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Tbilisi Residential Real Estate

FEBRUARY 2026 UPDATE

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Key Figures

	Feb-24	Feb-25	Feb-26
Sales # of apartments	3,430	3,325	3,822
Primary	1,598	1,761	1,958
Secondary	1,832	1,564	1,864
Price US$ / m^2	$1,258	$1,325	$1,398
Rent US$ / m^2	$9.9	$9.6	$10.1
Permits '000 m^2	86	109	60

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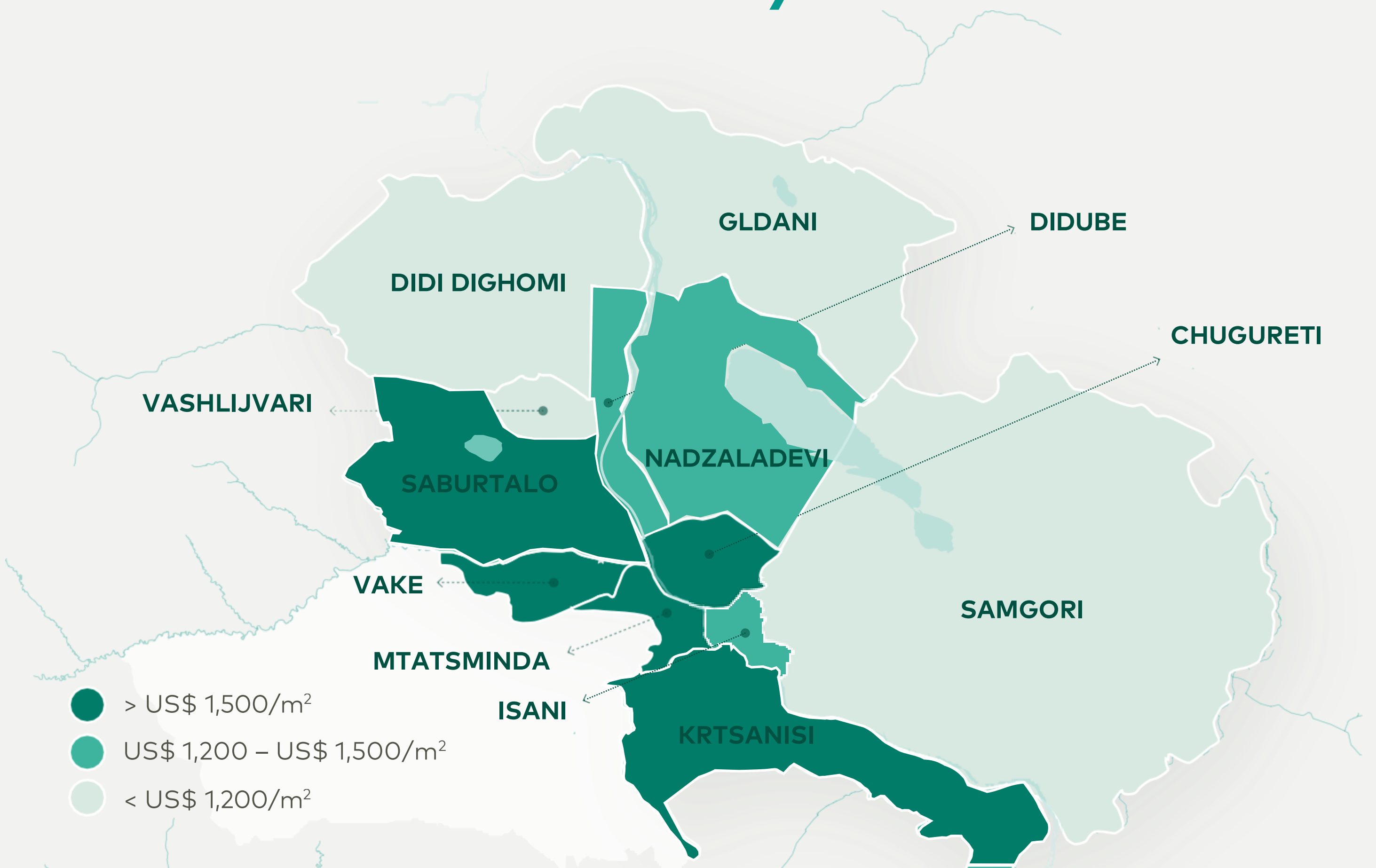
Note: Prices are given for the primary market white frame apartments

Real estate sale patterns in February 2026



District	Number of sales	Average price	Average rent
VAKE	143 apartments	3,036 us$ / m²	13.8 us$ / m²
MTATSMINDA	51 apartments	2,995 us$ / m²	11.7 us$ / m²
CHUGURETI	140 apartments	2,076 us$ / m²	9.6 us$ / m²
SABURTALO	581 apartments	1,657 us$ / m²	11.7 us$ / m²
KRTSANISI	243 apartments	1,655 us$ / m²	11.3 us$ / m²
DIDUBE	261 apartments	1,437 us$ / m²	9.7 us$ / m²
ISANI	269 apartments	1,363 us$ / m²	10.2 us$ / m²
NADZALADEVI	260 apartments	1,218 us$ / m²	9.7 us$ / m²
DIDI DIGHOMI	917 apartments	1,111 us$ / m²	8.7 us$ / m²
SAMGORI	565 apartments	1,106 us$ / m²	8.4 us$ / m²
GLDANI	337 apartments	1,058 us$ / m²	8.4 us$ / m²
VASHLIJVARI	55 apartments	1,040 us$ / m²	8.9 us$ / m²

February 2026 overview

Summary

In Feb-26, demand remained solid on both primary and secondary markets, indicating strong start of the year and following the trend from 2H25. On the supply side, the living area of issued permits continued to fall for the 5th month in a row, signalling a normalization after previously elevated levels. Prices continued to grow with accelerated pace on both primary and secondary markets, supported by strong demand and slower permit issuance.

Demand

In Feb-26, total number of sold apartments in Tbilisi, according to the Public Registry data, stood at 3,822 units, of which:

- Sales on the **secondary market** increased significantly by 19.2% y/y to 1,864 (up 8.6% y/y in 2M26).
- Sales on the **primary market**, where data are impacted by delayed registrations, was up 11.2% y/y to 1,958 (up 7.8% y/y in 2M26).

Our real-time survey of developers, which captures current trends on the primary market, shows a significant 26.6% y/y increase in Feb-26. Cumulatively, primary market sales were up 24.1% y/y in 2M26. This largely reflects a low base effect from last year, driven by domestic political instability in Tbilisi.

In total, 6,786 transactions were registered in Tbilisi in 2M26, bringing the residential market value to US$ 595mn (+16.7% y/y).

Supply

In Feb-26, construction permits were issued for 10 residential projects, with total living area reaching 60,283 sq.m (-44.7% y/y). Notably, the living area of issued permits has contracted for the 5th consecutive month, suggesting easing supply pressures after periods of high issuance. Overall, living area of permits in 2M26 was down 50.7% y/y.

Prices

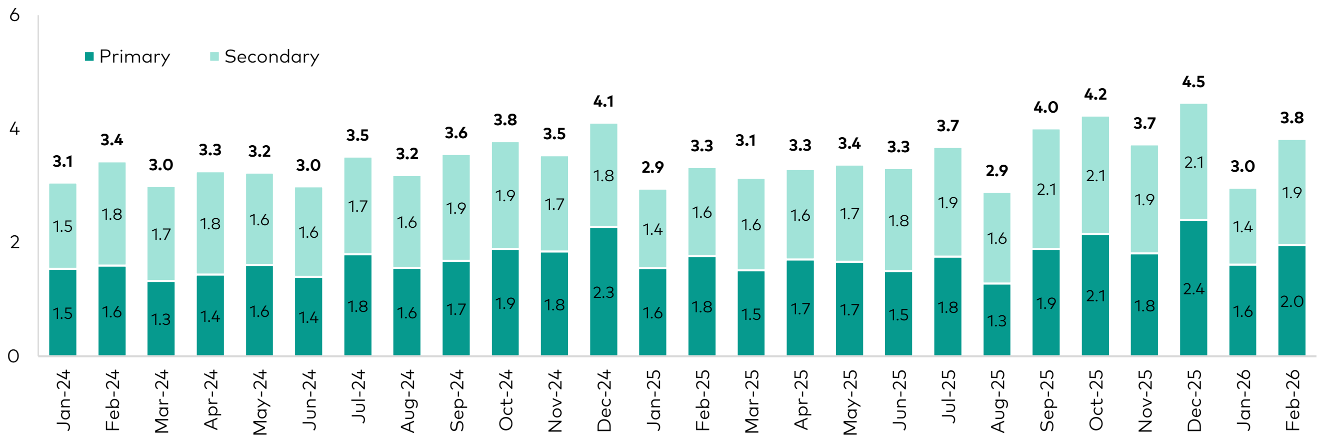
In Feb-26, primary market price continued to rise with high growth rate, increasing by 0.9% m/m to US$ 1,398 per sq.m. The average price on the secondary market (for new buildings built with permits issued from 2013) was up 0.6% m/m, reaching US$ 1,304 per sq.m.

Rents

In Feb-26, price for renting an average (50-60 sq.m) apartment in Tbilisi was at US$ 10.1 per sq.m (-1.8% m/m), keeping rental yield high at 8.6%.

Real estate demand

Figure 1: Number of sold apartments by month, '000



Source: NAPR, Galt & Taggart

Note: Primary market transactions are a lagging indicator; real time data are reflected in our developers' survey (see next page for details)

Figure 2: Number of sold apartments by year, '000

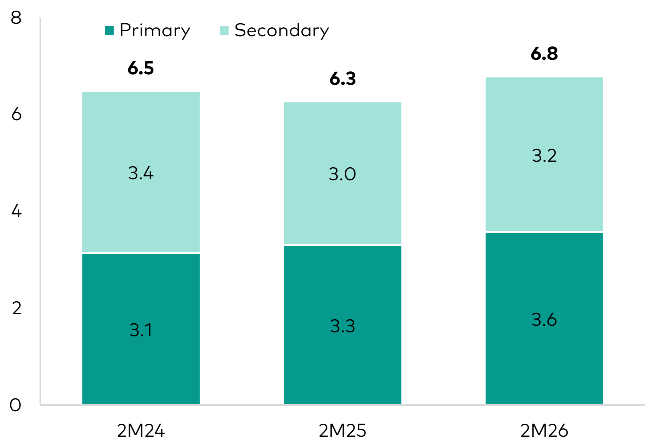
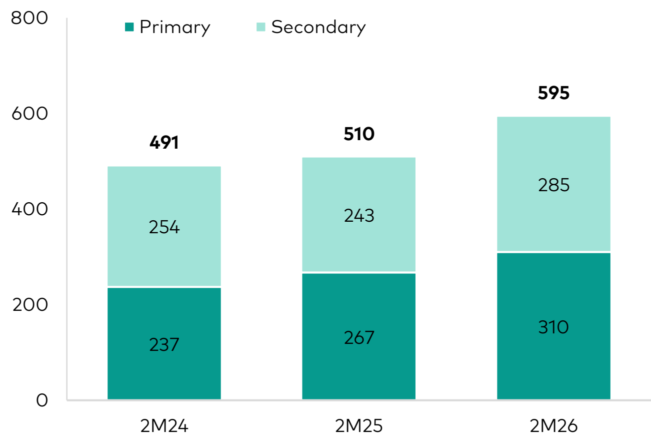


Figure 3: Real estate market size by year, US$ mn



Source: NAPR, Galt & Taggart

Note: Due to issue of lagged transactions on the primary market in NAPR data, primary market size is calculated taking into account real-time trends

Primary market - real estate sales made directly between buyers and developers

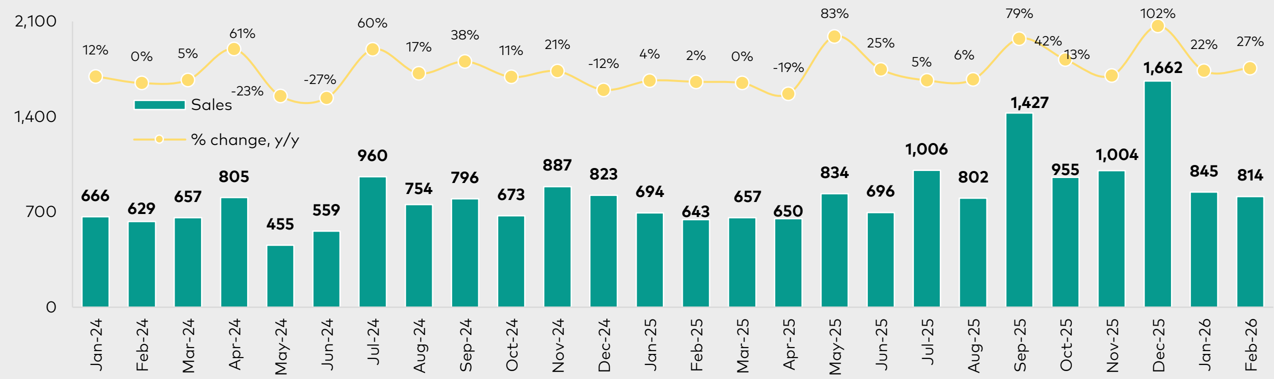
Secondary market - real estate sales made between individuals

Apartment sales statistics based on NAPR data have the drawback of late registrations of primary sales, which impacts the accuracy of sales statistics. To address this issue, we systematically conduct survey of selected systematic developers and monitor real-time market dynamics (see the next page).

Survey of systematic developers by Galt & Taggart

In March 2026, we conducted a survey of systematic developers with over 100 ongoing residential construction projects in Tbilisi (**c. 50% of total primary market**).

Figure 4: Number of sold apartments in projects of selected developers by months



Source: Galt & Taggart survey of selected developers

Figure 5: Distribution of the housing stock by project completion year and status

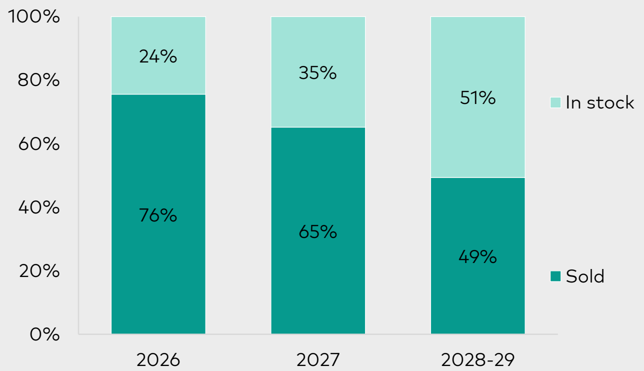
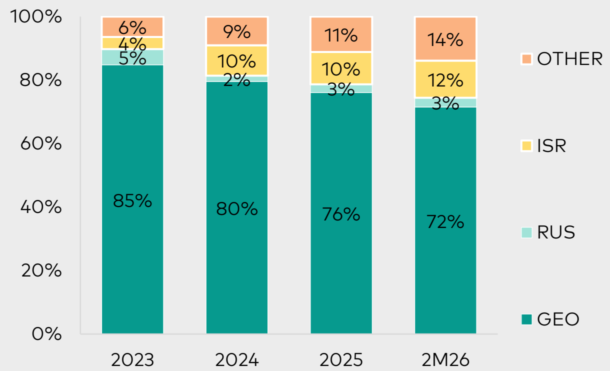


Figure 6: Real estate sales by citizenship



Source: Galt & Taggart survey of selected developers
Note: The calculations are based on the number of sold apartments.

Real estate supply

Figure 7: Area of construction permits issued for residential real estate in Tbilisi, '000 sq.m

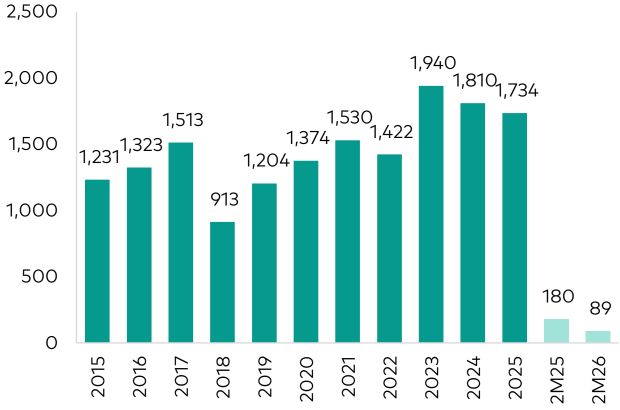
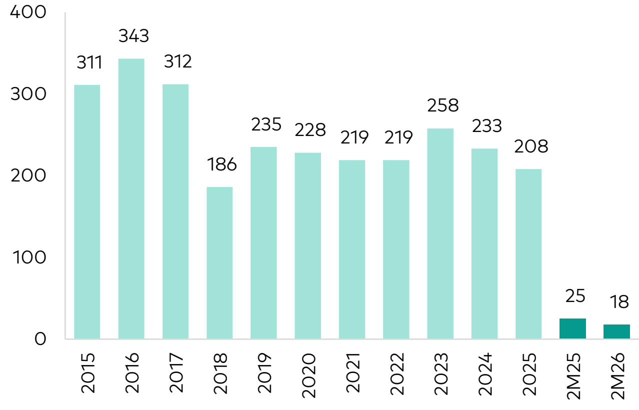
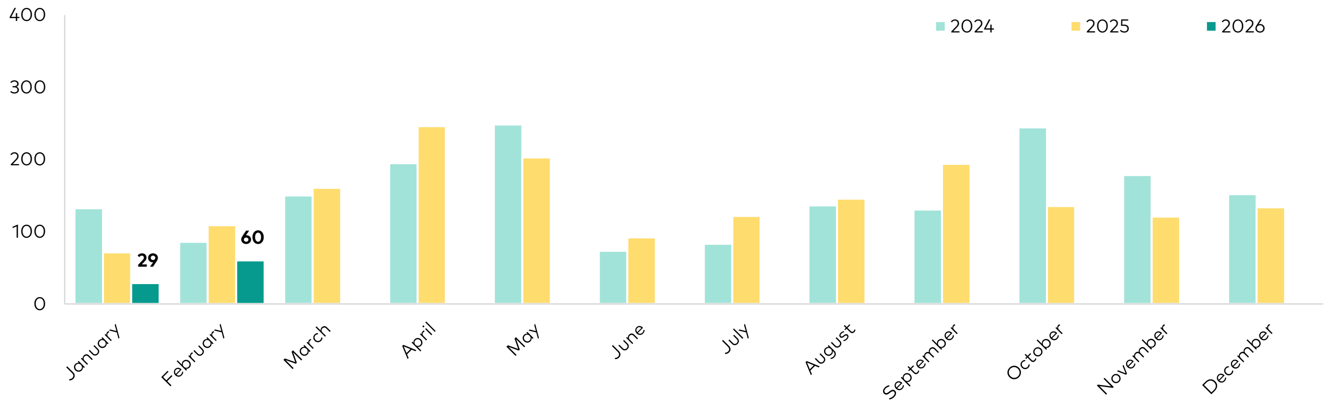


Figure 8: Number of construction permits issued for residential real estate in Tbilisi



Source: TAS, Galt & Taggart
Note: Area of construction permits includes: 1) residential and balcony areas;
2) Only III and IV class multiapartment/multifunctional buildings

Figure 9: Area of construction permits issued for residential real estate by months in Tbilisi, '000 sq.m



Source: TAS, Galt & Taggart
Note: Area of construction permits includes: 1) residential and balcony areas;
2) Only III and IV class multiapartment/multifunctional buildings

Prices & rents

Figure 10: Real estate weighted average prices by type, US$/sq.m

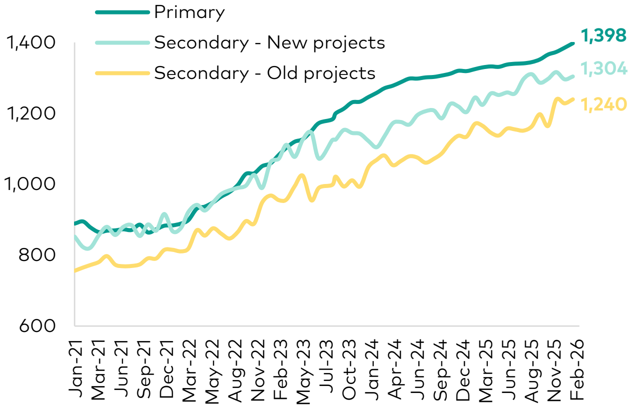
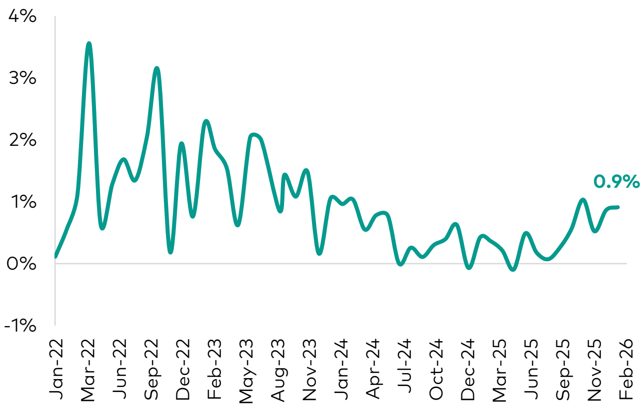


Figure 11: Monthly price change on the primary market, % m/m



Source: NAPR, Galt & Taggart
Note: 1) Secondary new projects include buildings built with construction permits issued from 2013;
2) Secondary old projects include buildings built with construction permits issued before 2013

Figure 12: Real estate weighted average rent price in Tbilisi, US$/sq.m

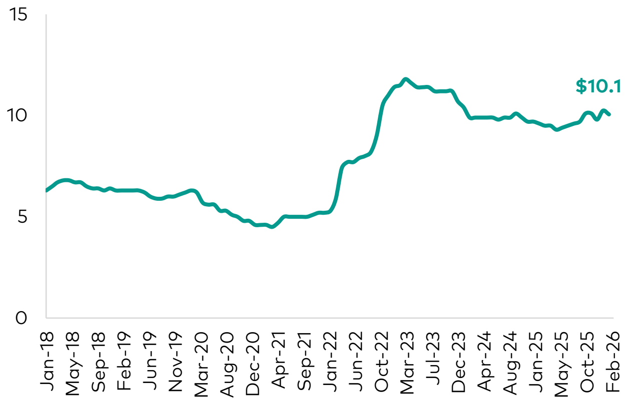
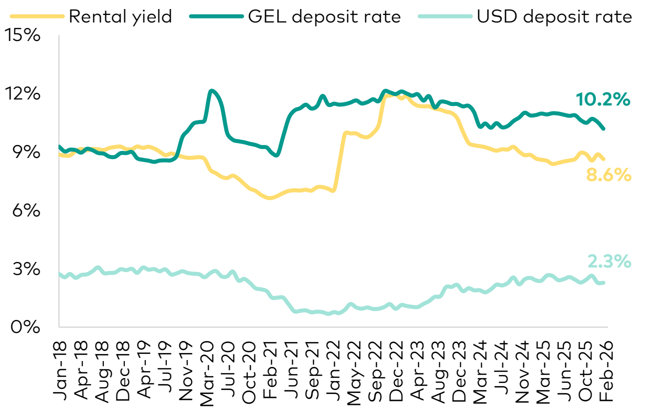


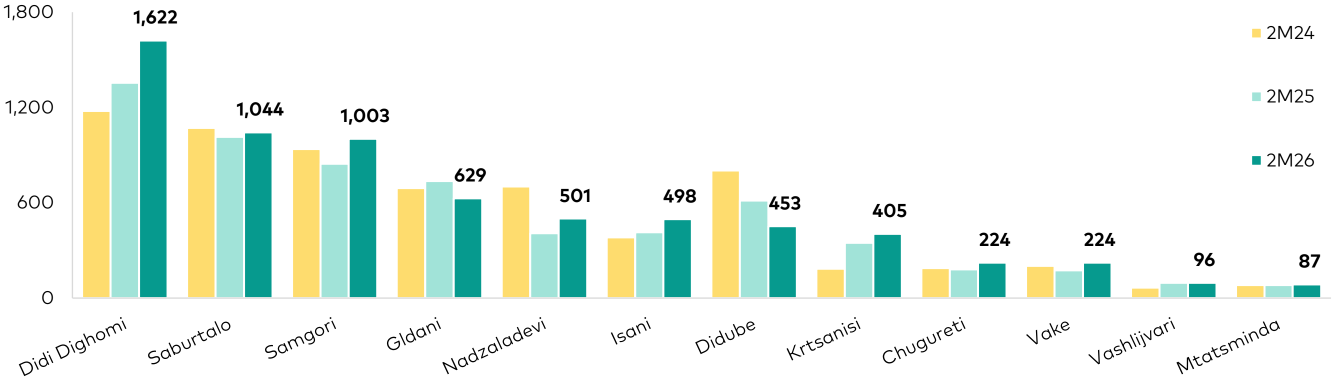
Figure 13: Real estate rental yield and deposit rates



Source: NBG, Galt & Taggart
Note: Rents displayed are for 50-60 sq.m new apartments in Tbilisi

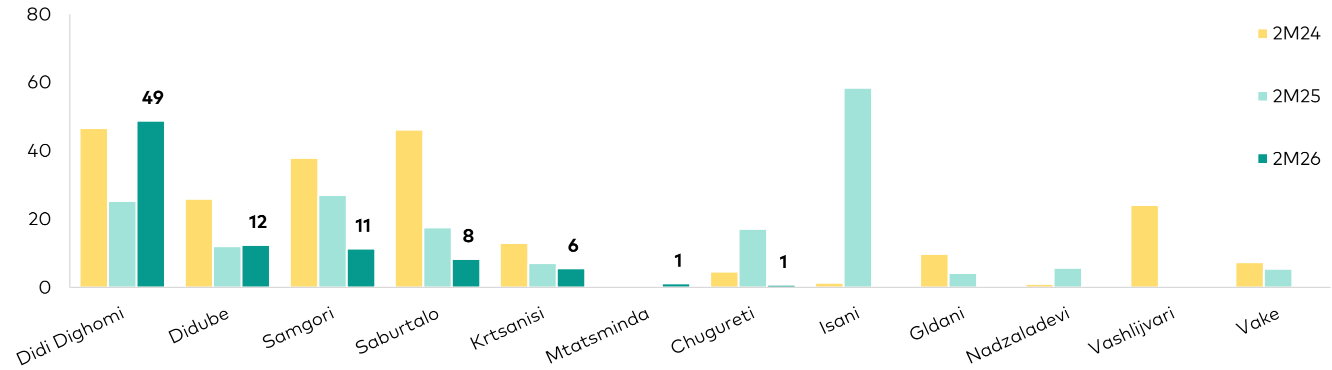
Districts in Tbilisi

Figure 14: Number of sold apartments by districts



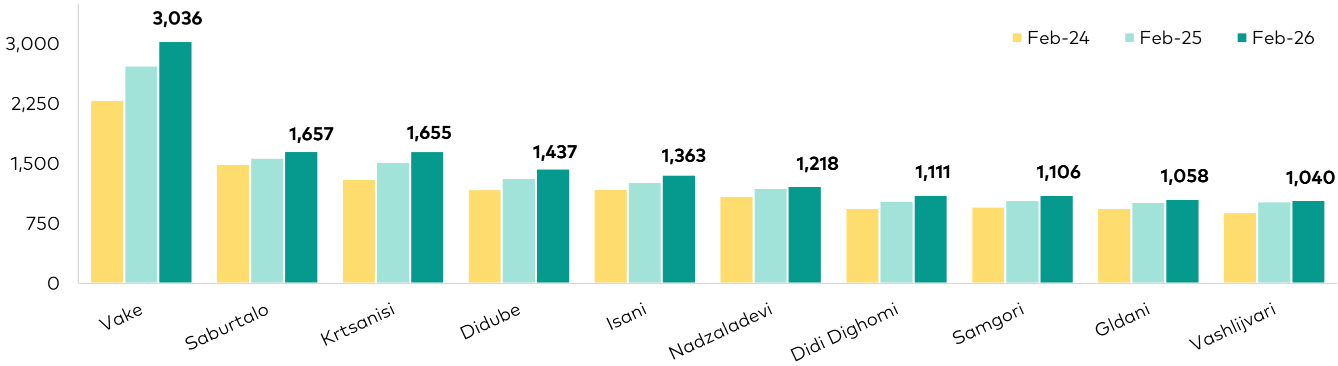
Source: NAPR, Galt & Taggart

Figure 15: Area of construction permits issued for residential real estate by districts, '000 sq.m



Source: TAS, Galt & Taggart
Note: 1) Includes residential and balcony areas
2) Only III and IV class multiapartment/multifunctional buildings

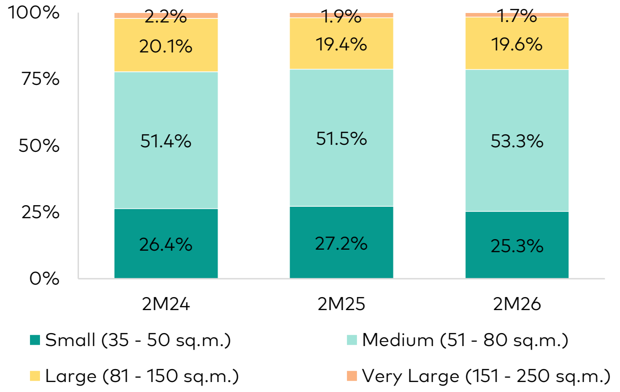
Figure 16: Real estate prices on primary market for white frame apartments by districts, US$/sq.m



Source: Galt & Taggart
Note: Mtatsminda and Chugureti are excluded from primary market prices due to small sizes of samples

Real estate characteristics

Figure 17: Real estate sales by size, (% of total apartments sold)



Source: NAPR, Galt & Taggart

Figure 18: Real estate sales by segments, (% of total apartments sold)

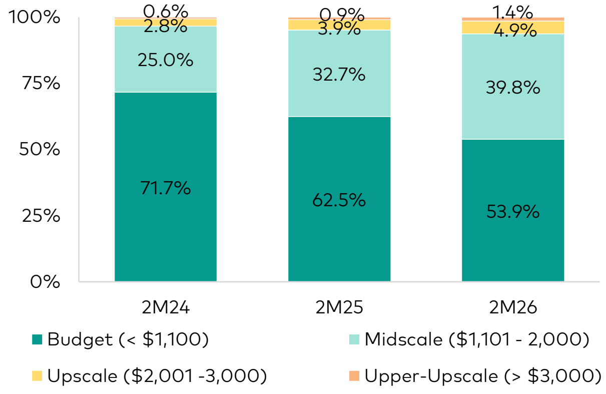
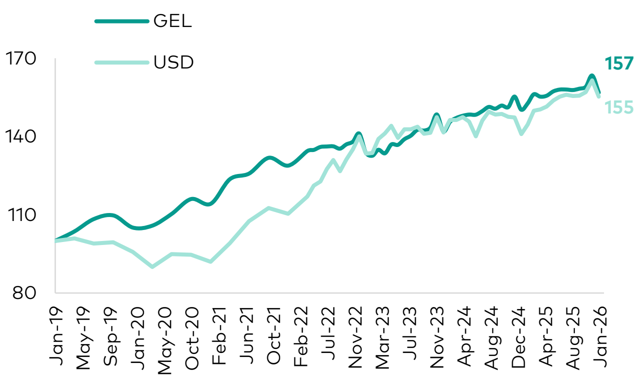


Figure 19: Construction cost index, 1Q19=100

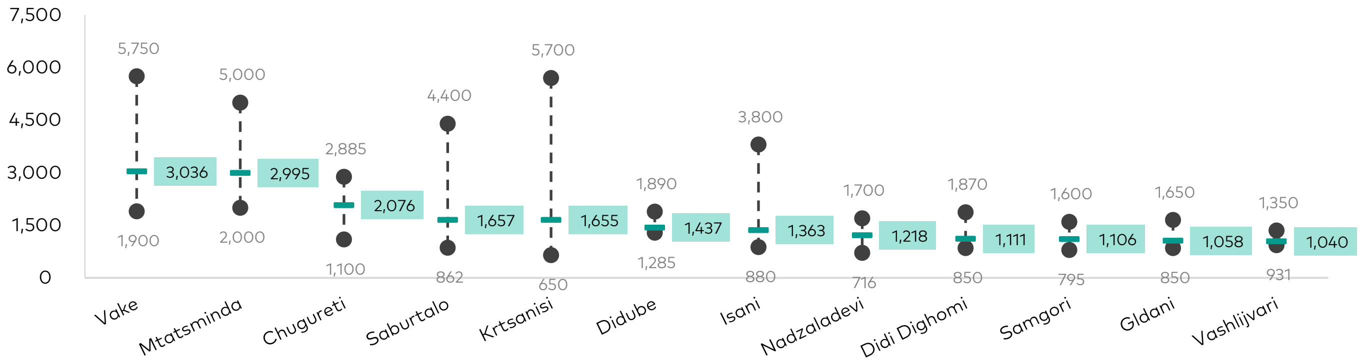


Source: Geostat, Galt & Taggart

	y/y growth Jan-26, US$	m/m growth Jan-26, US$
Total construction cost	**10.1%**	**-3.9%**
Construction materials	*4.7%*	*0.7%*
Wages	*25.4%*	*-24.4%*
Machinery	*5.9%*	*0.1%*
Transportation, fuel and electricity	*3.1%*	*-0.8%*
Other costs	*10.6%*	*1.3%*

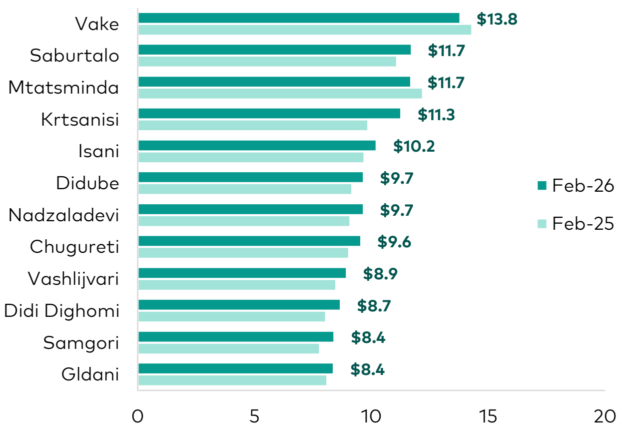
Annex

Figure 20: Real estate price ranges on primary market by districts in Feb-26, US$/sq.m



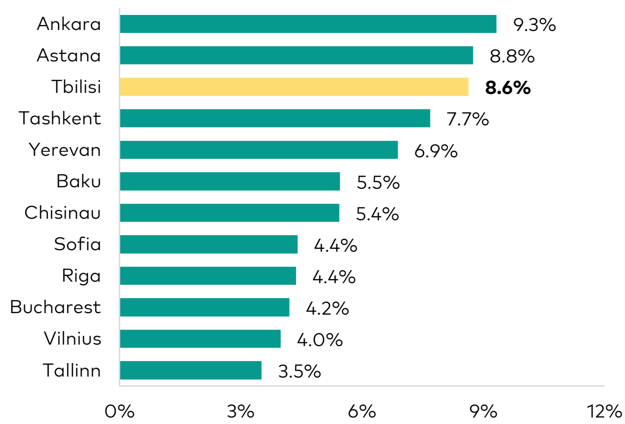
Source: Galt & Taggart

Figure 21: Real estate weighted average rent prices by districts, US$/sq.m



Source: NBG, Numbeo, Galt & Taggart

Figure 22: Rental yield by cities, Feb-26



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