	14	26	43	23	3	10	17			174
	Price	1.126.549	254.269	90.704	491.485	621.713	23.600	27.140	956.770			3.592.231
Novo Sarajevo	Volume	573	64	49	1	25		1	34		1	748
	Price	68.523.749	8.676.316	851.672	17.500	2.400.376		26.500	7.987.648		25.000	88.508.760
Odžak	Volume	8	25		62	18	9	2	12		1	137
	Price	406.150	1.024.709		693.492	252.339	48.510	1.880	1.272.783		115.000	3.814.864
Olovo	Volume	5	8	1	65	2	3	1	5			90
	Price	241.350	519.000	8.500	2.123.239	81.060	38.000	20.000	2.149.837			5.180.986
Orašje	Volume	8	19	1	86	19	11		4	1	1	150
	Price	313.744	704.200	12.821	601.705	328.018	24.600		324.410	405.000	7.000	2.721.497
Pale-Prača	Volume		1		12	1	1	1				16
	Price		37.000		159.346	6.000	1.000	3.500				206.846
Posušje	Volume	6	9		77	28	8	3	1		1	133
	Price	312.876	553.500		1.090.318	1.122.087	57.605	14.900	4.200.000		500	7.351.785
Prozor-Rama	Volume	7	8		34	10	2	6			1	68
	Price	307.000	250.000		201.147	58.600	10.300	52.000			49.000	928.047
Ravno	Volume	1	3		6	47		1				58
	Price	107.571	198.400		238.300	2.467.091		600				3.011.961
Sanski Most	Volume	38	68	9	133	16	8	4	7	2	1	286
	Price	2.231.526	3.296.991	78.290	1.448.219	189.458	47.546	29.555	598.865	1.218.795	600	9.139.845
Sapna	Volume		1		24	1	2	1				29
	Price		234.700		155.940	300	12.000	200				403.140
Srebrenik	Volume	4	19	4	106	2	19	5	12	1		172
	Price	243.000	517.350	100.897	1.495.304	13.000	45.300	8.300	1.569.860	250.000		4.243.012
Stari Grad Sarajevo	Volume	102	80	3	38	16	5		10			254
	Price	15.913.072	9.116.908	48.000	2.048.329	530.965	33.150		1.596.283			29.286.707
Stolac	Volume	4	11		27	20	1	1	3		1	68
	Price	223.700	479.700		197.433	13.718.239	5.000	100	1.147.500		280.000	16.051.672

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	10	7		18	45	20		1	1	1	103
	Price	808.310	687.471		145.253	1.549.095	295.783		725.000	123.642	320.000	4.654.554
Teočak	Volume		1		15	5	2					23
	Price		15.000		64.440	25.700	10.275					115.415
Tešanj	Volume	21	60	1	271	21	38	34	4		1	451
	Price	1.408.031	3.247.260	16.000	6.194.553	1.688.600	189.748	1.683.208	812.405		5.000	15.244.806
Tomislavgrad	Volume	7	20		73	48			2	1	1	152
	Price	336.190	909.416		454.756	554.554			600.000	450.000	12.000	3.316.916
Travnik	Volume	83	85	21	266	81	27	8	13	1	1	586
	Price	4.211.734	4.711.937	210.031	2.980.129	1.649.506	406.429	34.551	1.423.525	40.000	1.000	15.668.842
Trnovo	Volume	30	5	2	149	25	4	3	1		5	224
	Price	3.660.725	126.000	80.000	2.149.553	3.198.063	23.000	18.505	322.250		9.100	9.587.196
Tuzla	Volume	361	52	98	334	121	31	6	54	1	33	1.091
	Price	31.290.163	3.453.464	2.240.108	8.855.053	9.924.610	179.968	8.480	6.962.918	310.000	237.339	63.462.103
Usora	Volume		5		8	8	2					23
	Price		363.900		155.012	1.240.775	16.000					1.775.687
Vareš	Volume	20	6	10	52	1	2		9			100
	Price	380.700	205.167	14.500	1.706.207	25.000	13.810		300.700			2.646.084
Velika Kladuša	Volume	24	41	2	176	31	15	8	5	1		303
	Price	1.549.269	2.352.680	84.400	2.462.154	843.305	73.700	160.700	727.699	875.000		9.128.907
Visoko	Volume	19	103	6	425	14	41	7	13		9	637
	Price	972.740	4.862.688	75.641	12.512.245	95.960	1.166.363	396.345	1.975.300		259.152	22.316.435
Vitez	Volume	8	42	1	72	23	9	1	10		12	178
	Price	326.350	1.753.804	2.500	397.190	551.510	42.800	15.000	2.758.522		66.380	5.914.056
Vogošća	Volume	91	39	10	68	91	5	4	7		4	319
	Price	7.584.092	4.685.112	90.600	2.368.134	6.871.690	55.000	128.000	2.173.000		3.900	23.959.527
Zavidovići	Volume	39	54	3	176	13	35	1	5			326
	Price	1.802.500	1.655.575	22.050	2.022.592	1.104.645	322.258	15.000	286.500			7.231.120
Zenica	Volume	245	149	26	229	37	6		29		7	730
	Price	15.927.608	9.398.626	327.292	3.617.863	2.581.728	12.800		4.918.954		30.300	36.815.171
Žepče	Volume	6	48	1	108	1	8	2	8		1	183
	Price	362.449	1.621.232	10.500	947.239	19.500	20.800	700	617.920		300.000	3.900.340
Živinice	Volume	8	5		29		1		1			44
	Price	523.400	221.500		605.025		12.000		21.000			1.382.925
TOTAL IN FBH	Volume	4.312	2.218	511	6.285	2.891	616	309	605	19	137	17.903
	Price	402.822.820	146.779.539	8.281.327	130.342.840	182.409.701	7.366.859	9.829.269	132.188.998	9.740.505	6.909.802	1.036.671.660

CANTON		Apartments	House	Garage	Agricultural land	Building land	Forest	Other land-infertile	Commercial real estate	Industrial buildings	Other real estate	TOTAL PER CKANTON
Una-Sana Canton	Volume	43	24	0*	50	7	4	4	2		0*	134
	Price	2.612.000	1.433.302	7.000	700.904	1.749.706	19.500	17.500	208.000		33	6.747.945
Posavina Canton	Volume	386	164	27	571	238	66	26	57	1	15	1.551
	Price	31.893.004	17.331.349	345.937	14.125.502	26.078.471	1.725.816	607.981	12.830.640	240.000	519.381	105.698.081
Tuzla Canton	Volume	76	53	6	100	84		5	8	2	1	335
	Price	3.215.270	1.971.516	16.600	658.207	1.194.116		12.000	1.171.499	550.000	12.000	8.801.207
Zenica-Doboj Canton	Volume	2.364	477	173	419	1.226	44	50	162	1	23	4.939
	Price	274.361.239	55.302.487	3.245.469	25.406.726	96.158.729	1.187.439	1.625.043	48.743.525	250.000	1.664.200	507.944.856
Bosnian-Podrinje Canton Goražde	Volume	16	49	1	176	38	24	2	17	1	2	326
	Price	719.894	1.865.559	12.821	1.396.635	594.357	79.937	1.880	1.687.193	405.000	122.000	6.885.277
Central Bosnia Canton	Volume	178	307	64	842	191	71	56	67	3	14	1.793
	Price	7.560.658	12.911.795	677.790	12.427.568	4.448.483	648.544	677.110	10.300.471	2.110.725	110.740	51.873.884
Herzegovina-Neretva Canton	Volume	535	297	135	1.478	227	164	67	124	4	47	3.078
	Price	39.701.761	12.627.453	2.876.867	27.577.488	15.212.034	840.903	3.882.235	15.497.238	1.352.343	930.736	120.499.058
West Herzegovina Canton	Volume	232	266	21	734	507	54	30	60	5	3	1.912
	Price	14.156.909	15.110.389	244.690	8.086.200	14.337.791	394.800	535.945	17.344.805	3.808.795	500.600	74.520.925
Sarajevo Canton	Volume	55	35	4	172	204	40	12	11	1	5	539
	Price	4.273.740	1.933.759	54.500	2.304.314	7.034.317	454.792	56.288	10.257.074	123.642	2.262.545	28.754.972
Canton 10	Volume	427	546	80	1.743	169	149	57	97	1	27	3.296
	Price	24.328.345	26.291.930	799.655	37.659.297	15.601.696	2.015.128	2.413.286	14.148.553	900.000	787.567	124.945.456
TOTAL BH	Volume	4.312	2.218	511	6.285	2.891	616	309	605	19	137	17.903
	Price	402.822.820	146.779.539	8.281.327	130.342.840	182.409.701	7.366.859	9.829.269	132.188.998	9.740.505	6.909.802	1.036.671.660

\* 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)	Location	Price (BAM)	Location
Una-Sana Canton	House	166	60	Velika Kladuša	1685	Sanski Most
	Terraced house					
	Duplex house	2	639	Sanski Most	661	Sanski Most
	Summer house	11	43	Bosanski Petrovac	2000	Bihać
Posavina Canton	House	38	33	Odžak	1726	Odžak
	Terraced house					
	Duplex house					
	Summer house					
Tuzla Canton	House	347	41	Gradačac	2573	Živinice
	Terraced house	1	63	Kalesija	63	Kalesija
	Duplex house					
	Summer house	46	104	Lukavac	1493	Lukavac
Zenica-Doboj Canton	House	331	55	Tešanj	2049	Zenica
	Terraced house	1	1702	Zenica	1702	Zenica
	Duplex house	1	1200	Zenica	1200	Zenica
	Summer house	23	116	Zenica	1259	Breza
Bosnian-Podrinje Canton Goražde	House	17	175	Goražde	1449	Goražde
	Terraced house					
	Duplex house	1	568	Foča Ustikolina	568	Foča Ustikolina
	Summer house	3	541	Goražde	1222	Goražde
Central Bosnia Canton	House	155	53	Fojnica	1875	Kiseljak
	Terraced house					
	Duplex house	1	78	Fojnica	78	Fojnica
	Summer house	42	75	Busovača	1184	Travnik
Herzegovina-Neretva Canton	House	113	83	Čapljina	7244	Neum
	Terraced house	1	996	Mostar	996	Mostar
	Duplex house	1	463	Mostar	463	Mostar
	Summer house	10	467	Jablanica	2340	Mostar
West Herzegovina Canton	House	20	162	Grude	1247	Grude
	Terraced house	4	244	Ljubuški	1364	Ljubuški
	Duplex house					
	Summer house					
Sarajevo Canton	House	361	91	Vogošća	4869	Centar Sarajevo
	Terraced house	4	1048	Ilidža	2063	Centar Sarajevo
	Duplex house	2	330	Vogošća	789	Vogošća
	Summer house	40	421	Hadžići	2143	Hadžići
Canton 10	House	35	28	Tomislavgrad	944	Tomislavgrad
	Terraced house					
	Duplex house					
	Summer house	2	250	Livno	2637	Kupres

**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)				
	Men		Women	
Market	Alone in purchase	Participant in purchase	Alone in purchase	Participant in purchase
Land	11.069	2.078	2.609	1.030
	78%		22%	
House	1.846	352	606	276
	71%		29%	
Apartments	2.402	692	1.862	689
	55%		45%	
Commercial real estate	327	57	142	37
	68%		32%	
Garage	429	42	172	36
	69%		31%	
Forest	759	119	130	37
	84%		16%	

Sales of real estates (former owners)				
	Men		Women	
Market	Alone in sale	Participant in sale	Alone in sale	Participant in sale
Land	8.534	5.695	4.371	5.919
	58%		42%	
House	1.374	783	821	962
	55%		45%	
Apartments	1.917	873	1.669	979
	51%		49%	
Commercial real estate	232	50	124	55
	61%		39%	
Garage	233	56	133	67
	59%		41%	
Forest	563	378	269	368
	60%		40%	



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

