

ANALYSIS OF HOUSING STOCK GROWTH DYNAMICS IN UZBEKISTAN IN RECENT YEARS

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In recent years, Uzbekistan has witnessed considerable growth in its housing stock, driven by state-led construction programs, demographic expansion, and increased investment in urban and rural infrastructure. This article analyzes the dynamics of housing stock development in Uzbekistan between 2016 and 2023, highlighting key quantitative indicators, state policy interventions, regional disparities, and challenges in ensuring housing affordability and sustainability. The findings underscore the critical importance of integrated urban planning, public-private partnerships, and financing mechanisms to ensure inclusive and balanced housing sector growth.

The provision of adequate and affordable housing remains one of the central goals of Uzbekistan's socio-economic policy. Over the past decade, Uzbekistan has undertaken ambitious reforms and investment programs to modernize its housing sector. This includes both quantitative growth in the number of housing units and qualitative improvements in their standards, utilities, and planning. This paper provides a comprehensive analysis of the growth dynamics of housing stock in Uzbekistan in recent years, focusing on post-2016 development trends.

Between 2016 and 2023, Uzbekistan experienced a significant surge in housing construction. According to the State Statistics Committee of Uzbekistan:

In 2016, the total area of newly built housing amounted to 13.3 million square meters.

By 2020, this figure reached 18.9 million square meters, representing a 42% increase compared to 2016.

In 2023, Uzbekistan recorded the construction of over 23.5 million square meters of residential space, reflecting consistent annual growth.

This growth was driven by multiple factors:

Implementation of the State Program for Affordable Housing Construction (2017–2021)

Expansion of mortgage lending programs by commercial banks

Strong demographic growth, particularly in urban centers such as Tashkent, Samarkand, and Andijan



Increased participation of private construction companies and foreign investors

Despite overall growth, regional disparities persist in housing stock development:

Table-1
Regional disparities in housing development

	2023 Housing Area Built (mln m ²)	

This inequality is largely attributed to differences in population density, economic activity, infrastructure availability, and government investment allocations.

Government programs and policy measures

The Presidential Decree No. PP-3305 (2017) initiated mass construction of affordable housing in rural areas, expanding access to modern homes for thousands of families.

The “Obod Qishloq” and “Obod Mahalla” programs aimed to improve housing and infrastructure in underdeveloped regions, enhancing the quality of rural life.

Concessional mortgage loans, especially for youth and low-income families, significantly boosted housing demand and supported home ownership.

The adoption of digital cadastral systems and single-window services streamlined property registration and construction permits, improving transparency and efficiency.

The housing stock in Uzbekistan has grown significantly since 2016, reflecting both government commitment and market response. While the country has made strides in increasing the volume of available housing, the focus must now shift toward ensuring long-term affordability, sustainability, and balanced regional development. By addressing structural challenges and leveraging global best practices, Uzbekistan can build a more inclusive and resilient housing sector.





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