

The Tbilisi Apartment Market — Q3 2026

Tbilisi Home Market Report · Public Edition · data as of August 2026 · asking prices

Demand surged into the summer: 4,503 apartments changed hands in June alone — secondary sales up 22.3% on the year — and 1H 2026 put the market at \$2.0bn (+26.6% y/y)*. This edition tracks 219,158 live listings across 1,244 streets and 867 buildings — granularity no bank report publishes.

Citywide demand and averages: Galt & Taggart / NAPR, June 2026. All street, neighbourhood and building figures: Tbilisi Home market scans, August 2026.

Where the districts stand — renovated stock

District	Median \$/m²	Middle half	n	Rent \$/m²/mo	Gross yield	Older stock
Old Tbilisi	\$1,992	\$1,755–\$2,500	4,737	\$11.1	6.69%	\$1,782
Vake-Saburtalo	\$1,888	\$1,550–\$2,333	28,352	\$10.5	6.67%	\$1,600
Didube-Chugureti	\$1,733	\$1,504–\$1,946	4,412	\$9.5	6.58%	\$1,415
Gldani-Nadzaladevi	\$1,556	\$1,349–\$1,715	5,892	\$8.8	6.79%	\$1,201
Suburbs of Tbilisi	\$1,550	\$1,393–\$1,990	412	\$10.0	7.74%	\$1,398
Isani-Samgori	\$1,482	\$1,320–\$1,646	5,472	\$8.8	7.13%	\$1,214

The market pulse — Galt & Taggart, June 2026

Primary market \$1,417/m² (+0.3% m/m) · secondary (new) \$1,345/m² (-1.5% m/m) · average rent \$10.1/m² · citywide rental yield 8.5% · June permits +225.3% y/y.

Old Tbilisi

The historic core — the widest quality spread in the city; short-let demand keeps the top end climbing.

Neighbourhood	\$/m²	n
Mtatsminda	\$2,750	531
Abanotubani	\$2,500	116
Vera	\$2,465	638
Sololaki	\$2,364	439
Krtsanisi	\$2,231	336
Avlabari	\$1,905	829
Ortachala	\$1,877	1,824
Elia	\$1,523	24

Most expensive streets: On Shevchenko street \$3,590/m² (n=31) · On Ingorokva street \$3,423/m² (n=30) · On Wolski street \$3,273/m² (n=49)

Most expensive buildings: Solar Energy Apartments (SEA) \$5,000/m² (n=6) · Terrace Kiacheli \$4,000/m² (n=12) · Krtsanisi Residence \$3,410/m² (n=7)

255 streets and 83 buildings tracked in Old Tbilisi — full tables in the Investor Edition (free, by email: tbilisihome.ge/market).

Vake-Saburtalo

The blue-chip belt: Vake carries the prestige pricing, Saburtalo the volume and liquidity.

Neighbourhood	\$/m ²	n
Mukhattskaro	\$3,611	1
Vake	\$2,672	3,638
Bagebi	\$2,268	577
Saburtalo	\$2,096	13,174
Vedzisi	\$1,999	80
Lisi lake	\$1,930	1,054
Nutsubidze plateau	\$1,824	1,397
Lisi lake	\$1,810	28

Most expensive streets: On Taktakishvili street \$4,250/m² (n=46) · On Kavsadze street \$3,669/m² (n=21) · In Lisi Veranda \$3,562/m² (n=103)

Most expensive buildings: Axis Towers \$5,938/m² (n=13) · Hausart Plaza \$4,665/m² (n=6) · Ocean Vake Residences \$4,242/m² (n=13)

355 streets and 519 buildings tracked in Vake-Saburtalo — full tables in the Investor Edition (free, by email: tbilisihome.ge/market).

Didube-Chugureti

The gentrification arc — Fabrika's district, entry prices still under the center.

Neighbourhood	\$/m ²	n
Svanetis ubani	\$2,181	16
Kukia	\$1,849	38
Didube	\$1,796	1,793
Chugureti	\$1,744	1,160
Digomi	\$1,614	1,388
Ivertuban	\$1,340	17

Most expensive streets: On Akhvlediani street \$2,484/m² (n=29) · On Bakradze D. Street \$2,462/m² (n=31) · On Javakhishvili street \$2,286/m² (n=34)

Most expensive buildings: Blox Beliashvili \$2,194/m² (n=5) · Taha Plaza \$2,027/m² (n=5) · Dighomi Park \$1,868/m² (n=14)

164 streets and 63 buildings tracked in Didube-Chugureti — full tables in the Investor Edition (free, by email: tbilisihome.ge/market).

Gldani-Nadzaladevi

The yield engine: lowest entry prices in the city proper, tenants in abundance.

Neighbourhood	\$/m ²	n
Nadzaladevi	\$1,750	990
Gldani village	\$1,595	13
Gldani	\$1,574	2,322
Sanzona	\$1,562	1,098
Mukhiani	\$1,484	849
Koniaki Dasakhleba	\$1,408	27
Temqa	\$1,328	421
Zahesi	\$1,291	32

Most expensive streets: On Sairme street \$2,267/m² (n=39) · On Chkhikvadze N. Street \$2,190/m² (n=18) · On Eristavi street \$1,964/m² (n=24)

Most expensive buildings: m² at Chkondideli \$1,890/m² (n=16) · Your home on Ninua 2 \$1,775/m² (n=7) · Teimuraz Bochorishvili St, 5 \$1,643/m² (n=5)

228 streets and 82 buildings tracked in Gldani-Nadzaladevi — full tables in the Investor Edition (free, by email: tbilisihome.ge/market).

Suburbs of Tbilisi

The new-build frontier, dominated by Didi Dighomi's mass construction.

Neighbourhood	\$/m ²	n
Betania	\$2,816	1
Kiketi	\$2,682	9
Oqrokana	\$2,406	11
Kaklebi	\$2,320	4
Shindisi	\$2,268	32
Tsavkisi	\$2,128	6
Tskneti	\$1,876	95
Upper Lisi	\$1,694	1

Most expensive streets: On Kostava street \$2,333/m² (n=22) · On Gorgasali street \$1,792/m² (n=43) · On Demetre Tavdadebuli street \$1,426/m² (n=227)

62 streets and 3 buildings tracked in Suburbs of Tbilisi — full tables in the Investor Edition (free, by email: tbilisihome.ge/market).

Isani-Samgori

The eastern corridor — metro-served, first-time-buyer country, steady rents.

Neighbourhood	\$/m ²	n
Africa	\$1,658	5
Isani	\$1,591	1,865

Neighbourhood	\$/m ²	n
Mesame masivi	\$1,572	114
Moscow Ave	\$1,526	441
Vazisubani	\$1,452	861
Varketili	\$1,451	1,638
Samgori	\$1,429	373
Navtlugi	\$1,404	55

Most expensive streets: On Isani street \$2,146/m² (n=20) · On Tsinandali street \$2,000/m² (n=17) · On Holbrooke street \$1,933/m² (n=67)

Most expensive buildings: City Home Avlabari \$2,759/m² (n=6) · Blox Avlabari \$2,405/m² (n=14) · Richard Holbrooke St, 9a \$2,243/m² (n=9)

180 streets and 117 buildings tracked in Isani-Samgori — full tables in the Investor Edition (free, by email: tbilisihome.ge/market).

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The people behind the numbers

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Method. Asking prices. Georgia publishes no transaction data; Tbilisi Home closings run ~5% below asking. Sources: myhome.ge full-market scan (219,158 listings, 1,313 streets) · korter.ge building registry (1,895 buildings) · ss.ge cross-check (Vake, Saburtalo, Vera, Chugureti) · Galt & Taggart · TBC Capital. G&T figures are market-wide averages blending all stock and both markets; Tbilisi Home figures are asking-price medians banded by condition and geography. Where they differ, the granular figure governs. Street rankings $n \geq 15$; building rankings $n \geq 5$, completed construction. © Tbilisi Home, Q3 2026.