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QUARTERLY REPORT

Bar Real Estate Market Report — Q2 2026

Detailed analysis of prices, trends and investment opportunities in the real estate market in Bar. Data updated quarterly.

Updated: August 2026 | Next update: October 2026 | Bar, Montenegro

AVERAGE PRICE/M²
2,797 €
▲ +13.3% YoY

AVERAGE APARTMENT PRICE
179,008 €
▲ +13.3% YoY

RENTAL YIELD
4.3%
▼ -0.53% YoY

ACTIVE LISTINGS
1,179
Q2 2026

Data for **Q2 2026** are published. Next report: October 2026

Bar Economic Profile 2026

Key macroeconomic and demographic indicators

POPULATION
42,000
Montenegro Statistical Office, Census 2023

AVERAGE GROSS SALARY
€1,131
▲ 1.8% YoY
Ø Q2 '26

TOURIST OVERNIGHTS Q2 '26

137,608

10.6% of the covered coast

Bar Apartment Prices by Type — Q2 2026

Average for Q2 2026

Below are the average apartment prices in Bar by type, based on active listings on Estitor.

PROPERTY TYPE	AVG PRICE/M²	AVG TOTAL PRICE	ANNUAL TREND	LISTINGS
Studios	3,035 €/m²	98,310 €	**+8.8%**	81
One-Bedroom Apartments	2,794 €/m²	139,818 €	**+10.6%**	488
Two-Bedroom Apartments	2,804 €/m²	210,291 €	**+18.8%**	397
Three-Bedroom Apartments	2,500 €/m²	290,048 €	**+12.6%**	109

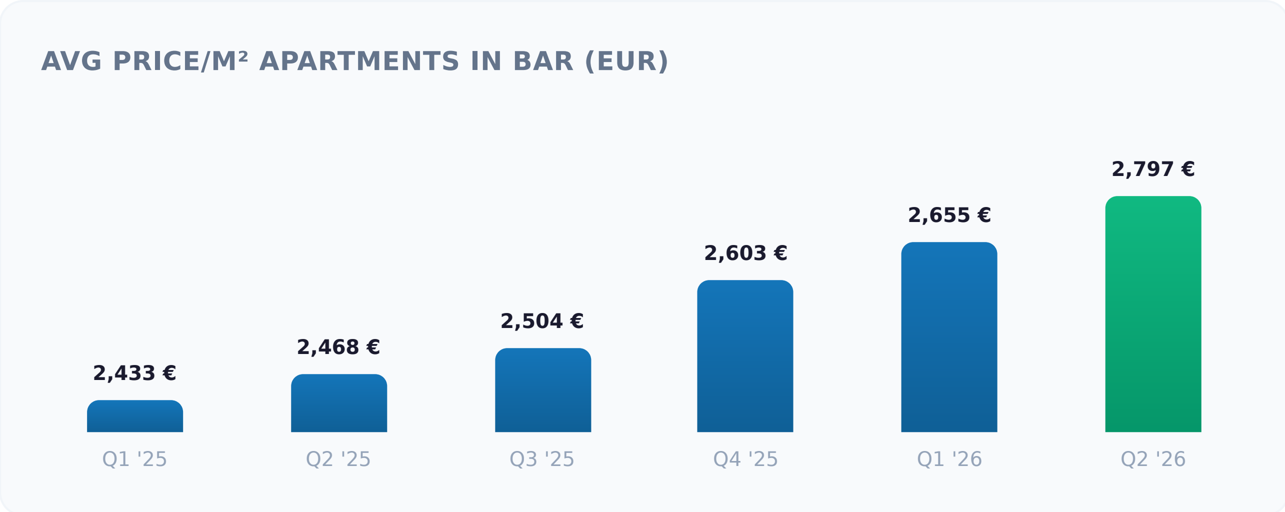
📎 Listings = ads included in the average-price calculation; the sum may differ from total active listings.

Note: Average prices are calculated based on the prices of active listings on the Estitor platform and do not include negotiation discounts, which average 5-10%.

Browse 1,179 apartments for sale in Bar →

Bar Property Price History

Avg price/m² trend for apartments



Quarterly Price Change Trend in Bar:

Price per m² in Bar has increased by 13.3% over the last 12 months (from 2,468 €/m² to 2,797 €/m²).

PERIOD	AVG PRICE/M²	QUARTERLY CHANGE	YOY CHANGE
Q2 2026	2,797 €	+5.3%	+13.3%
Q1 2026	2,655 €	+2.0%	+9.1%
Q4 2025	2,603 €	+4.0%	—
Q3 2025	2,504 €	+1.5%	—
Q2 2025	2,468 €	+1.4%	—
Q1 2025	2,433 €	—	—

Bar Neighborhood & Location Analysis

Prices and trends by location

Bar objedinjuje urbani centar (luka, željeznica, škole) sa primorskim naseljima duž obale. Centar i Topolica nude gradski život tokom cijele godine, dok Šušanj, Dobre Vode i Veliki Pijesak ciljaju turistički najam uz more.

Centar
RISING

Per m²: **3,018 €/m²**
YoY change: **+6.2%**
Active listings: **244**

Ilino
RISING

Per m²: **2,596 €/m²**
YoY change: **+5.0%**
Active listings: **130**

Sutomore
RISING

Per m²: **2,363 €/m²**
YoY change: **+27.2%**
Active listings: **101**

Šušanj
RISING

Per m²: **2,511 €/m²**
YoY change: **+7.8%**
Active listings: **62**

Bjeliši
RISING

Per m²: **2,582 €/m²**
YoY change: **+5.7%**
Active listings: **60**

Dobra Voda
RISING

Per m²: **2,636 €/m²**
YoY change: **+10.6%**
Active listings: **53**

Čeluga
STABLE

Per m²: **2,141 €/m²**
YoY change: **+3.8%**
Active listings: **29**

Soho City
STABLE

Per m²: **3,510 €/m²**
YoY change: **+2.3%**
Active listings: **21**

Makedonsko naselje
DECLINING

Per m²: **2,378 €/m²**

Topolica
DECLINING

Per m²: **3,007 €/m²**

YoY change:	-0.2%
Active listings:	19

YoY change:	-7.8%
Active listings:	13

Zeleni Pojas —

Per m²:	2,348 €/m²
YoY change:	—
Active listings:	13

Polje —

Per m²:	2,213 €/m²
YoY change:	—
Active listings:	9

📎 Listings = ads included in the average-price calculation; the sum may differ from total active listings.

Bar Investment Potential & Rental ROI

ROI analysis and investment opportunities

Rental yield by municipality / neighbourhood

MUNICIPALITY	AVG PRICE/M²	AVG RENT/M²	AVG SIZE	GROSS YIELD
Centar	3,018 €	10 €	63 m²	4.0%
Ilino	2,596 €	11 €	57 m²	5.1%
Sutomore	2,363 €	10 €	54 m²	5.1%
Šušanj	2,511 €	10 €	80 m²	4.8%
Bjeliši	2,582 €	8 €	61 m²	3.7%
Čeluga	2,141 €	9 €	58 m²	5.0%
Soho City	3,510 €	13 €	67 m²	4.4%
Makedonsko naselje	2,378 €	9 €	75 m²	4.5%
Polje	2,213 €	7 €	42 m²	3.8%

Investment Example Calculation

Average apartment of 64m² in Bar — based on current market data.

Purchase price	Annual rental income
179,008 € 64m² x 2,797 €	**7,680 €** gross income

Gross yield	5-year projection
4.3% annually	**318,300 €** with 12.2% annual growth

Disclaimer: These projections are based on historical trends and do not guarantee future results.

Purchase Costs in Bar

ITEM	AMOUNT	NOTE
Property transfer tax	**3% – 6%**	Progressive scale for values above €150,000
VAT (new build)	**21%**	Already included in price; 3% transfer tax does not apply
Notary fees	**~€400 – €700**	Mandatory, set by notary tariff
Land registry fee	**€50 – €200**	Administrative fees for title registration
Agency commission	**3% – 6%**	Not fixed; paid by buyer, seller, or both
Legal fees	**€500 – €2,000+**	Recommended for legal security

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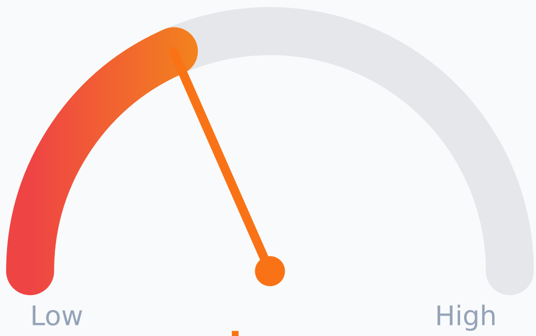
Purchasing power and apartment prices

Can local salaries keep up with apartment prices?

AFFORDABILITY INDEX

How far does a local salary go toward buying an apartment



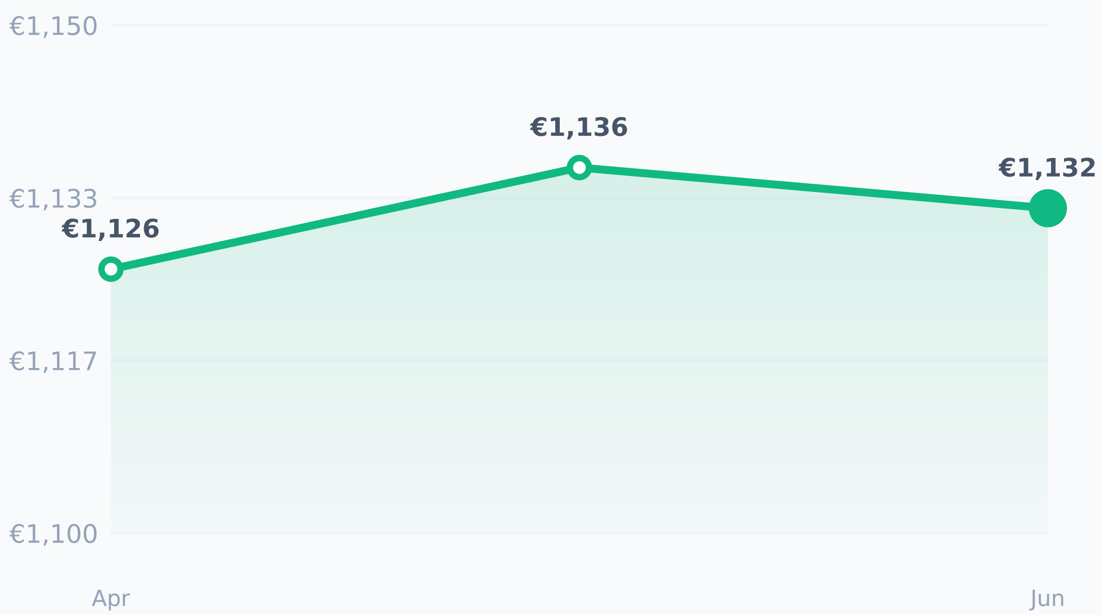
Low

~**158** salaries for a 64m² apartment

🟠 A coastal investment market — prices significantly exceed local purchasing power.

GROSS SALARY TREND (€)

Quarterly overview — Bar



📎 *Montenegro Statistical Office — MSP 7/2026 (Apr–Jun 2026)*

Ø SALARY Q2 '26

€1,131

ANNUAL CHANGE

+1.8%

Average gross salary (Bar) is €1,131 (Ø Q2 '26), 1.8% growth (Q2 vs 2025). April: €1,126, May: €1,136, June: €1,132.

GROSS SALARY — BAR 2026

PERIOD	SALARY	SOURCE
April '26	**€1,126**	📎
May '26	**€1,136**	📎
June '26	**€1,132**	📎
Q2 '26 avg	**€1,131**	📊

📎 Montenegro Statistical Office data. Q2 Ø = average of Apr, May and Jun.

Bar Property Buying Guide

Step-by-step process for domestic and foreign buyers

Purchase Process

1. **Property search & selection** — Browse listings via agencies and platforms, analyse location and prices, schedule viewings.
2. **Negotiation & offer** — Agree on price, timeline and conditions with the seller.
3. **Legal check (due diligence)** — Verify ownership at the land registry, any liens or mortgages, building and occupancy permits, and potential legal restrictions or disputes.
4. **Preliminary contract (optional)** — Sign a preliminary contract with a deposit (typically ~10%) while final checks are completed.
5. **Foreign buyer registration number** — Foreign buyers must obtain a registration number from the Tax Authority, required for the transaction and tax obligations.
6. **Notarisation of the purchase agreement** — The contract is signed before a notary. For foreign nationals who do not speak the official language, a licensed court interpreter is legally required.
7. **Payment & land registry** — Payment is made exclusively via bank transfer, after which the notary submits the title registration request.

Required Documentation

- Identity document (ID card or passport)
- Registration number (for foreign buyers)
- Proof of address (if required)
- Proof of source of funds (required by the bank for the transaction)
- Property sheet (land registry extract)
- Building and occupancy permit (if applicable)
- Energy certificate (if available)
- Marriage certificate (if applicable, with translation)
- Power of attorney (if one party is not present)
- Court interpreter (for foreign buyers)
- Confirmation of local bank account (from which the transfer is made)

Important notes:

- Payment is made via bank transfer, with mandatory proof of source of funds in line with anti-money laundering regulations.

- Foreign buyers can freely purchase property, except for certain categories of land (e.g. agricultural land).
- The notary plays a key role in validating the transaction and initiating the registration process.

The property purchase process in Montenegro is well-defined and relatively standardised, but requires careful legal verification and compliance with banking and tax procedures, especially for foreign investors.

Bar Real Estate Forecast 2026

What to expect in the real estate market

Based on current trends, macroeconomic indicators and development plans, we expect moderate price growth in Bar real estate during 2026. Average asking price: <strong class="text-gray-700">2,797 €/m², with variations by location and property type.

Key Factors Affecting the Bar Market — Backed by Data

Largest seaport ↑ POSITIVE

The Port of Bar is Montenegro's largest seaport and a transport hub (rail, roads), providing an economic anchor and stable domestic demand.

Port of Bar

Affordable coast ↑ POSITIVE

Bar is among the most affordable coastal markets; average gross salary €1,131 (+1.8% YoY) supports growing local demand.

MSR 7/2026

Bar–Boljare highway ↑ POSITIVE

Better connectivity with Podgorica and the north increases Bar's appeal for both living and investment.

Growing season ↑ POSITIVE

137,608 overnight stays across the covered coastal municipalities (10.6% share, Q2 '26) — the June peak makes Bar increasingly significant, with room to extend the season.

MSR 7/2026

Price Projections for 2026

Starting price: 2,797 €/m² (Q2 2026, average). Projections based on historical trend and Montenegro Statistical Office indicators.

SCENARIO	EXPECTED ANNUAL GROWTH	AVG PRICE/M² END OF 2026	PROBABILITY
Optimistic	**+14-16%**	**3,217 €/m²**	**25%**
Base BASE	**+11-13%**	**3,133 €/m²**	**55%**
Conservative	**+8-10%**	**3,049 €/m²**	**20%**

Disclaimer: Based on official Montenegro Statistical Office data (Monthly Statistical Review 7/2026). They do not constitute financial advice and do not guarantee future results. Actual price growth depends on global macroeconomic conditions, geopolitical situation and local regulatory changes.

❓ Frequently Asked Questions

Frequently asked questions about real estate in Bar

What is the average price of apartments in the city of Bar?

Based on analysis of **1179 active listings**, the average price for **an apartment** in the city of Bar is **2,797 €/m²**.

Is now the right time to buy apartments in the city of Bar?

Analyzing current market data, property prices in the city of Bar show steady growth of 13.3% annually.
Sales velocity: A listing of **an apartment** stays on the market for **45-60 days** before it is removed.

How profitable is buying apartments in the city of Bar as an investment?

The average monthly rent is **640 €**. The estimated average annual gross return on investment (ROI) is **4.3%**, excluding property value appreciation.

Why has Bar become a hub for digital nomads?

Bar offers the best urban infrastructure (port, railway, schools) with significantly lower living costs and prices per square metre than Budva and Kotor. According to Estitor data for Q2 2026, the average apartment price in Bar is about 2,797 €/m².

Which areas are best for investment in Bar?

The highest gross rental yield is currently recorded in Ilino (~5.1%), based on the displayed rental data. A detailed yield-by-neighborhood breakdown is shown in the rental-yield table above.

What is the share of long-term rental in Bar?

Bar has one of the highest shares of long-term rental on the coast, as the city is populated year-round, which reduces the risk of vacancy.

Is building legalisation still a current issue in Bar?

In certain neighbourhoods such as Šušanj the legalisation process is still ongoing, so investors are advised to thoroughly check the building permit before purchase.

How well connected is Bar with Italy and the rest of the region?

The Port of Bar offers direct ferry links to Italy (Ancona/Bari), while the railway connects the city directly to Belgrade, which benefits tourism and business.

Methodology: Data in this report is based on analysis of active and sold listings on the Estitor platform, publicly available data from the Real Estate Directorate of Montenegro, and aggregated data from partner agencies. Prices represent asking prices from active listings and may differ from final transaction prices. The report is automatically updated at the beginning of each quarter.

Last updated: Q2 2026 | **Next update:** October 2026

Previous reports

- Q1/2026