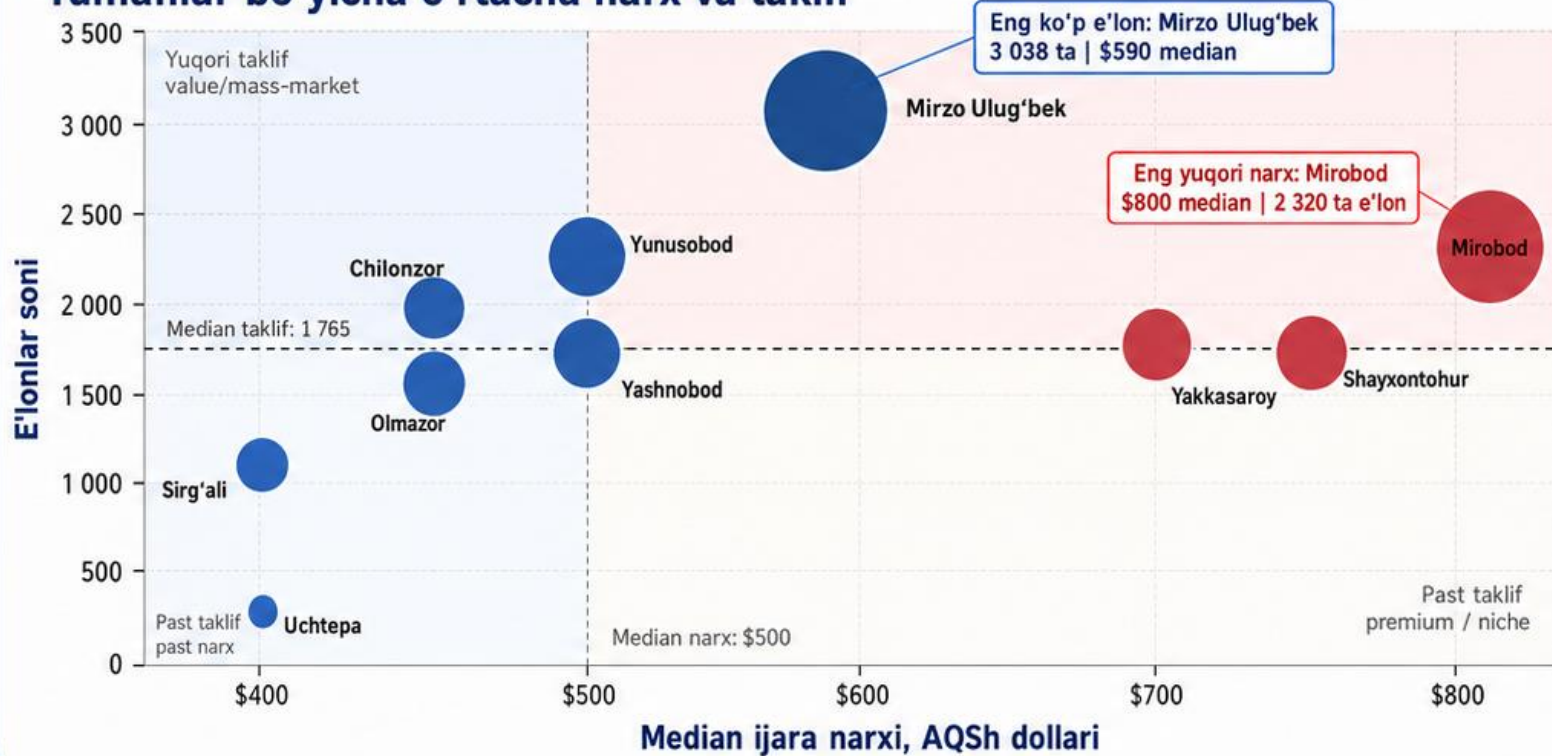


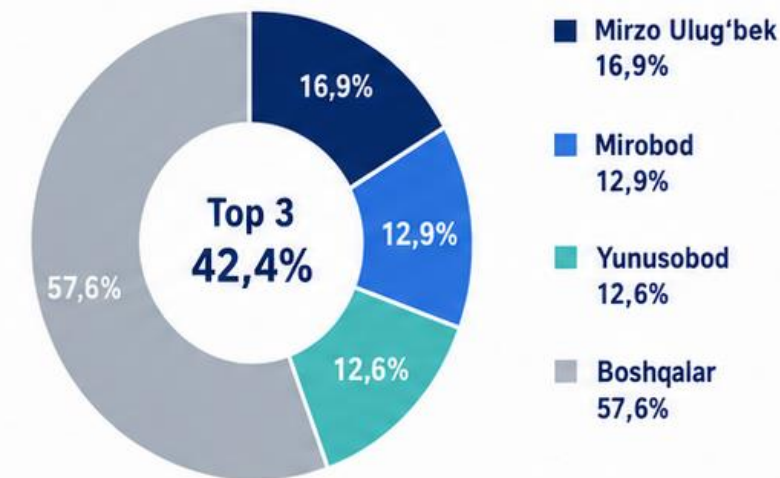
→ Mirzo Ulug'bek tumani taklif hajmi bo'yicha yetakchi bo'lsa-da, eng yuqori ijara narxlarini Mirobod tumanida shakllanmoqda.

Tumanlar bo'yicha o'rtacha narx va taklif



E'lonlar tarkibi

Top tumanlar ulushi, %



Asosiy xulosa: Bozor taklifi alohida bir tuman bilan cheklanmagan bo'lib, yetakchi uch tuman jami taklifning 42,4 foizini qamrab oladi. Yuqori narx segmenti Mirobod, Shayxontohur va Yakkasaroy tumanlarida shakllanayotgan bir paytda, asosiy ijara bozori \$450–500 oralig'ida konsentratsiyalashgan.



Xona segmenti



Median ijara narxlar



2025-yil may oyiga nisbatan o'zgarish



E'lonlar ulushi (%)



1 xonali



\$400



2 xonali



\$500



3 xonali



\$700

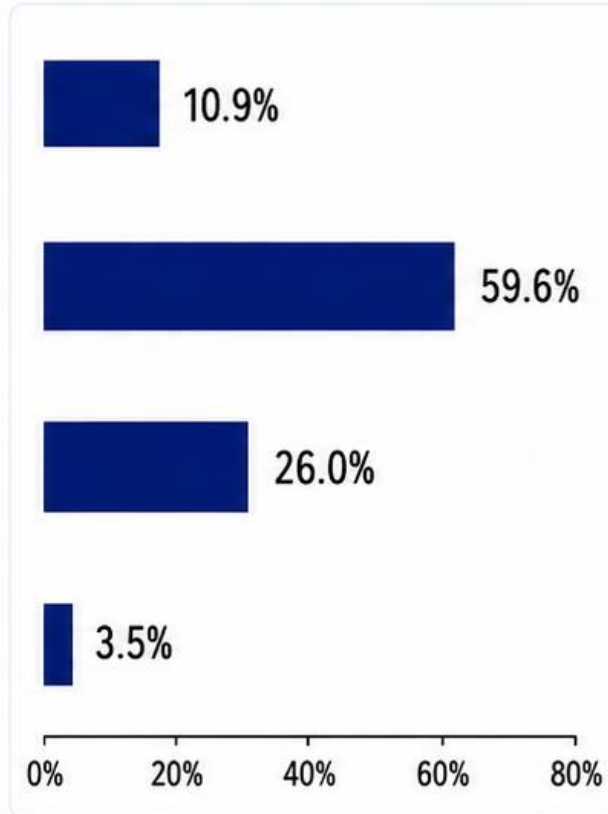


4+ xonali



\$800

\$0 \$200 \$400 \$600 \$800 \$1000



Asosiy xulosa

Uy-joy ijara bozorida 2 xonali uylar asosiy segment bo'lib, 1 xonali uylar narxi oshgan, 4+ xonali segmentda esa pasayish kuzatilgan.

Toshkent shahrida tumanlar va xonalar kesimida uy-joy ijara narxlari

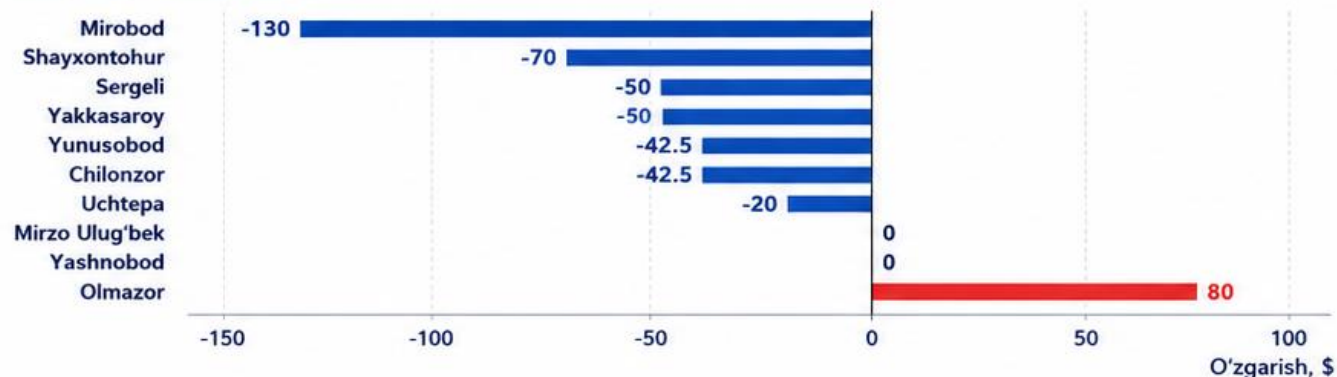


Asosiy xulosa

Ijara narxlaridagi hududiy tafovut 1 xonali uylar segmentida nisbatan cheklangan bo'lsa-da, 3 va 4+ xonali uylar segmentida yuqori shakllangan.

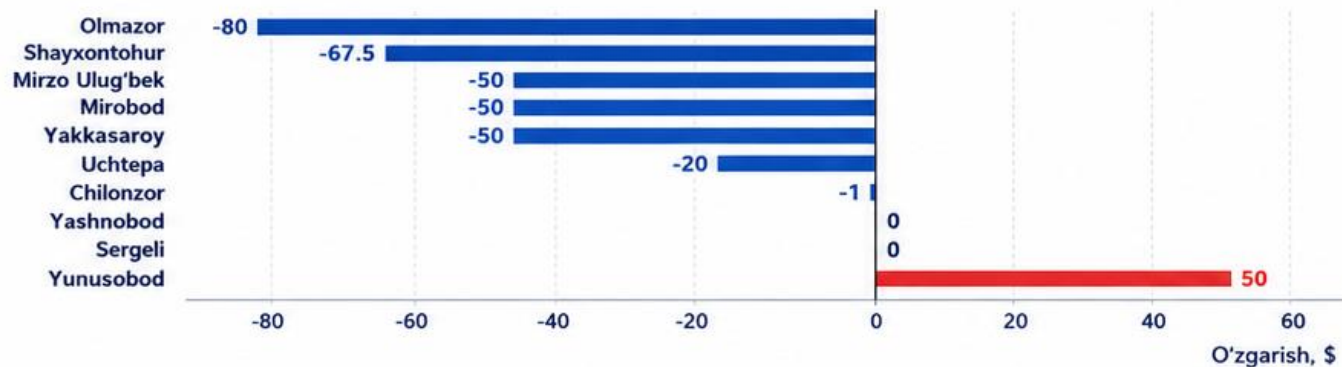
2 xona va 1 xona orasidagi tafovutdagi o'zgarish, \$

2026-yil may minus 2025-yil may



3 xona va 2 xona orasidagi tafovutdagi o'zgarish, \$

2026-yil may minus 2025-yil may



Tafovutlar qanday o'zgardi?

Manfiy qiymat — tafovut qisqargan; musbat qiymat — kengaygan

	2 xona - 1 xona	3 xona - 2 xona
Chilonzor	-42.5	-1
Mirobod	-130	-50
Mirzo Ulug'bek	0	-50
Olmazor	80	-80
Sergeli	-50	0
Shayxontohur	-70	-67.5
Uchtepa	-20	-20
Yakkasaroy	-50	-50
Yashnobod	0	0
Yunusobod	-42.5	50



Asosiy xulosa: 2–1 va 3–2 segmentlarida narx tafovutlari qisqarayotgan bo'lsa-da, narx tafovutida keskin o'zgarishlar kuzatilmedi.

Tafovutlarning pasayishi 2–1 segmentida Mirobod va Shayxontohurda, 3–2 segmentida esa Olmazor va Shayxontohurda nisbatan aniqroq kuzatilmoqda.

1 1 xonali

Mirobod (eng qimmat) vs Olmazor (eng arzon)

Tafovut, \$



2026-may:

\$250

2025-may: \$100

O'zgarish:

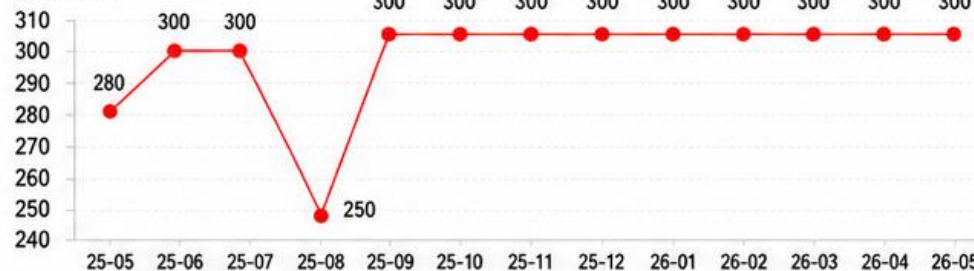
+\$150

2026-yil may: Mirobod – \$600 | Olmazor – \$350

2 2 xonali

Mirobod (eng qimmat) vs Sergeli (eng arzon)

Tafovut, \$



2026-may:

\$300

2025-may: \$280

O'zgarish:

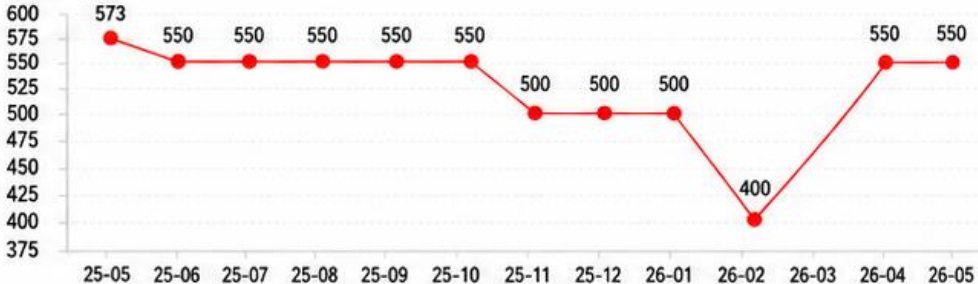
+\$20

2026-yil may: Mirobod – \$700 | Sergeli – \$400

3 3 xonali

Mirobod (eng qimmat) vs Sergeli (eng arzon)

Tafovut, \$



2026-may:

\$550

2025-may: \$573

O'zgarish:

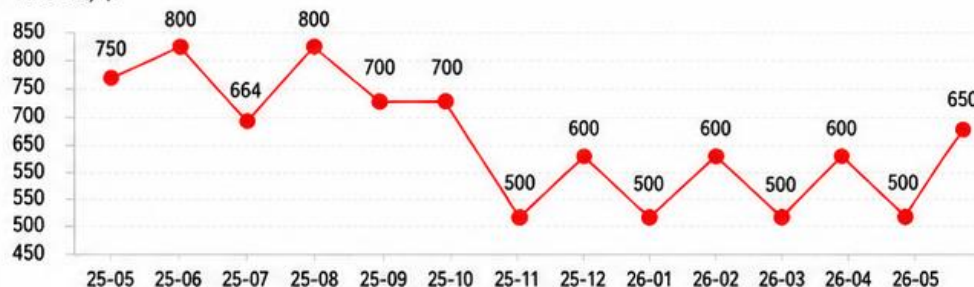
-\$23

2026-yil may: Mirobod – \$1000 | Sergeli – \$450

4 4+ xonali

Mirobod (eng qimmat) vs Chilonzor (eng arzon)

Tafovut, \$



2026-may:

\$650

2025-may: \$750

O'zgarish:

-\$100

2026-yil may: Mirobod – \$1150 | Chilonzor – \$500

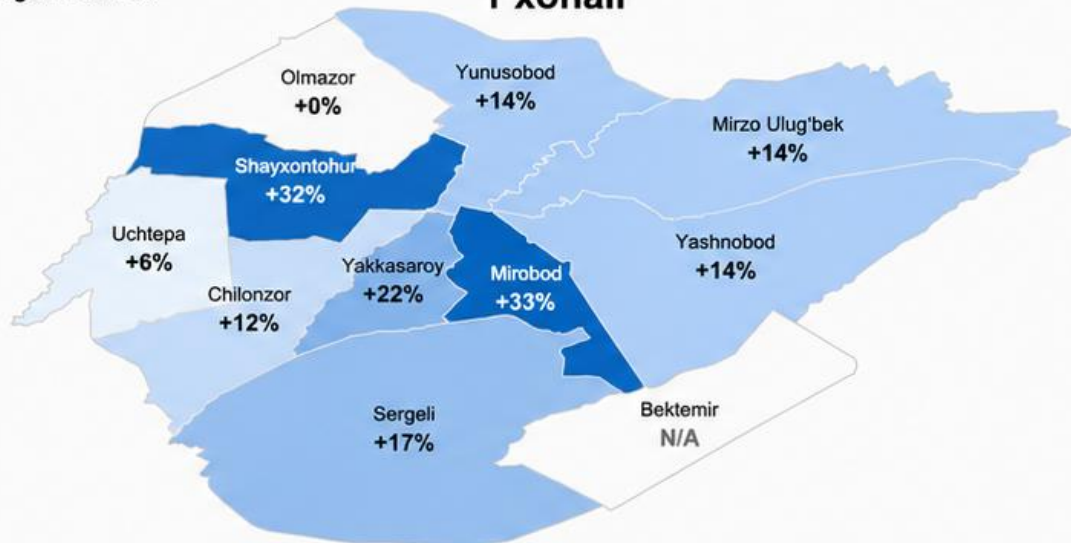


Asosiy xulosalar

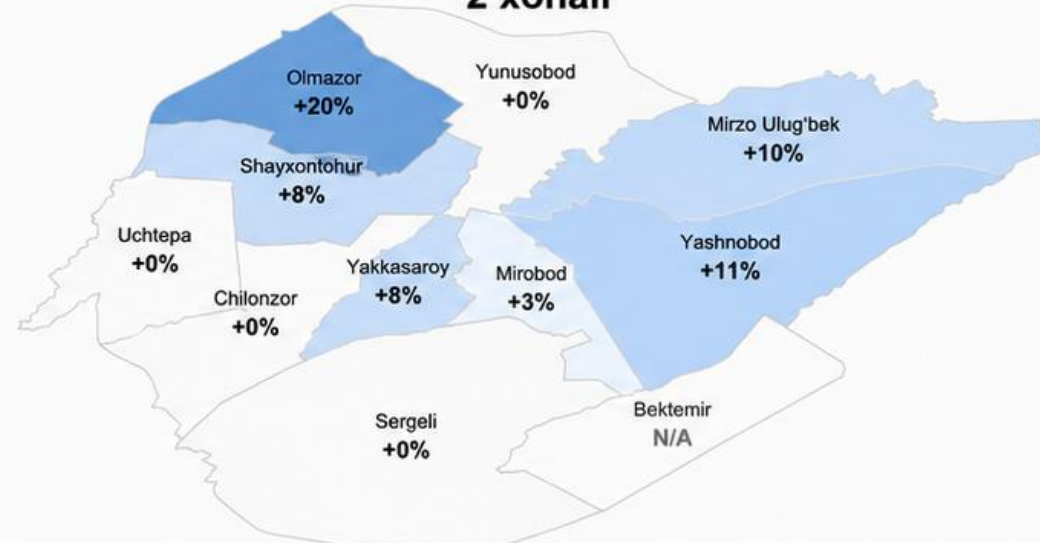
- 4+ xonali segmentda hududiy tafovut eng yuqori bo'lib, 2026-yil may oyida \$650 ni tashkil etdi.
- 2 xonali segmentda tafovut yil davomida deyarli barqaror bo'lib, \$300 atrofida saqlandi.
- 1 xonali segmentda tafovut 2025-yil maydagi \$100 dan 2026-yil mayda \$250 gacha kengaydi.
- 3 xonali segmentda tafovut yuqori saqlanib qolgan bo'lsa-da, 2025-yil mayga nisbatan biroz qisqardi.

Toshkent shahrida uy-joy ijara narxlarining yillik o'zgarishi (2026-yil may)

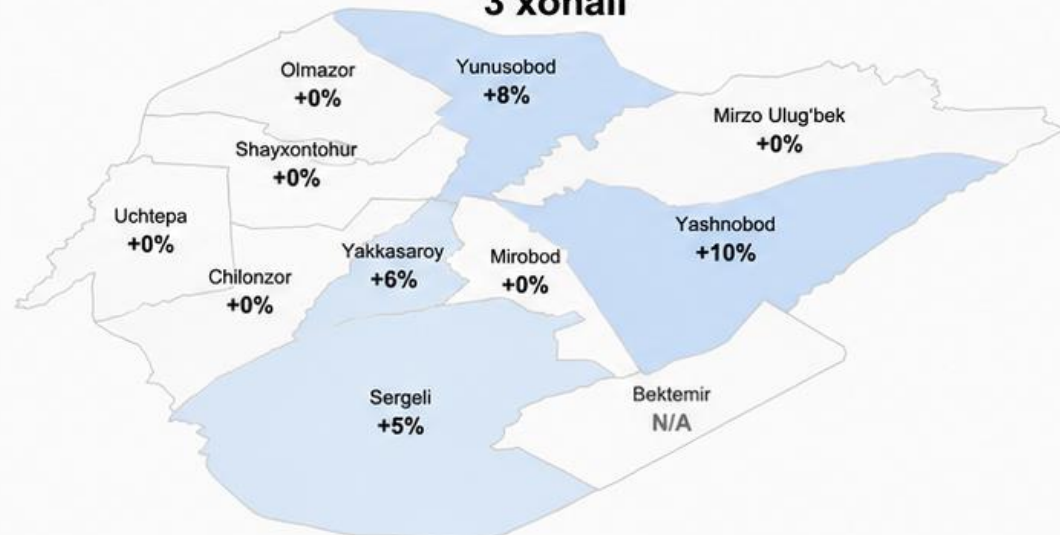
1 xonali



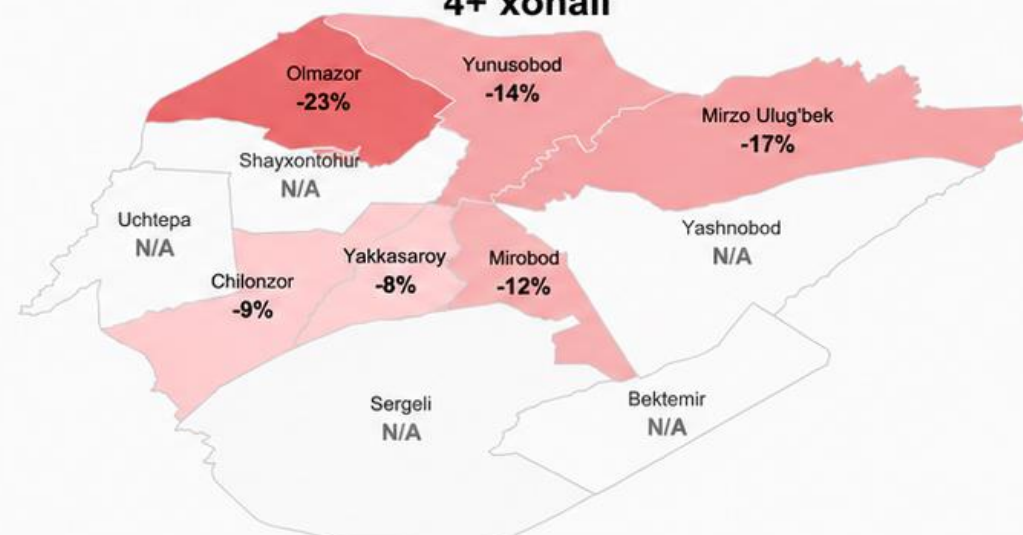
2 xonali



3 xonali



4+ xonali



Yillik o'zgarish (%)