

**IMRS**

Institute for Macroeconomic  
and Regional Studies

**IMRS**

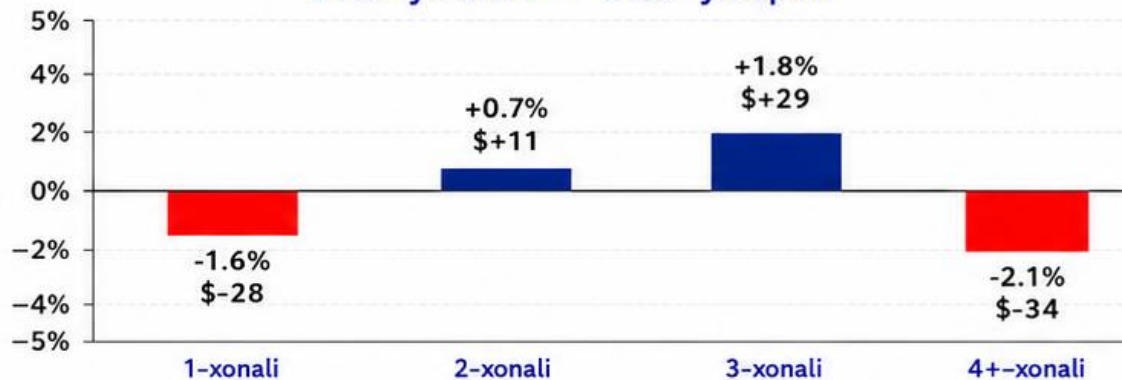
MacroMonitor

# Toshkent shahri uy-joy bozori tahlili

2026-yil may

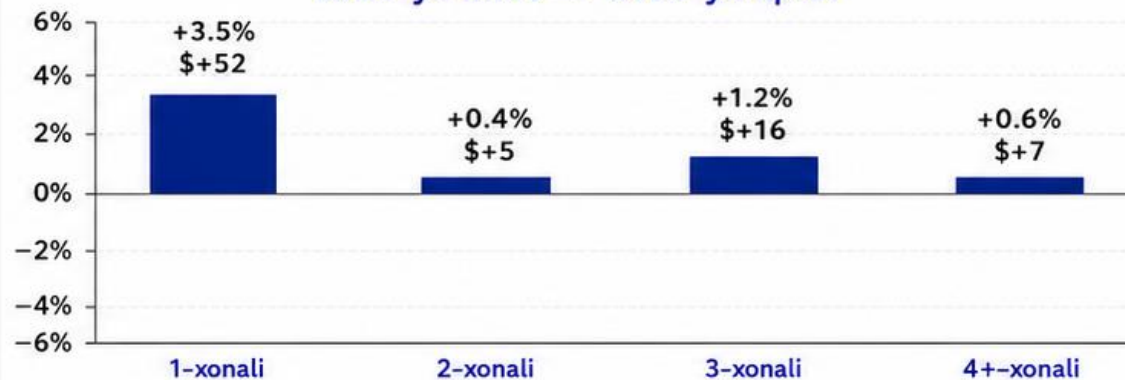
## BIRLAMCHI BOZOR

2026-yil mart → 2026-yil aprel

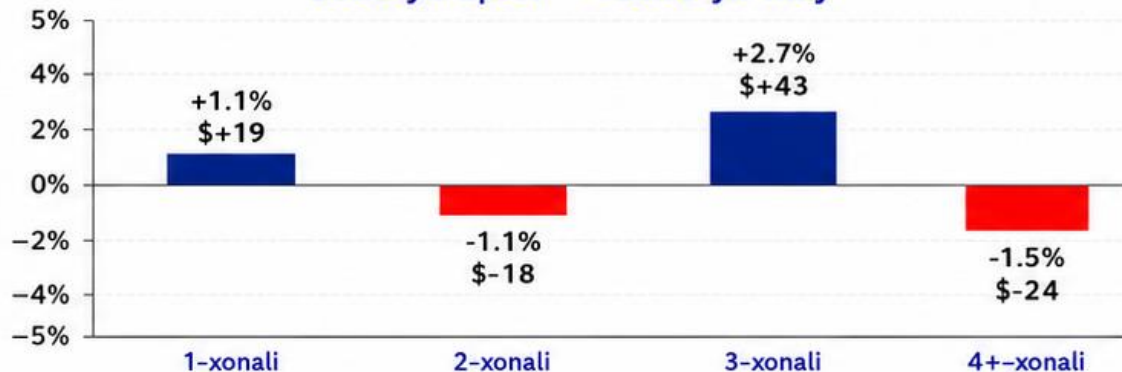


## IKKILAMCHI BOZOR

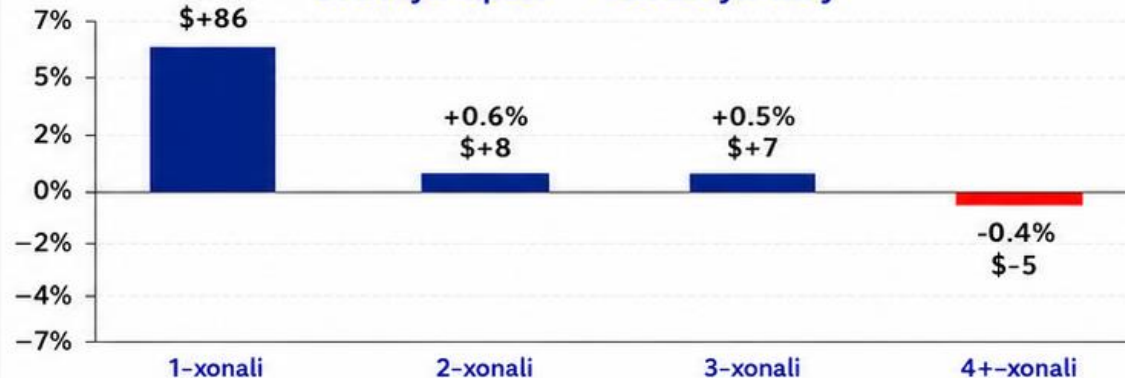
2026-yil mart → 2026-yil aprel



2026-yil aprel → 2026-yil may



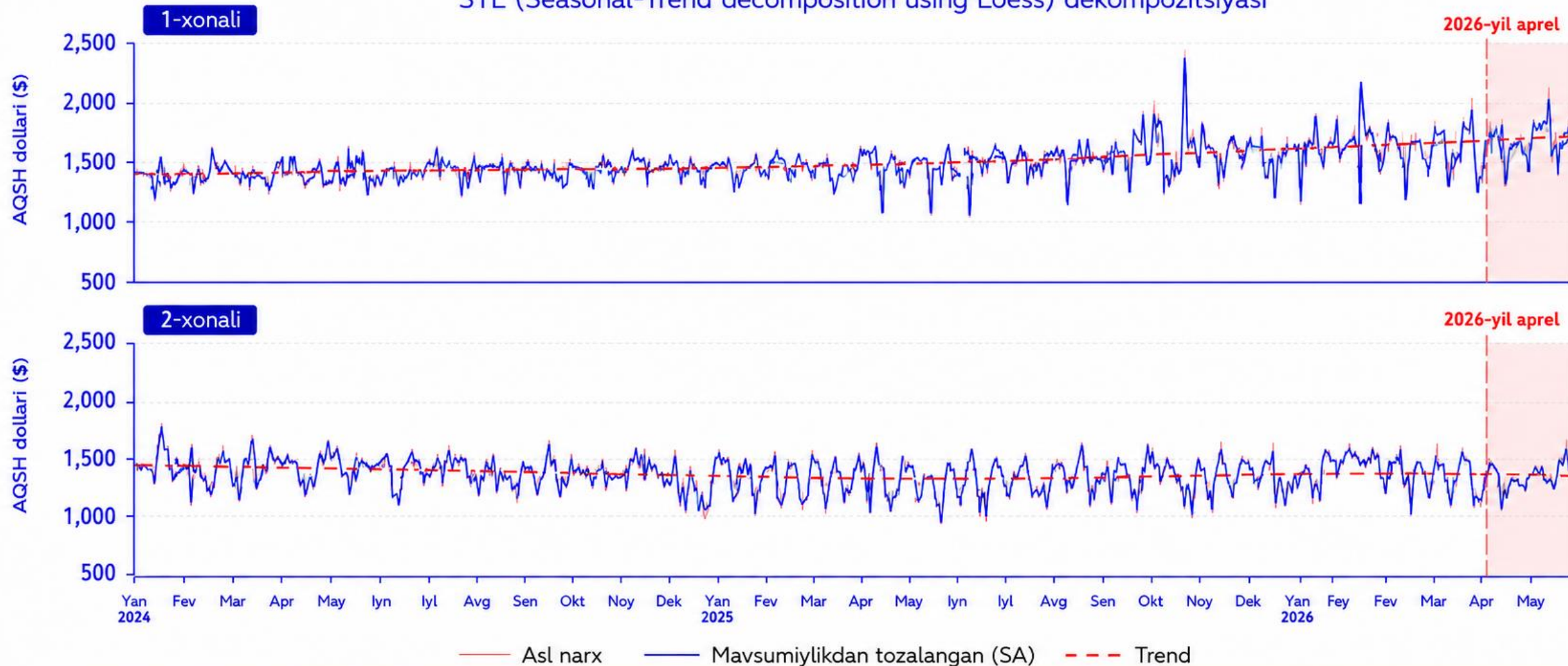
2026-yil aprel → 2026-yil may



**Asosiy xulosa:** 2026-yil aprel–may oylarida Toshkent shahri uy-joy bozorida narxlar o'zgarishi segmentlar kesimida turlicha bo'ldi. Ikkilamchi bozorda 1, 2 va 3 xonali xonadonlar narxi oshgan bo'lsa, 4+ xonali uy-joylar arzonlashdi. Birlamchi bozorda 1 va 3 xonali uy-joylar narxlari oshgan bo'lsa, 2 va 4+ xonali segmentlarda pasayish qayd etildi.

# Birlamchi bozorda 1 va 2 xonali uy-joylarning 1 kvadrat metr narxlari dinamikasi

STL (Seasonal-Trend decomposition using Loess) dekompozitsiyasi

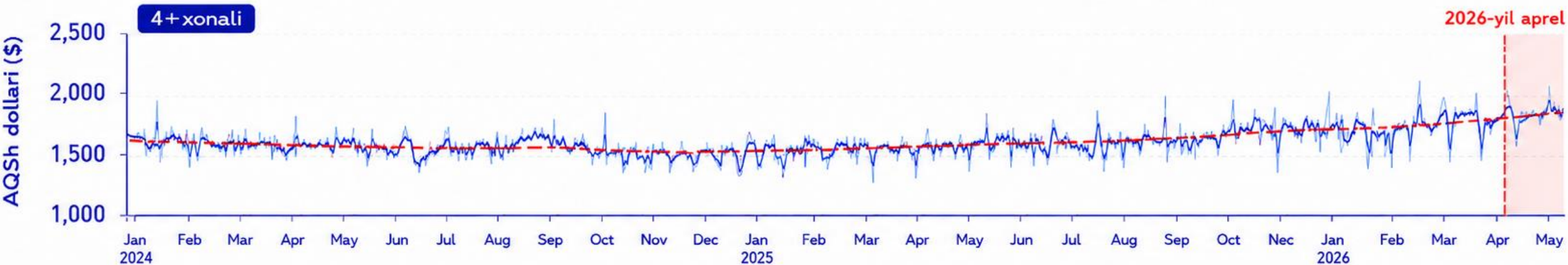
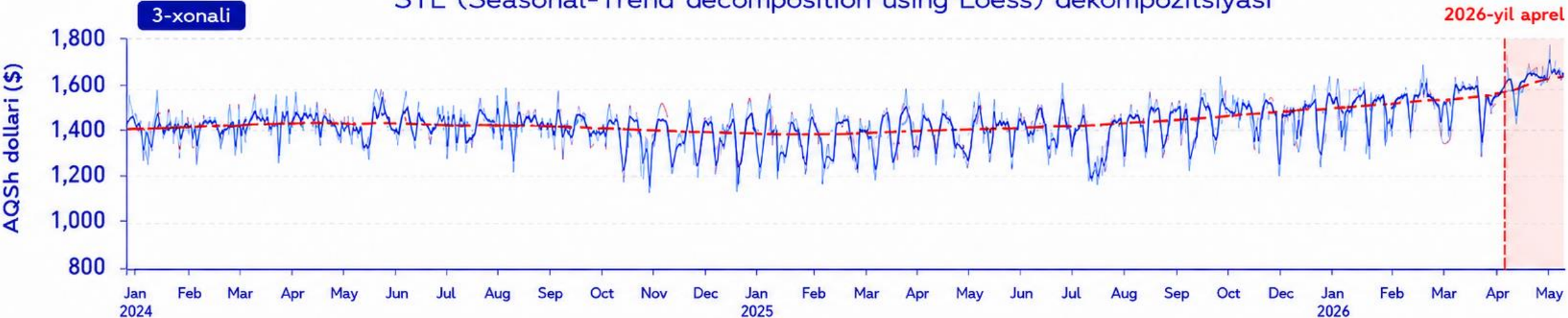


1 xonali xonadonlar narxi oshgan bo'lsa, 2 xonali xonadonlar narxi biroz pasaydi.

# Birlamchi bozorda 3 va 4+ xonali uy-joylarning 1 kvadrat metr narxlari dinamikasi

STL (Seasonal-Trend decomposition using Loess) dekompozitsiyasi

2026-yil aprel



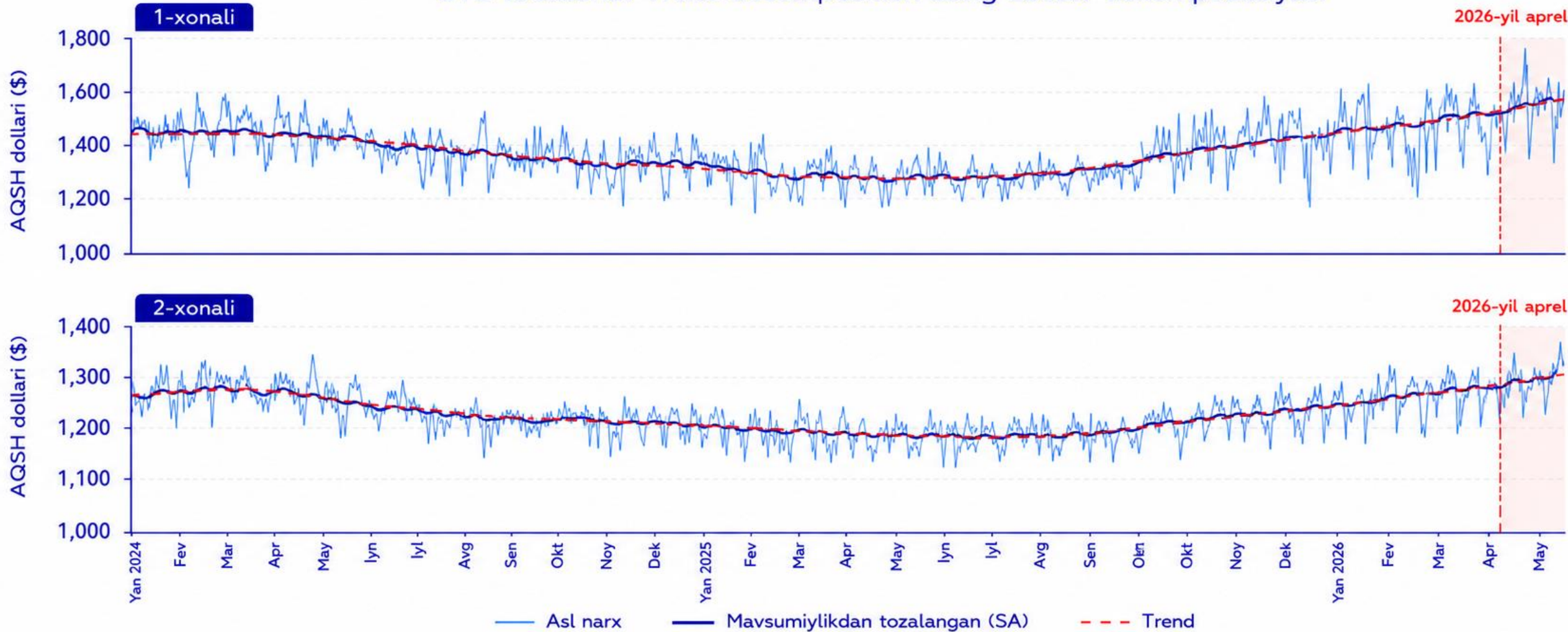
— Asl narx      — Mavsumiylikdan tozalangan (SA)      - - - Trend



3 xonali xonadonlar narxi oshgan bo'lsa, 4+ xonali xonadonlar narxi biroz pasaydi.

# Ikkilamchi bozorda 1 va 2 xonali uy-joylarning 1 metr kvadrat narxlari dinamikasi

STL (Seasonal-Trend decomposition using Loess) dekompozitsiyasi

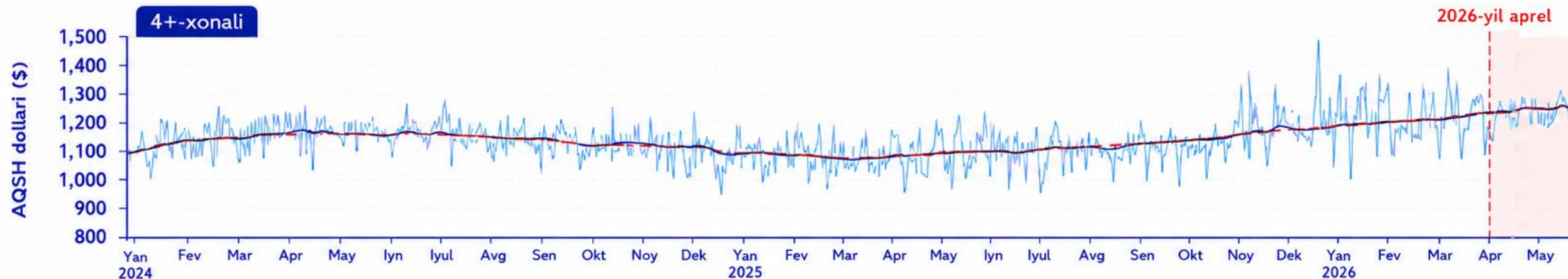
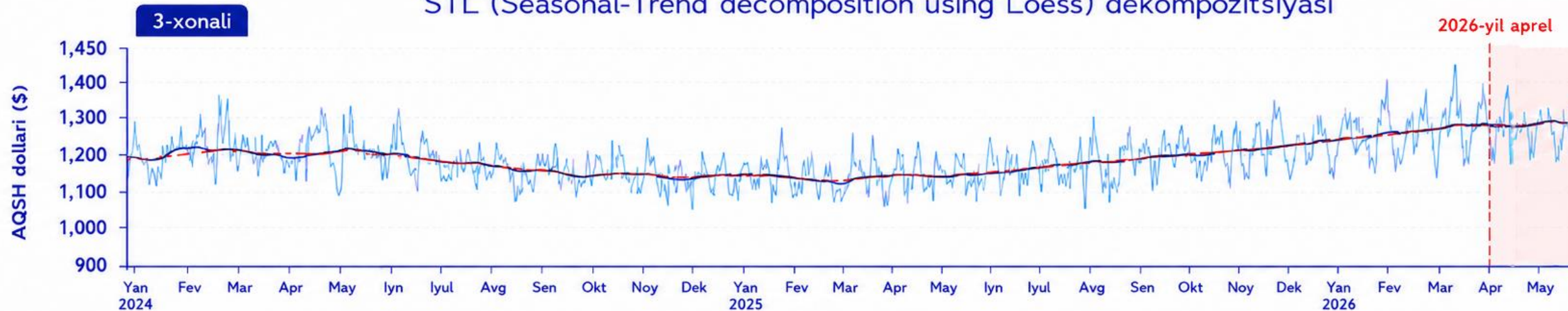


Ikkilamchi bozorda 1 xonali va 2 xonali xonadonlar narxida o'sish kuzatildi.

# Ikkilamchi bozorda 3 va 4+ xonali uy-joylarning 1 kvadrat metr narxlari dinamikasi

STL (Seasonal-Trend decomposition using Loess) dekompozitsiyasi

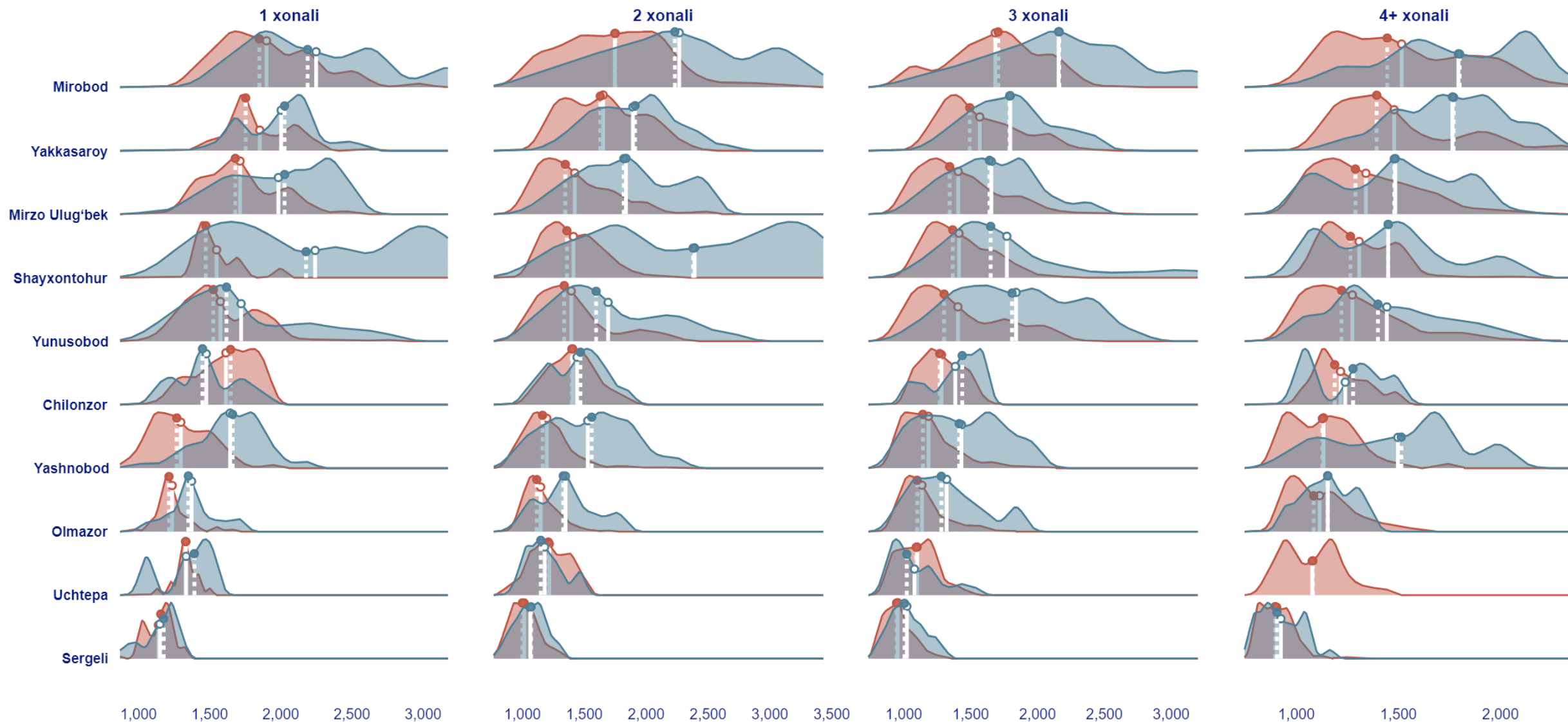
2026-yil aprel



— Asl narx      — Mavsumiylikdan tozalangan (SA)      - - - Trend



Ikkilamchi bozorda 3 xonali xonadonlar narxi oshgan bo'lsa, 4+ xonali xonadonlar narxida biroz pasayish kuzatildi



■ Ikkilamchi uy-joylar ■ Birlamchi uy-joylar

□ To'liq chiziq (—) = O'rtacha (Mean)

□ Nuqtali chiziq (···) = Mediana

# Toshkent shahrida o'rta va to'liq ta'mirlangan xonadonlar 1 m<sup>2</sup> median narxlari

2026-yil may | Oylik o'zgarish: 2026-yil aprelga nisbatan | Yillik o'zgarish: 2025-yil mayga nisbatan

Ko'rsatkichlar median narxlar asosida shakllantirilgan

Median narx ↑ O'sish ↓ Pasayish

## Birlamchi bozor

### To'liq ta'mirlangan

		Median narx	Oylik o'zgarish	Yillik o'zgarish
1.	Mirobod	\$2,137/m <sup>2</sup>	↑ +1.0%	↑ +23.3%
2.	Yakkasaroy	\$1,873/m <sup>2</sup>	↑ +2.7%	↑ +8.6%
3.	Mirzo Ulug'bek	\$1,844/m <sup>2</sup>	↑ +2.4%	↑ +10.6%

### Eng quyi 3 tuman

1.	Sirg'ali	\$1,070/m <sup>2</sup>	↑ +2.6%	↑ +7.0%
2.	Uchtepa	\$1,145/m <sup>2</sup>	↓ -3.8%	↓ -5.5%
3.	Olmazor	\$1,362/m <sup>2</sup>	↑ +2.8%	↑ +4.3%

## Ikkilamchi bozor

### To'liq ta'mirlangan

		Median narx	Oylik o'zgarish	Yillik o'zgarish
1.	Mirobod	\$1,853/m <sup>2</sup>	↑ +2.4%	↑ +10.2%
2.	Yakkasaroy	\$1,731/m <sup>2</sup>	↑ +6.8%	↑ +11.1%
3.	Mirzo Ulug'bek	\$1,500/m <sup>2</sup>	↑ +2.2%	↑ +10.4%

### Eng quyi 3 tuman

1.	Sirg'ali	\$984/m <sup>2</sup>	↓ -0.5%	↑ +2.3%
2.	Olmazor	\$1,165/m <sup>2</sup>	↑ +0.7%	↑ +7.8%
3.	Uchtepa	\$1,191/m <sup>2</sup>	↑ +1.3%	↑ +3.6%

### O'rta ta'mirlangan

		Median narx	Oylik o'zgarish	Yillik o'zgarish
1.	Mirobod	\$2,122/m <sup>2</sup>	↑ +13.5%	↑ +30.7%
2.	Yakkasaroy	\$1,844/m <sup>2</sup>	↑ +1.5%	↑ +21.9%
3.	Mirzo Ulug'bek	\$1,712/m <sup>2</sup>	↑ +1.4%	↑ +23.6%

### Eng quyi 3 tuman

1.	Uchtepa	\$1,037/m <sup>2</sup>	↓ -4.0%	↓ -12.4%
2.	Sirg'ali	\$1,049/m <sup>2</sup>	↑ +1.5%	↑ +8.7%
3.	Olmazor	\$1,203/m <sup>2</sup>	↓ -1.2%	↑ +8.2%

### O'rta ta'mirlangan

		Median narx	Oylik o'zgarish	Yillik o'zgarish
1.	Mirobod	\$1,531/m <sup>2</sup>	↓ -0.3%	↑ +13.4%
2.	Yakkasaroy	\$1,437/m <sup>2</sup>	↓ -1.3%	↑ +8.2%
3.	Chilonzor	\$1,302/m <sup>2</sup>	→ 0.0%	↑ +12.5%

### Eng quyi 3 tuman

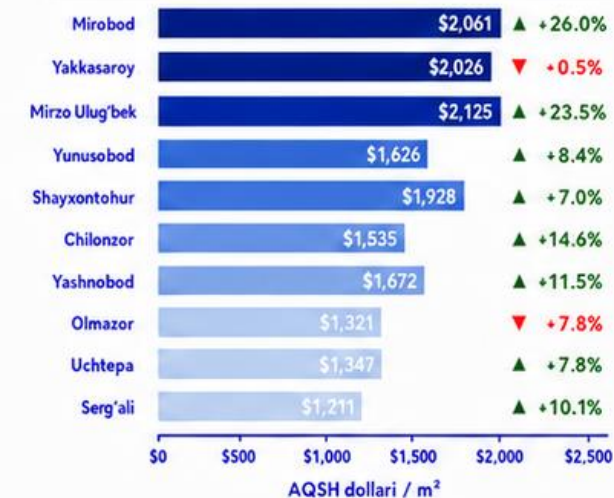
1.	Sirg'ali	\$955/m <sup>2</sup>	↑ +0.5%	↑ +6.1%
2.	Olmazor	\$1,083/m <sup>2</sup>	↑ +1.1%	↑ +6.4%
3.	Yashnobod	\$1,110/m <sup>2</sup>	↓ -0.8%	↑ +5.1%

# Birlamchi bozorda to'liq ta'mirlangan xonadonlarning 1m<sup>2</sup> median narxi

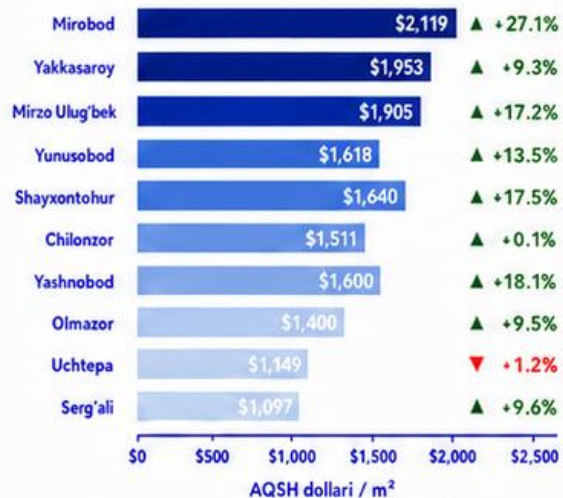
2026-yil may | Tumanlar kesimida | 2025-yil mayga nisbatan yillik o'zgarish

■ O'ramet ■ Arzon  
▲ O'sish ▼ Pasayish

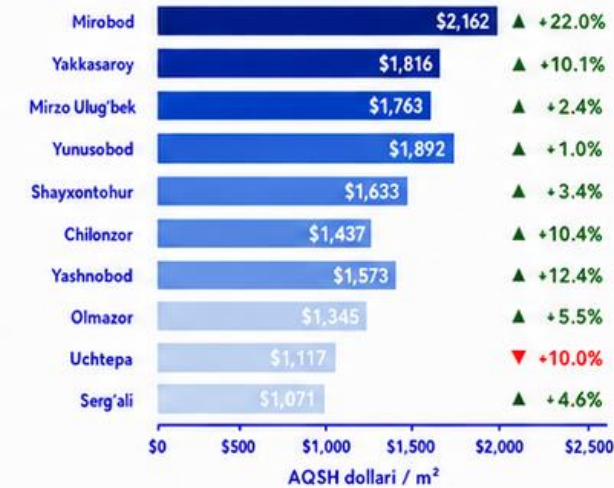
## 1-xonali



## 2-xonali



## 3-xonali



## 4-xonali



# Ikkilamchi bozorda to'liq ta'mirlangan xonadonlarning 1m<sup>2</sup> o'rtacha narxi

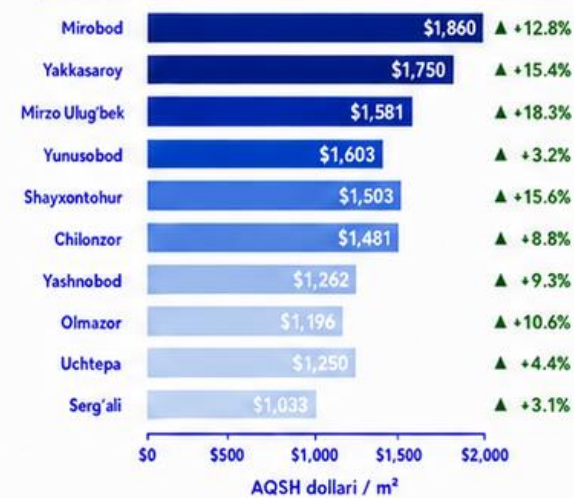
2026-yil may | Tumanlar kesimida | 2025-yil mayga nisbatan yillik o'zgarish

■ O'ramet ■ Arzon  
▲ O'sish ▼ Pasayish

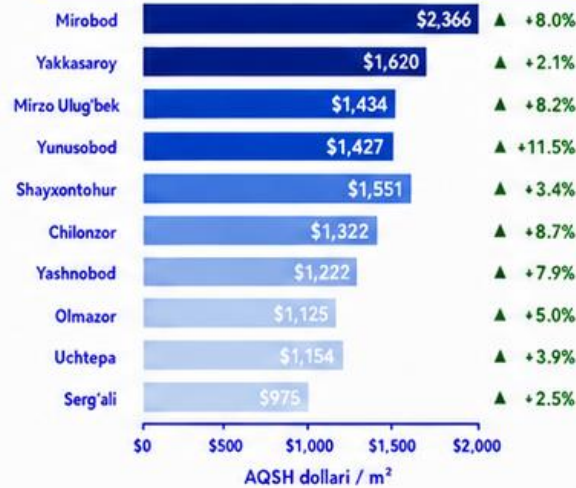
## 1-xonali



## 2-xonali



## 3-xonali



## 4-xonali

