estitor

Kotor Real Estate Market Report

Q2 2026

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

Updated: June 2026 · Next report: October 2026

AVERAGE PRICE/M²	AVERAGE APARTMENT PRICE	RENTAL YIELD	ACTIVE LISTINGS
3,701 €	251,668 €	4.2%	1,070
▲ +14.9% YoY	▲ +14.9% YoY	▼ -1.11% YoY	Q2 2026

Kotor Apartment Prices by Type — Q2 2026

Average for Q2 2026

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

PROPERTY TYPE	AVG PRICE/M²	AVG TOTAL PRICE	ANNUAL TREND	LISTINGS
Studios	3,031 €/m²	90,352 €	**+2.4%**	59
One-Bedroom Apartments	3,669 €/m²	190,288 €	**+8.2%**	360
Two-Bedroom Apartments	4,047 €/m²	308,620 €	**+25.8%**	352
Three-Bedroom Apartments	3,462 €/m²	409,890 €	**+6.6%**	171

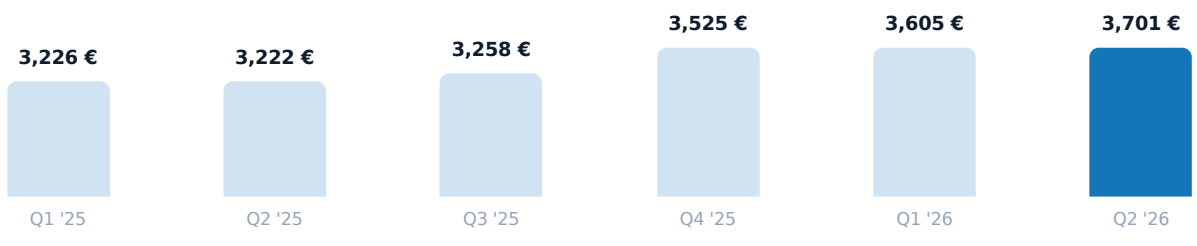
📎 Listings = ads included in the average-price calculation; the sum may differ from total active listings.

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%.

Kotor Property Price History

Avg price/m² trend for apartments

AVG PRICE/M² APARTMENTS IN KOTOR (EUR)



Quarterly Price Change Trend in Kotor:

Price per m² in Kotor has increased by 14.9% over the last 12 months (from 3,222 €/m² to 3,701 €/m²).

PERIOD	AVG PRICE/M²	QUARTERLY CHANGE	YOY CHANGE
Q2 2026	3,701 €	+2.7%	+14.9%
Q1 2026	3,605 €	+2.3%	+11.8%
Q4 2025	3,525 €	+8.2%	—
Q3 2025	3,258 €	+1.1%	—
Q2 2025	3,222 €	-0.1%	—
Q1 2025	3,226 €	—	—

Kotor Neighborhood & Location Analysis

Prices and trends by location

Kotorska rivijera obuhvata nekoliko distinktivnih zona — od UNESCO-zaštićenog Starog Grada do mirnih priobalnih naselja poput Dobrote i Prčanja. Svaka lokacija nosi posebnu cijenu i profil kupca.

Dobrota — RISING
Per m²: 4,042 €/m²
YoY change: +22.1%
Active listings: 265

Radanovići — RISING
Per m²: 2,630 €/m²
YoY change: +13.0%
Active listings: 123

Risan — RISING
Per m²: 3,652 €/m²
YoY change: +16.3%
Active listings: 75

Kavač — RISING
Per m²: 3,364 €/m²
YoY change: +28.5%
Active listings: 59

Orahovac — RISING
Per m²: 3,765 €/m²
YoY change: +6.8%
Active listings: 47

Prčanj — RISING
Per m²: 3,648 €/m²
YoY change: +6.2%
Active listings: 45

Škaljari — RISING
Per m²: 3,501 €/m²
YoY change: +11.9%
Active listings: 39

Muo — STABLE
Per m²: 4,113 €/m²
YoY change: +2.1%
Active listings: 31

Morinj — DECLINING
Per m²: 2,938 €/m²
YoY change: -29.9%
Active listings: 30

Kostanjica — RISING
Per m²: 4,000 €/m²
YoY change: +6.1%
Active listings: 29

Lastva Grbaljska — RISING
Per m²: 2,595 €/m²
YoY change: +15.1%
Active listings: 27

Stari Grad Kotor — —
Per m²: 5,226 €/m²
YoY change: —
Active listings: 22

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

Kotor 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
Dobrota	4,042 €	15 €	71 m²	**4.5%**
Radanovići	2,630 €	10 €	52 m²	**4.6%**
Risan	3,652 €	14 €	73 m²	**4.6%**
Kavač	3,364 €	12 €	42 m²	**4.3%**
Škaljari	3,501 €	14 €	42 m²	**4.8%**
Lastva Grbaljska	2,595 €	9 €	58 m²	**4.2%**
Stari Grad Kotor	5,226 €	17 €	59 m²	**3.9%**

Investment Example Calculation

Average apartment of 68m² in Kotor — based on current market data.

Purchase price
251,668 €
68m² x 3,701 €

Annual rental income
10,608 €
gross income

Gross yield
4.2%
annually

5-year projection
449,497 €
with 12.3% annual growth

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

Purchase Costs in Kotor

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



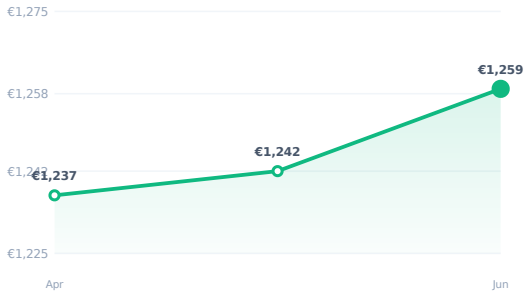
Very low

~**199** salaries for a 67m² apartment

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

GROSS SALARY TREND (€)

Quarterly overview — Kotor



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

Ø SALARY Q2 '26	ANNUAL CHANGE
€1,246	**+6.6%**

Average gross salary (Kotor) is €1,246 (Ø Q2 '26), 6.6% growth (Q2 vs 2025). April: €1,237, May: €1,242, June: €1,259.

GROSS SALARY — KOTOR 2026

PERIOD	SALARY	SOURCE
April '26	**€1,237**	📎
May '26	**€1,242**	📎
June '26	**€1,259**	📎
Q2 '26 avg	**€1,246**	📊

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

Kotor 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 Kotor real estate during 2026. Average asking price: 3,701 €/m², with variations by location and property type.

Key Factors Affecting the Kotor Market — Backed by Data

UNESCO status ↑ POSITIVE

Kotor's Old Town has been a UNESCO World Heritage Site since 1979 — ensuring lasting tourist appeal and limiting new construction, protecting property values.

UNESCO World Heritage Register

Fastest salary growth ↑ POSITIVE

Average gross salary €1,246 with the fastest growth among cities (+6.6% YoY), strengthening local purchasing power.

MSR 7/2026

Cruise & cultural tourism ↑ POSITIVE

Kotor is one of the leading Adriatic cruise destinations; 103,853 overnight stays across the covered coastal municipalities (8.0% share, Q2 '26) with constant accommodation demand.

MSR 7/2026

Proximity to Tivat & Porto Montenegro ↑ POSITIVE

Only 10 minutes from Tivat and Porto Montenegro, attracting buyers who want a cultural setting near the luxury marina hub.

Geographic advantage

Price Projections for 2026

Starting price: 3,701 €/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	+16-18%	4,330 €/m²	25%
Base MOST LIKELY	+11-13%	4,145 €/m²	55%
Conservative	+6-8%	3,960 €/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.

Kotor Economic Profile 2026

Key macroeconomic and demographic indicators

POPULATION

22,600

Montenegro Statistical Office, Census 2023

AVERAGE GROSS SALARY

€1,246

▲ 6.6% YoY

Ø Q2 '26

TOURIST OVERNIGHTS Q2 '26

103,853

8.0% of the covered coast

Kotor 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.

Frequently Asked Questions

Frequently asked questions about real estate in Kotor

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

Based on analysis of **1070 active listings**, the average price for **an apartment** in the city of Kotor is **3,701 €/m²**.

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

Analyzing current market data, property prices in the city of Kotor show steady growth of 14.8% 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 Kotor as an investment?

The average monthly rent is **884 €**. The estimated average annual gross return on investment (ROI) is **4.2%**, excluding property value appreciation.

What is the average property price in Kotor in 2026?

According to Estitor data for Q2 2026, the average apartment price in Kotor is about 3,701 €/m². Prices vary by location — Stari Grad Kotor records the highest prices (~5,226 €/m²), while Lastva Grbaljska offers more affordable options (~2,595 €/m²).

Are property prices in Kotor rising or falling?

Prices in Kotor show strong growth through 2026. The UNESCO status of the Old Town, proximity to Tivat and Porto Montenegro, and rising international demand support continued growth; Kotor also recorded the fastest average salary growth on the coast (+6.6%, Q2 '26).

Which areas are best for investment in Kotor?

The highest gross rental yield is currently recorded in Škaljari (~4.8%), based on the displayed rental data. A detailed yield-by-neighborhood breakdown is shown in the rental-yield table above.

Can foreigners buy property in Kotor?

Yes, foreigners can buy property in Montenegro with the same rights as citizens. A foreigner's registration number from the Tax Administration is required. The procedure usually takes 30-60 days.

What is the average rental yield in Kotor?

The average gross rental yield in Kotor is approximately 4.2% per year, based on the ratio of average rent to sale price. A detailed yield-by-neighborhood breakdown is shown in the rental-yield table above.

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