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QUARTERLY REPORT

Bar Real Estate Market Report — Q1 2026

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

Updated: March 2026 · Next update: July 2026 · Bar, Montenegro

AVERAGE PRICE/M²	AVERAGE APARTMENT PRICE
2,655 €	**159,300 €**
▲ +9.1% YoY	▲ +9.1% YoY

RENTAL YIELD	ACTIVE LISTINGS
4.1%	**1,136**
▼ -0.59% YoY	Q1 2026

Data for **Q1 2026** are published. Next report: July 2026

Bar Economic Profile 2026

Key macroeconomic and demographic indicators

POPULATION

42,000

Montenegro Statistical Office, Census 2023

AVERAGE GROSS SALARY

€1,024

▲ 3.4% YoY

Ø Jan–Feb '26

TOURIST OVERNIGHTS JAN–FEB

~7,530

9.9% of coastal share

Bar Apartment Prices by Type — Q1 2026

Average for Q1 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	2,957 €/m²	96,035 €	**+14.4%**	88
One-Bedroom Apartments	2,771 €/m²	136,454 €	**+12.7%**	457
Two-Bedroom Apartments	2,460 €/m²	173,657 €	**+3.7%**	387
Three-Bedroom Apartments	2,447 €/m²	270,970 €	**+11.2%**	97

📎 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 1,136 apartments for sale in Bar →

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Bar Property Price History

Avg price/m² trend for apartments

AVG PRICE/M² APARTMENTS IN BAR (EUR)

Quarterly Price Change Trend in Bar:

Price per m² in Bar has increased by 9.1% over the last 12 months (from 2,433 €/m² to 2,655 €/m²).

PERIOD	AVG PRICE/M²	QUARTERLY CHANGE	YOY CHANGE
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 — STABLE

Per m²:	**2,798 €/m²**
YoY change:	**+4.4%**
Active listings:	**195**

Ilino — DECLINING

Per m²:	**2,461 €/m²**
YoY change:	**-1.2%**
Active listings:	**111**

Sutomore — RISING

Per m²:	**2,382 €/m²**
YoY change:	**+33.4%**
Active listings:	**94**

Šušanj — RISING

Per m²:	**2,564 €/m²**
YoY change:	**+8.6%**
Active listings:	**71**

Bjeliši — RISING

Per m²:	**2,516 €/m²**
YoY change:	**+9.7%**
Active listings:	**61**

Dobra Voda — RISING

Per m²:	**2,541 €/m²**
YoY change:	**+10.1%**
Active listings:	**51**

Makedonsko naselje — DECLINING

Per m²:	**2,299 €/m²**
YoY change:	**-11.0%**
Active listings:	**22**

Soho City — –

Per m²:	**3,329 €/m²**
YoY change:	**—**
Active listings:	**13**

📎 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	2,798 €	10 €	60 m²	**4.3%**
Ilino	2,461 €	10 €	53 m²	**4.9%**
Sutomore	2,382 €	9 €	50 m²	**4.5%**
Šušanj	2,564 €	10 €	68 m²	**4.7%**
Bjeliši	2,516 €	8 €	62 m²	**3.8%**
Makedonsko naselje	2,299 €	8 €	66 m²	**4.2%**
Soho City	3,329 €	14 €	60 m²	**5.0%**

Investment Example Calculation

Average apartment of 60m² in Bar — based on current market data.

Purchase price
159,300 €
60m² x 2,655 €

Annual rental income
6,480 €
gross income

Gross yield
4.1%
annually

5-year projection
227,634 €
with 7.4% annual growth

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

Purchase Costs in Bar

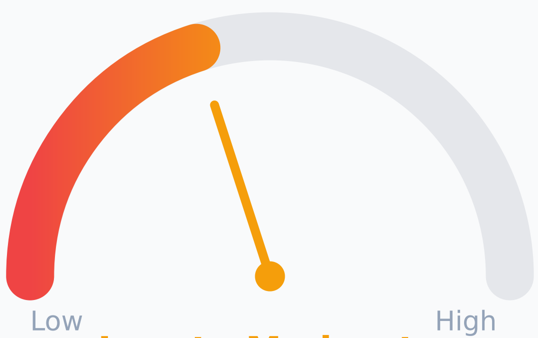
ITEM	AMOUNT	NOTE
Property transfer tax	**3% – 6%**	Progressive scale for values above €150,000
VAT (new build)	**21%**	Already included in price; 3% transfer tax does not apply
Notary fees	**~€400 – €700**	Mandatory, set by notary tariff
Land registry fee	**€50 – €200**	Administrative fees for title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

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 to Moderate

~**78** salaries for a 50m² apartment

🔴 A 50m² apartment costs ~78 average gross salaries. Bar offers moderate property prices with growing tourist potential.

GROSS SALARY TREND (€)

Quarterly overview — Bar

📎 *Montenegro Statistical Office — MSP 3/2026 (Jan–Feb 2026)*

Ø SALARY Q1 '26

€1,024

ANNUAL CHANGE

+3.4%

Average gross salary in Bar shows 3.4% annual growth (Ø Jan–Feb '26 vs. Q1 '25): Jan €1,039, Feb €1,009.

GROSS SALARY — BAR 2026

PERIOD	SALARY	SOURCE
January '26	**€1,039**	📎
February '26	**€1,009**	📎
Q1 '26 avg	**€1,024**	📊

📎 Montenegro Statistical Office data. Q1 Ø = average of available months (January, February).

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">2,655 €/m², with variations by location and property type.

Key Factors Affecting the Bar Market — Backed by Data

Port of Bar ↑ POSITIVE

Montenegro's largest port and a key cargo terminal — driving stable economic activity, employment, and logistics growth.

Bar–Boljare highway ↑ POSITIVE

Completion of the remaining sections shortens travel time to Podgorica and the north, boosting Bar's appeal for housing and investment.

Tourism in Sutomore and Čanj ↑ POSITIVE

Sutomore and Čanj are recording steady growth in overnight stays and short-term rental demand, especially from Serbia.

Price affordability ↑ POSITIVE

Bar remains among the most affordable coastal cities, attracting domestic buyers and the diaspora.

Salary growth ↑ POSITIVE

Average gross salary in Bar grew 3.4% year-on-year, strengthening local purchasing power.

MSR 3/2026

Price Projections for 2026

Starting price: 2,655 €/m² (Q1 2026, average). Projections based on historical trend and Montenegro Statistical Office indicators.

SCENARIO	EXPECTED ANNUAL GROWTH	AVG PRICE/M² END OF 2026	PROBABILITY
Optimistic	+10-12%	2,947 €/m²	25%
Base BASE	+8-10%	2,894 €/m²	55%
Conservative	+6-8%	2,841 €/m²	20%

Disclaimer: Based on official Montenegro Statistical Office data (Monthly Statistical Review 3/2026). 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 **1136 active listings**, the average price for **an apartment** in the city of Bar is **2,655 €/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 9.1% 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 **540 €**. The estimated average annual gross return on investment (ROI) is **4.1%**, excluding property value appreciation.

Zašto je Bar postao hub za digitalne nomade?

Bar nudi najbolju urbanu infrastrukturu (luka, voz, škole) uz znatno niže troškove života i cijene kvadrata u poređenju sa Budvom i Kotorom.

Koji su najperspektivniji dijelovi Bara za kupovinu novogradnje?

Centar grada i Soho kvart su najmoderniji, dok su Dobre Vode i Veliki Pijesak fokusirani na turistički najam uz samu obalu.

Koliki je udio dugoročnog najma u Baru?

Bar ima jedan od najvećih udjela dugoročnog najma na primorju, jer je grad naseljen tokom cijele godine, što smanjuje rizik praznog hoda nekretnine.

Da li je legalizacija objekata i dalje aktuelno pitanje u Baru?

U određenim naseljima poput Šušnja proces legalizacije je i dalje u toku, pa se investitorima savjetuje detaljna provjera građevinske dozvole prije kupovine.

Kakva je povezanost Bara sa Italijom i ostatkom regiona?

Luka Bar nudi direktne feribot veze sa Italijom (Ankona/Bari), dok željeznička pruga povezuje grad direktno sa Beogradom, što pogoduje turizmu i biznisu.

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: Q1 2026 | **Next update:** July 2026

Previous reports

- Q2/2026