

Toshkent uy-joy bozori tahlili

2026-yil aprel



01

FAOLLIK PASAYDI

Uy-joy bozori e'lonlari soni **44,5** mingtani tashkil etdi.
-13,4% (oylik), **-17,7%** (yillik) qisqarish kuzatildi.



02

BIRLAMCHI BOZOR ULUSHI ORTMOQDA

Birlamchi bozor ulushi **2024-yil yanvar** oyidagi
33,8 %dan - **47,6 %**gacha oshdi.
Bozor tarkibida yangi qurilishlar ulushi ortmoqda.



03

1-3 XONALI SEGMENTDA NARXLAR BARQAROR O'SISH TENDENSIYASIDA QOLMOQDA

O'rta segmentda taklif va narxlar nisbatan
barqaror o'sish tendensiyasida saqlanmoqda.



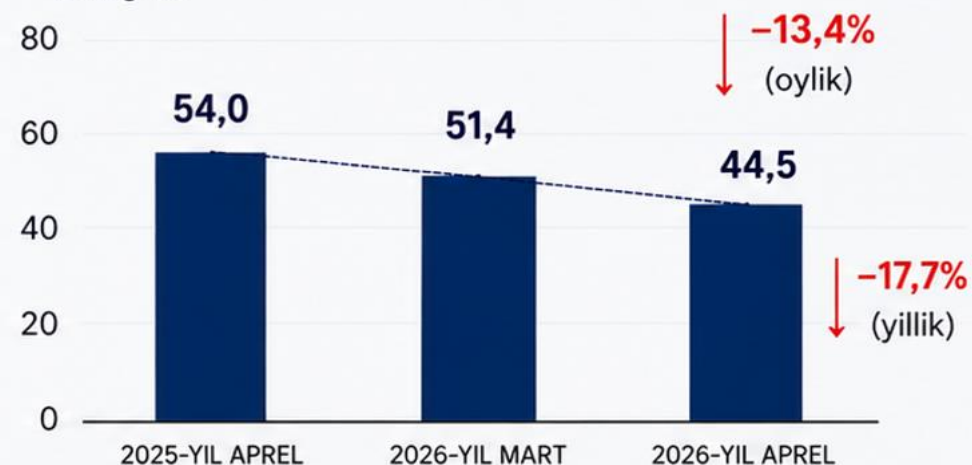
04

4+ XONALI XONADONLARDA NARXLAR PASAYISHI KUZATILDI

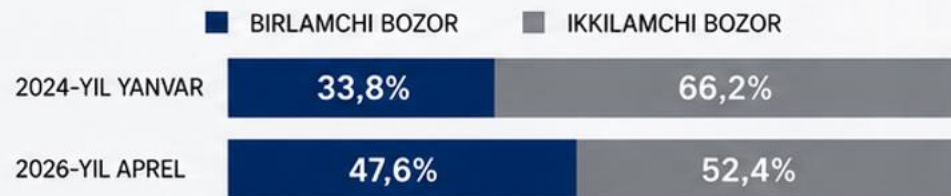
Yuqori narx segmentida **pasayish** davom etmoqda.

UY-JOY BOZORI E'LONLARI SONI

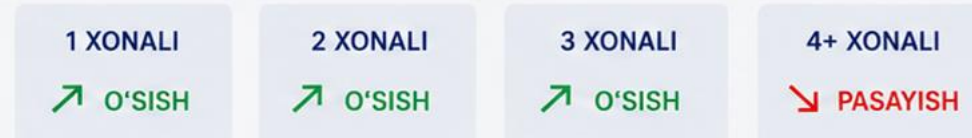
(ming ta)



BIRLAMCHI VA IKKILAMCHI BOZOR ULUSHI



SEGMENTLAR KESIMIDA NARX TRENDI (OYLIK)



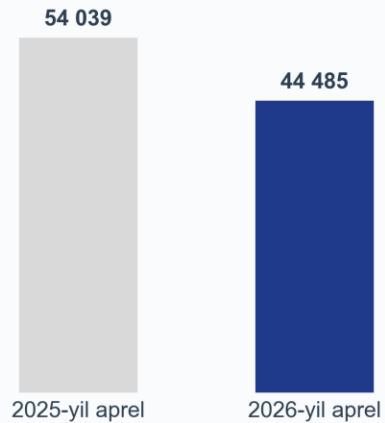
YANGI TARTIB (NAQDSIZ OLDI-SOTDI) NARXLARGA
HOZIRCHA YUQORI TA'SIR KO'RSATMADI.

Jami takliflar



44 485

Yillik **-17.7%** ▼



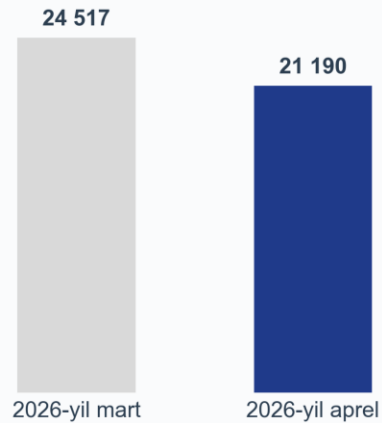
Takliflar soni

Birlamchi uy-joylar (oylik)



21 190

Oylik **-13.6%** ▼



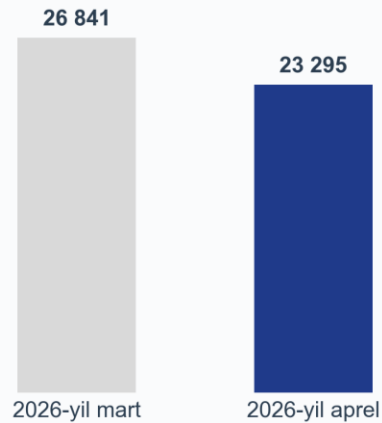
Takliflar soni

Ikkilamchi uy-joylar (oylik)



23 295

Oylik **-13.2%** ▼



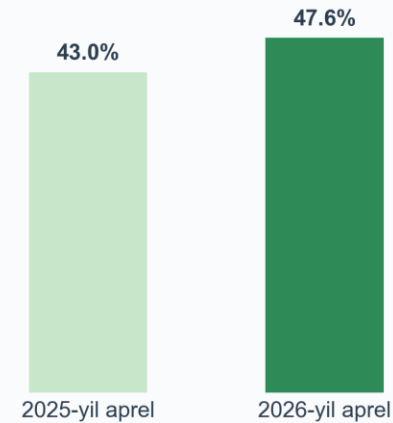
Takliflar soni

Birlamchi uy-joylar (yillik)



47.6%

Yillik **+4.6 f.p.** ▲



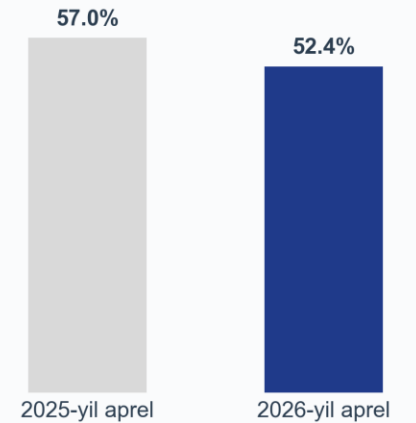
Takliflar ulushi

Ikkilamchi uy-joylar (yillik)



52.4%

Yillik **-4.6 f.p.** ▼



Takliflar ulushi

i

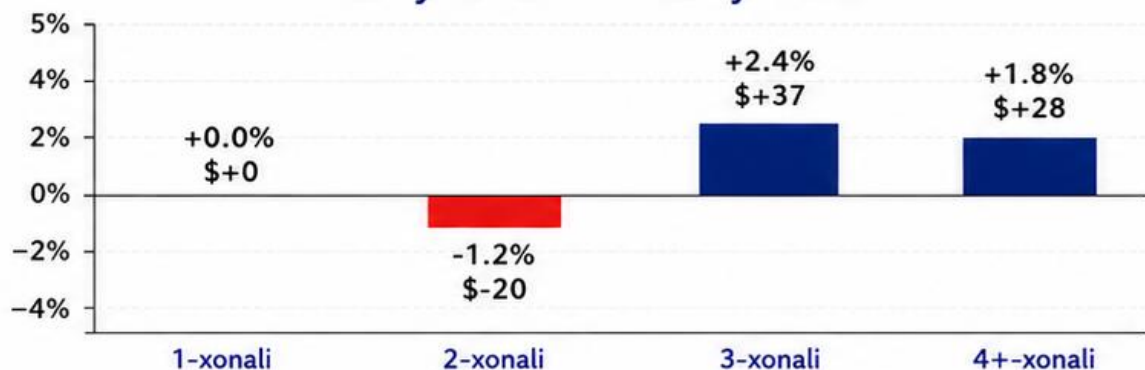
2026-yil aprel oyida, uy-joy bozorida takliflar soni o'tgan oyga nisbatan **13.4% ga kamaydi.**

Ikkilamchi bozordagi uy-joy takliflari ulushi qisqarib, birlamchi bozordagi takliflar ulushi sezilarli oshmoqda.



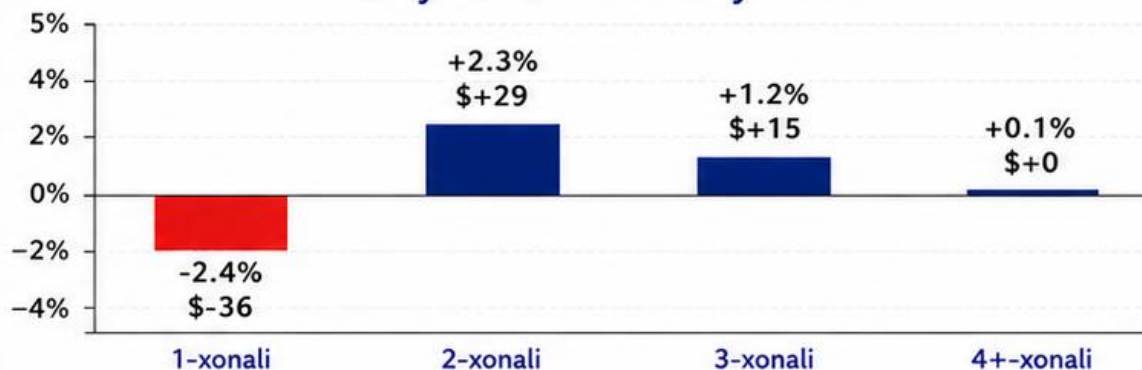
BIRLAMCHI BOZOR

2026-yil fevral → 2026-yil mart

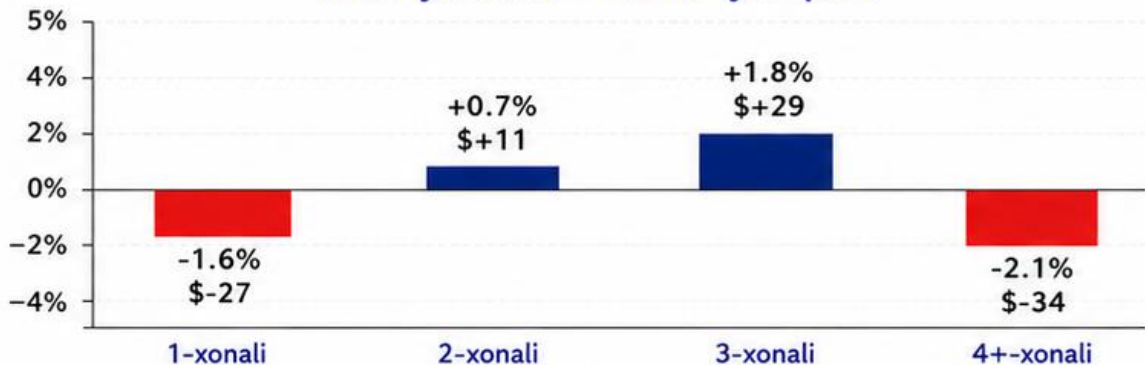


IKKILAMCHI BOZOR

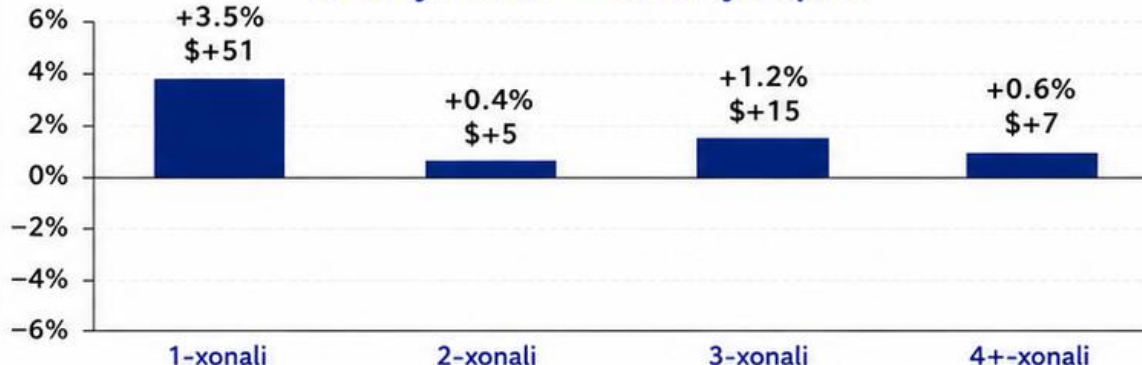
2026-yil fevral → 2026-yil mart



2026-yil mart → 2026-yil aprel



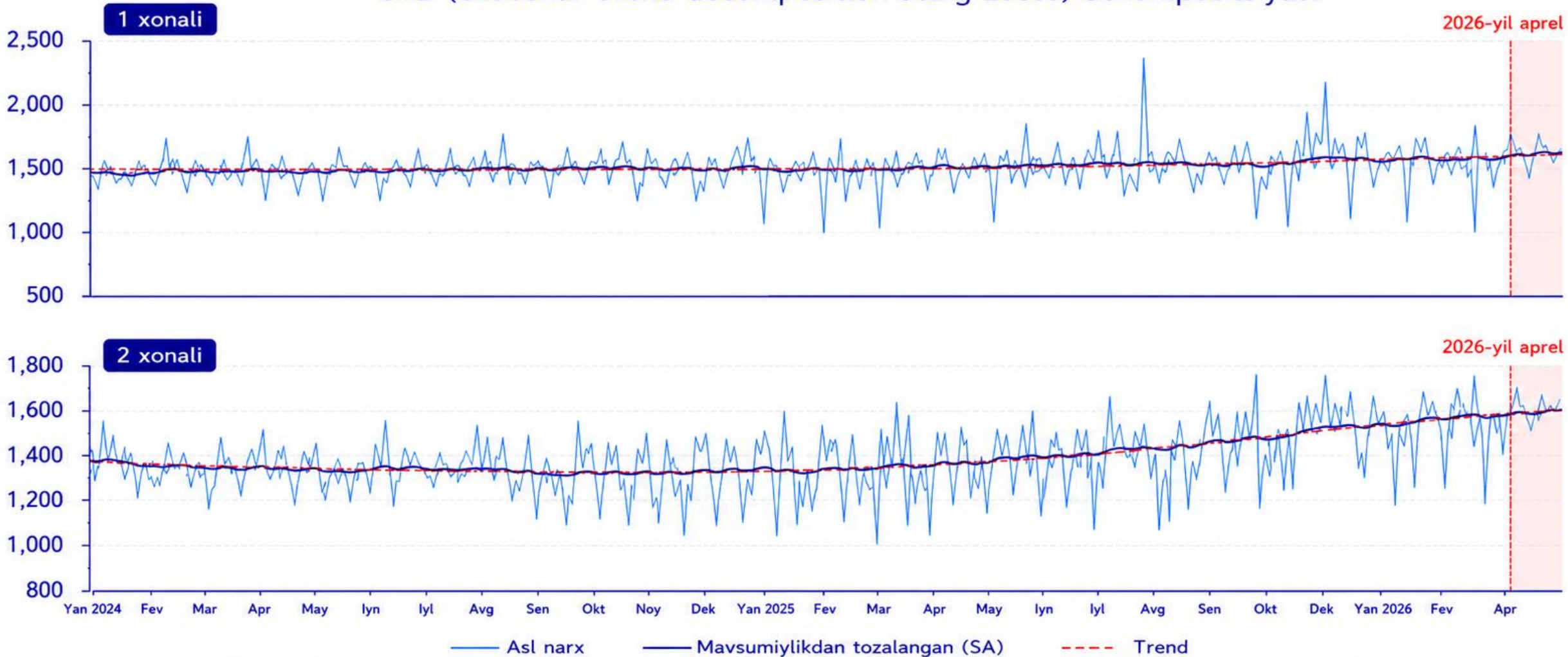
2026-yil mart → 2026-yil aprel



Asosiy xulosa: 2026-yil mart–aprel oylarida ikkilamchi bozorda barcha segmentlarda o'sish qayd etildi va eng yuqori o'sish 1 xonali segmentda kuzatildi. Birlamchi bozorda esa 2 va 3 xonali segmentlarda o'sish, 1 va 4+ xonali segmentlarda pasayish kuzatildi.

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

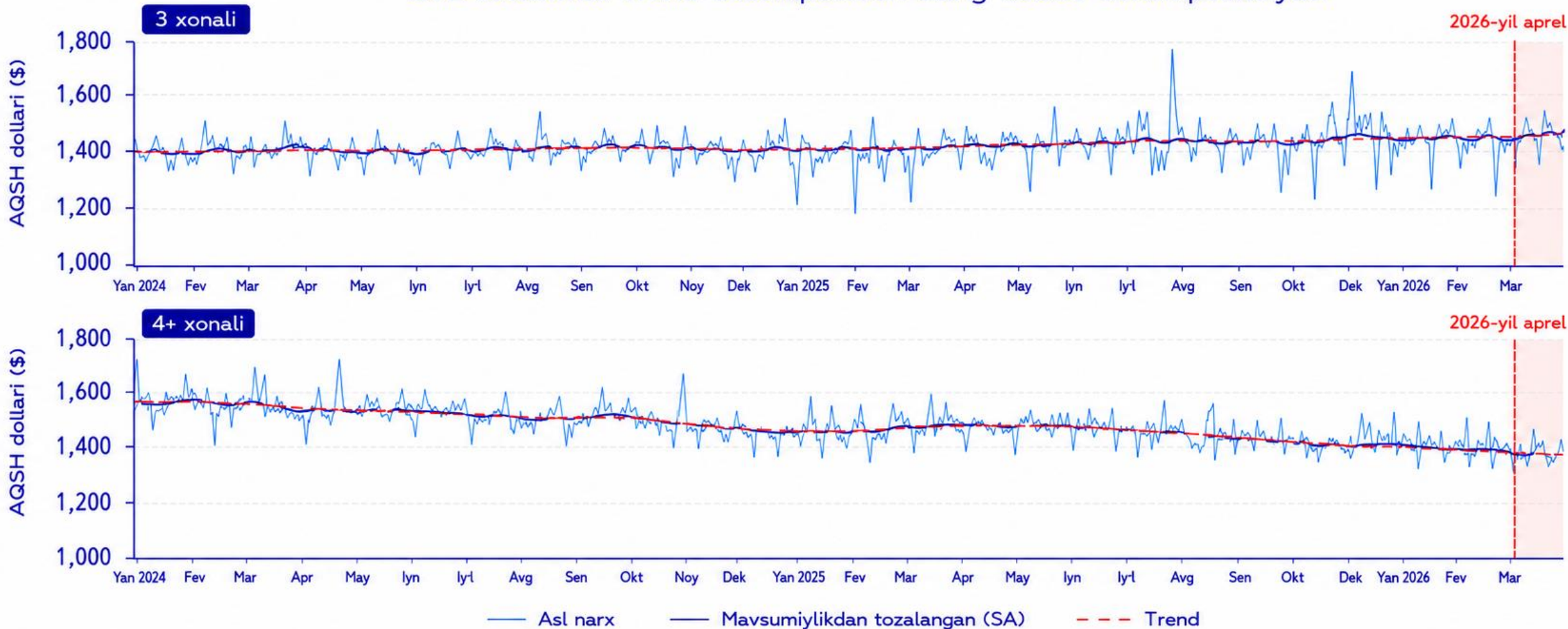
STL (Seasonal-Trend decomposition using Loess) dekompozitsiyasi



1 xonali xonadonlar narxi pasaygan bo'lsa,
2 xonali xonadonlar oshishda davom etdi.

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

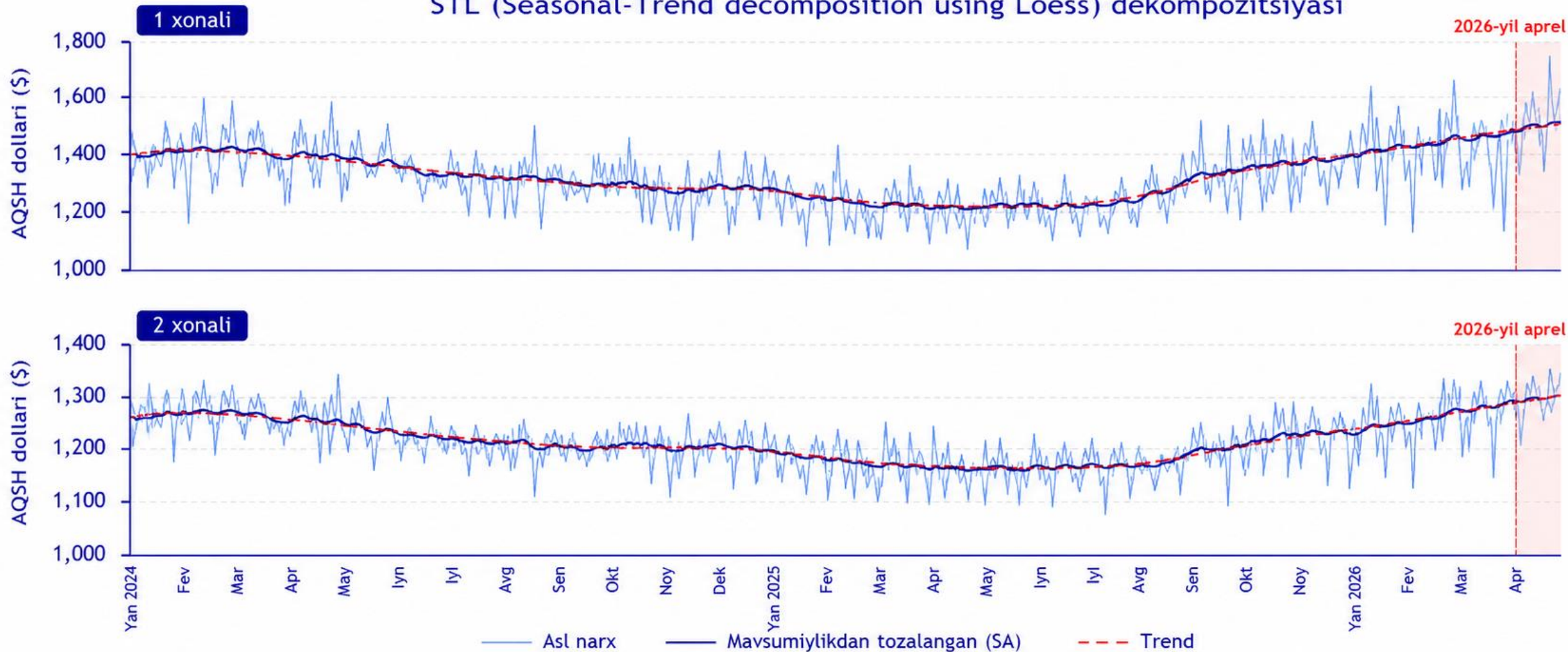
STL (Seasonal-Trend decomposition using Loess) dekompozitsiyasi



3 xonali xonadonlar oylik narxida o'sish kuzatilgan bo'lsa, 4+ xonali xonadonlar narxi pasaydi.

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

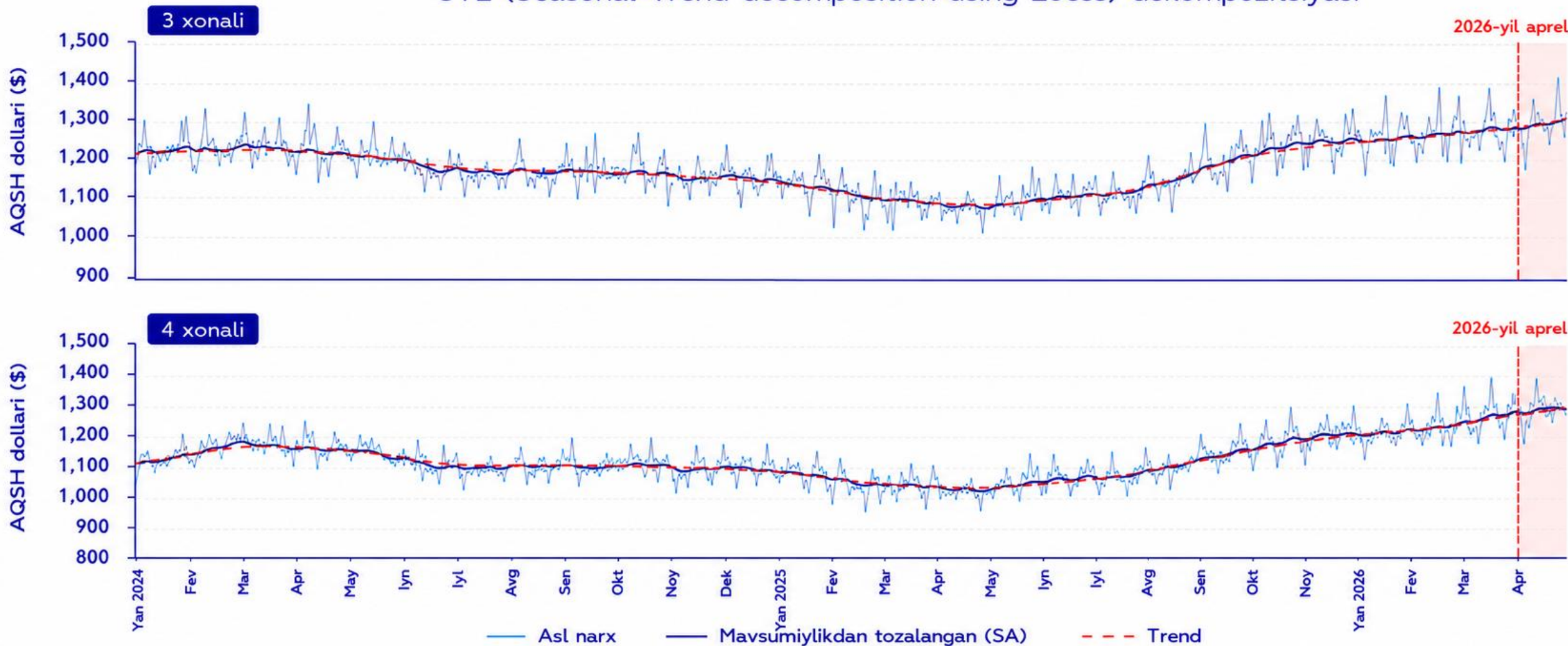
STL (Seasonal-Trend decomposition using Loess) dekompozitsiyasi



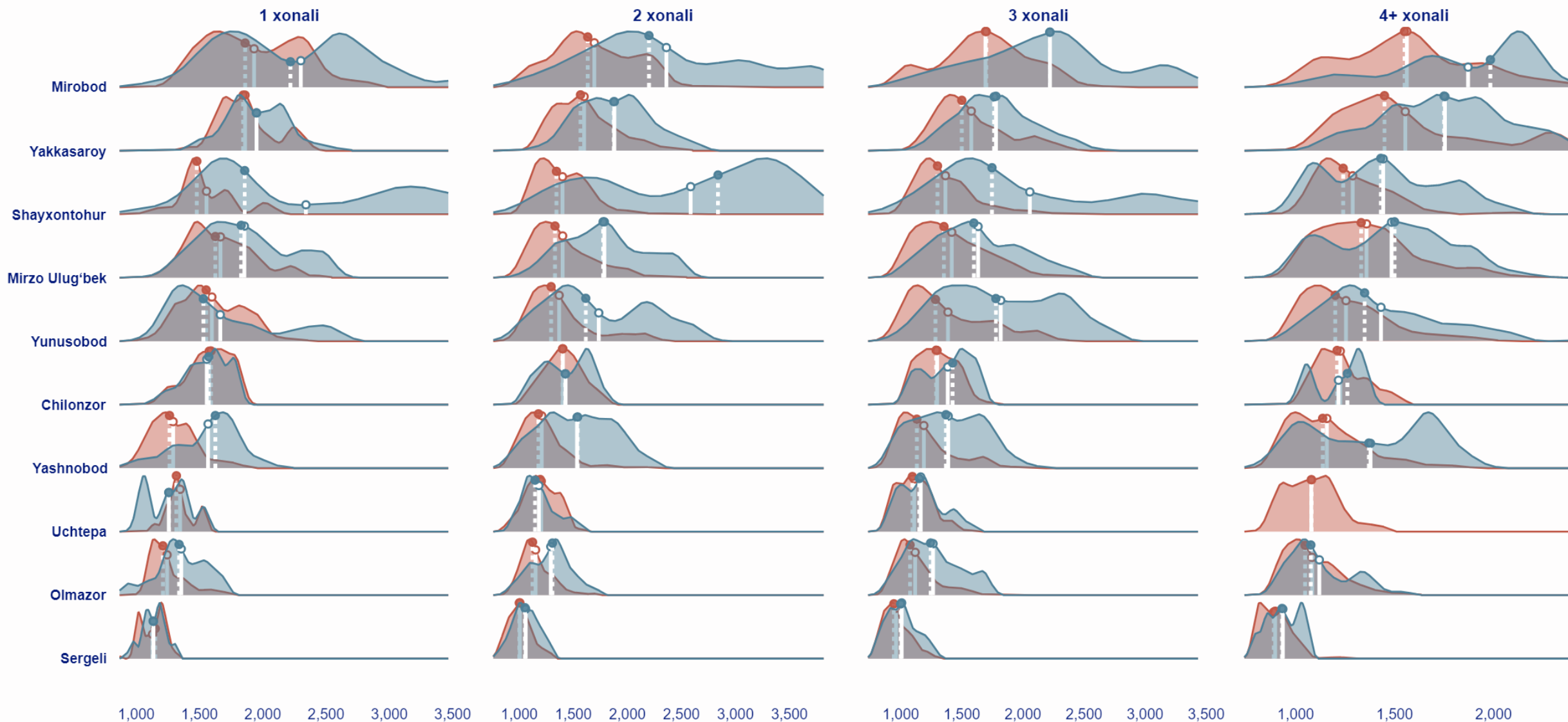
Ikkilamchi bozorda 1 xonali va 2 xonali xonadonlar narxida o'sish kuzatildi.

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

STL (Seasonal-Trend decomposition using Loess) dekompozitsiyasi



Ikkilamchi bozorda 3 va 4+ xonali xonadonlar narxida o'sish kuzatildi.



■ Ikkilamchi uy-joylar ■ Birlamchi uy-joylar

□ To'liq chiziq (—) = O'rtacha (Mean)

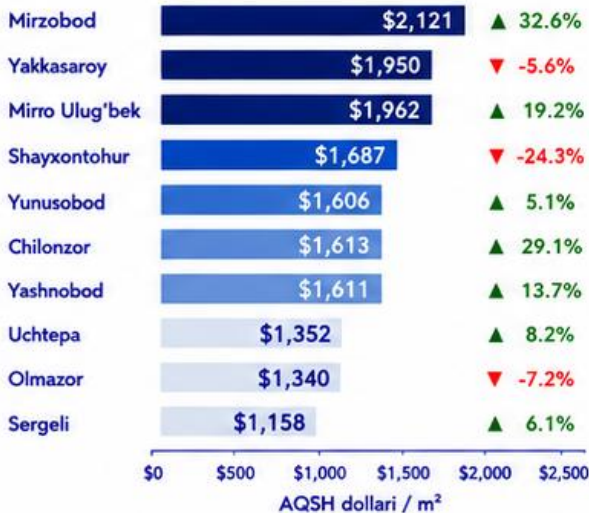
□ Nuqtali chiziq (···) = Mediana

Birlamchi bozorda to'liq ta'mirlangan xonadonlarning 1m² o'rtacha narxi

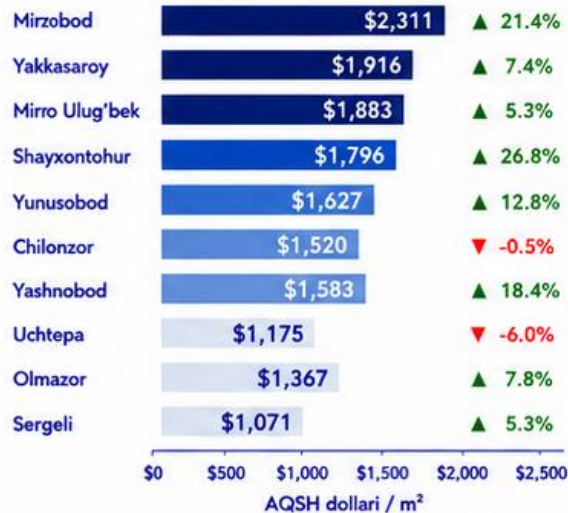
2025-yil aprel | Tumanlar kesimida | 2025-yil aprelga nisbatan yillik o'zgarish

■ Qimmat ■ Arzon ▲ O'sdi ▼ Pasaydi

1 xonali



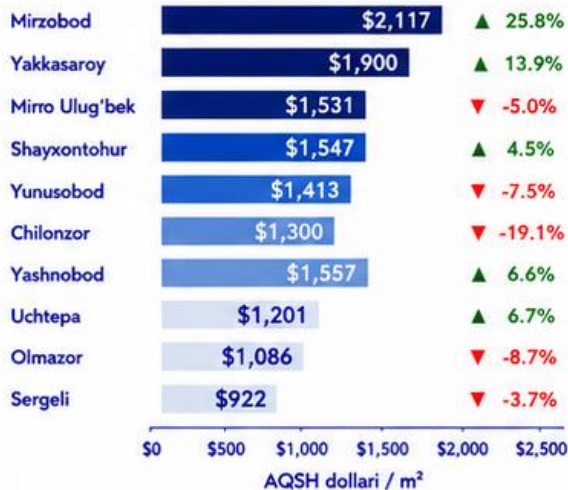
2 xonali



3 xonali



4 xonali

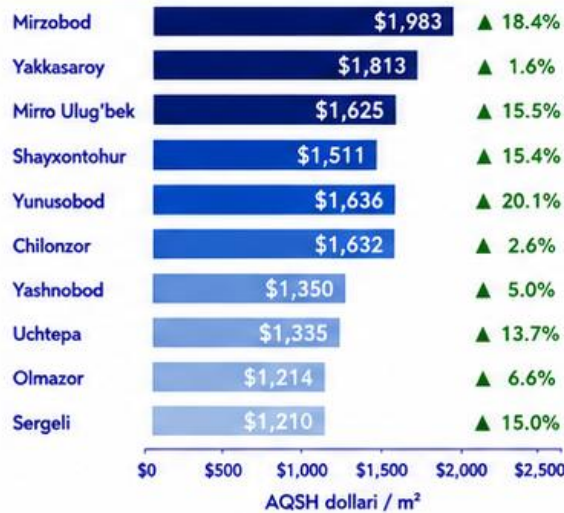


Ikkilamchi bozorda to'liq ta'mirlangan xonadonlarning 1m² o'rtacha narxi

2025-yil aprel | Tumanlar kesimida | 2025-yil aprelga nisbatan yillik o'zgarish

■ Qimmat ■ Arzon ▲ O'sdi ▼ Pasaydi

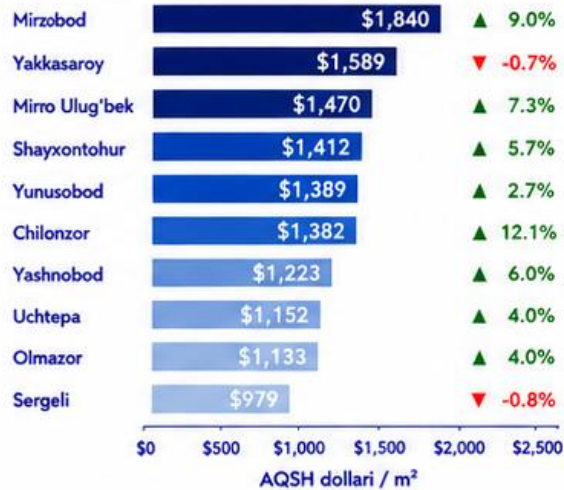
1 xonali



2 xonali



3 xonali



4 xonali

