estitor

Tivat Real Estate Market Report

Q2 2026

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

Updated: June 2026 · Next report: October 2026

AVERAGE PRICE/M²	AVERAGE APARTMENT PRICE	RENTAL YIELD	ACTIVE LISTINGS
4,391 €	311,761 €	4.4%	2,616
▲ +6.7% YoY	▲ +6.7% YoY	▼ -1.18% YoY	Q2 2026

Tivat Apartment Prices by Type — Q2 2026

Average for Q2 2026

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

PROPERTY TYPE	AVG PRICE/M²	AVG TOTAL PRICE	ANNUAL TREND	LISTINGS
Studios	4,670 €/m²	156,247 €	+1.2%	151
One-Bedroom Apartments	4,655 €/m²	260,718 €	+13.3%	865
Two-Bedroom Apartments	4,278 €/m²	365,788 €	+3.8%	972
Three-Bedroom Apartments	3,900 €/m²	427,009 €	-5.8%	211

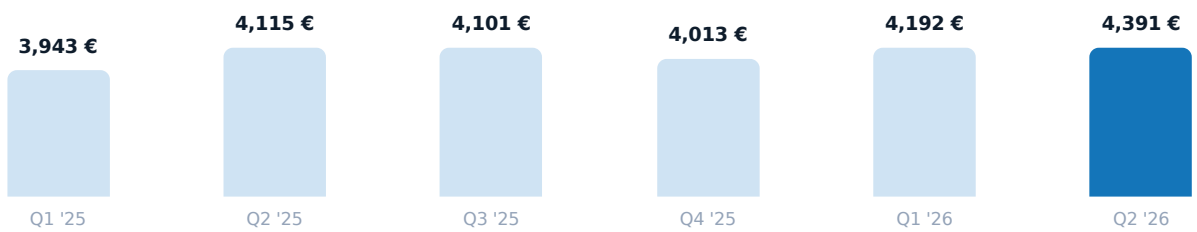
📎 Listings = ads included in the average-price calculation; the sum may differ from total active listings.

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%.

Tivat Property Price History

Avg price/m² trend for apartments

AVG PRICE/M² APARTMENTS IN TIVAT (EUR)



Quarterly Price Change Trend in Tivat:

Price per m² in Tivat has increased by 6.7% over the last 12 months (from 4,115 €/m² to 4,391 €/m²).

PERIOD	AVG PRICE/M²	QUARTERLY CHANGE	YOY CHANGE
Q2 2026	4,391 €	+4.7%	+6.7%
Q1 2026	4,192 €	+4.5%	+6.3%
Q4 2025	4,013 €	-2.2%	—
Q3 2025	4,101 €	-0.3%	—
Q2 2025	4,115 €	+4.4%	—
Q1 2025	3,943 €	—	—

Tivat Neighborhood & Location Analysis

Prices and trends by location

Tivat se sastoji od nekoliko ključnih zona, svaka sa specifičnom dinamikom cijena i ciljnom grupom kupaca — premium lokacije uz more bilježe najviše cijene, dok zaleđe nudi pristupačnije opcije. Detaljan pregled cijena po naseljima dat je u tabeli ispod.

Porto Montenegro — DECLINING

Per m²:	6,705 €/m²
YoY change:	-1.5%
Active listings:	331

Luštica Bay — RISING

Per m²:	7,220 €/m²
YoY change:	+8.2%
Active listings:	312

Donja Lastva — RISING

Per m²:	3,983 €/m²
YoY change:	+10.6%
Active listings:	257

Centar — STABLE

Per m²:	4,256 €/m²
YoY change:	+2.9%
Active listings:	162

Seljanovo — DECLINING

Per m²:	3,949 €/m²
YoY change:	-10.5%
Active listings:	113

Mrčevac — RISING

Per m²:	3,673 €/m²
YoY change:	+10.0%
Active listings:	110

Luštica — DECLINING

Per m²:	6,051 €/m²
YoY change:	-12.2%
Active listings:	83

Kava — RISING

Per m²:	3,796 €/m²
YoY change:	+19.9%
Active listings:	81

Krašići — RISING

Per m²:	3,754 €/m²
YoY change:	+14.2%
Active listings:	58

Mažina — RISING

Per m²:	4,126 €/m²
YoY change:	+13.1%
Active listings:	52

Đuraševići — RISING

Per m²:	4,523 €/m²
YoY change:	+14.9%
Active listings:	44

Radovići — RISING

Per m²:	3,500 €/m²
YoY change:	+13.4%
Active listings:	32

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

Tivat 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
Porto Montenegro	6,705 €	39 €	86 m²	**7.0%**
Luštica Bay	7,220 €	25 €	70 m²	**4.2%**
Donja Lastva	3,983 €	15 €	70 m²	**4.5%**
Centar	4,256 €	16 €	67 m²	**4.5%**
Seljanovo	3,949 €	13 €	57 m²	**4.0%**
Mrčevac	3,673 €	12 €	61 m²	**3.9%**
Kava	3,796 €	14 €	64 m²	**4.4%**
Mažina	4,126 €	15 €	54 m²	**4.4%**

Investment Example Calculation

Average apartment of 71m² in Tivat — based on current market data.

Purchase price	Annual rental income	Gross yield	5-year projection
311,761 €	**13,632 €**	**4.4%**	**443,425 €**
71m² x 4,391 €	gross income	annually	with 7.3% annual growth

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

Purchase Costs in Tivat

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



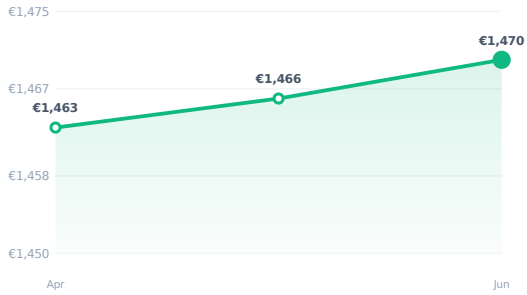
Very low

~**225** salaries for a 75m² apartment

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

GROSS SALARY TREND (€)

Quarterly overview — Tivat



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

Ø SALARY Q2 '26	ANNUAL CHANGE
€1,466	**-1.7%**

Average gross salary (Tivat) is €1,466 (Ø Q2 '26), a 1.7% decline (Q2 vs 2025). April: €1,463, May: €1,466, June: €1,470.

GROSS SALARY — TIVAT 2026

PERIOD	SALARY	SOURCE
April '26	**€1,463**	📎
May '26	**€1,466**	📎
June '26	**€1,470**	📎
Q2 '26 avg	**€1,466**	📊

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

Tivat 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 Tivat real estate during 2026. Average asking price: 4,391 €/m², with variations by location and property type.

Key Factors Affecting the Tivat Market — Backed by Data

Porto Montenegro ↑ POSITIVE

The luxury yachting hub Porto Montenegro positions Tivat in the premium segment and acts as a magnet for foreign and high-net-worth buyers.

Porto Montenegro

Highest salaries in the country → NEUTRAL

Average gross salary €1,466 — the highest in Montenegro, though slightly down YoY (-1.7%).

MSR 7/2026

Airport & connectivity ↑ POSITIVE

Tivat Airport and proximity to Kotor and Porto Montenegro ensure strong seasonal and foreign demand.

Tivat Airport

Premium new construction ↑ POSITIVE

A concentration of luxury waterfront projects keeps prices among the highest on the coast; 65,021 overnight stays (5.0% of the covered coast, Q2 '26).

MSR 7/2026

Price Projections for 2026

Starting price: 4,391 €/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	+11-13%	4,918 €/m²	25%
Base MOST LIKELY	+6-8%	4,698 €/m²	55%
Conservative	+1-3%	4,479 €/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.

Tivat Economic Profile 2026

Key macroeconomic and demographic indicators

POPULATION

15,500

Montenegro Statistical Office, Census 2023

AVERAGE GROSS SALARY

€1,466

▼ 1.7% YoY

Ø Q2 '26

TOURIST OVERNIGHTS Q2 '26

65,021

5.0% of the covered coast

Tivat 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 Tivat

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

Based on analysis of **2616 active listings**, the average price for **an apartment** in the city of Tivat is **4,391 €/m²**.

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

Analyzing current market data, property prices in the city of Tivat show steady growth of 6.7% 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 Tivat as an investment?

The average monthly rent is **1,136 €**. The estimated average annual gross return on investment (ROI) is **4.4%**, excluding property value appreciation.

What is the average property price in Tivat in 2026?

According to Estitor data for Q2 2026, the average apartment price in Tivat is about 4,391 €/m² — the highest on the Montenegrin coast. Within the city, Luštica Bay sees the highest prices (~7,220 €/m²), while Radovići offers more affordable options (~3,500 €/m²).

Are property prices in Tivat rising or falling?

Tivat holds the highest prices on the Montenegrin coast thanks to Porto Montenegro and the luxury segment. The market is premium and stable year-round, with constant foreign demand for quality seaside property.

Which areas are best for investment in Tivat?

The highest gross rental yield is currently recorded in Porto Montenegro (~7.0%), 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 Tivat?

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 Tivat?

The average gross rental yield in Tivat is approximately 4.4% per year, based on the ratio of average rent to sale price (see the rental-yield table above). Porto Montenegro and seafront locations offer premium seasonal rental, while a permanent foreign community also supports long-term rental.

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