

Uzbekistan
Metadata
Housing market price index

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0. Prerequisites

0.1 Legal environment

0.1.1 Responsibility for collecting, processing, and disseminating statistics

The National Statistics Committee of the Republic of Uzbekistan

On August 11, 2021, the Law of the Republic of Uzbekistan “On Official Statistics” was adopted, which was developed on the basis of the Generic Law on Official Statistics for Eastern Europe, Caucasus and Central Asia.

The purpose of the Law is to regulate relations in the field of official statistics. This Law applies to producers and users of official statistics, respondents and suppliers of administrative data, as well as relations arising between them related to the production, dissemination and coordination of official statistics.

Also, in accordance with the Regulations on the National Statistics Committee of the Republic of Uzbekistan, approved by the Resolution of the President of the Republic of Uzbekistan dated February 24, 2025 No. RP-75 “On measures to organize the activities of the National Statistics Committee of the Republic of Uzbekistan”, the National Statistics Committee is responsible for compliance with the basic principles of official statistics and identity of statistical methodology consistent with international recommendations; organizing the collection of statistical data, statistical observations of households, conducting censuses, one-time counts, sample surveys and other statistical observations; providing users of all levels with official statistical data in the prescribed manner; maintaining statistical registers and classification systems for their use for statistical purposes.

At the same time, in accordance with Article 14 of the Law “On Official Statistics”, statistical authorities have the right:

- receive from state and economic management bodies, citizens' self-government bodies, banks and other organizations forms of statistical observation and use statistical observation data for statistical purposes;
- to carry out statistical observations of the activities of statistical units and use the obtained primary data for statistical purposes;
- to reward respondents - individuals for participating in statistical observations;
- to request and receive from state and economic management bodies, as well as from other organizations, information necessary for the implementation of statistical programs;
- involve on a contractual basis individuals and legal entities to collect statistical data necessary for the production of official statistics, in accordance with the law;

- use and introduce into the national statistical system modern methods and tools for collecting, processing, summarizing, analyzing, disseminating and storing statistical data;
- in case of revealing violations related to the presentation of statistical data, give instructions on their elimination and make appropriate corrections to the statistical data;
- within the limits of their powers, apply to officials who have violated the procedure for submitting statistical reports, measures of administrative penalties in accordance with the law.

According to Presidential Order №O-5054 dated September 12, 2017, economic and financial data in the country must comply with the requirements of the Enhanced General Data Dissemination System (e-GDDS) of the International Monetary Fund and be coordinated within the framework of this system.

Management of statistical processes, including the preparation and dissemination of statistical data, is carried out in accordance with national procedures developed on the basis of international quality management models (GSIM, GSBPM, GAMS0).

0.1.2 Data sharing and coordination among data producing agencies

The National Statistics Committee of the Republic of Uzbekistan

According to article 11 of the Law on Official Statistics, producers of official statistics are guided by internationally recommended definitions, classifications and methodology when producing statistics.

The authorized state body, within the framework of statistical programs, coordinates the activities of other producers of official statistics.

Producers of official statistics coordinate the methodology for producing statistics within their mandate.

If a discrepancy with international recommendations is revealed in the statistical methodologies of other producers of official statistics, the authorized state body, based on the results of the audit of statistical methodologies, has the right to make them mandatory submissions.

Other producers of official statistics that are part of the national statistical system create subdivisions responsible for generating statistical data and ensuring information exchange with the authorized state body.

Producers of official statistics and suppliers of administrative data submit to the authorized state body the statistical and (or) administrative data they have at their disposal free of charge in the manner and terms established by statistical programs.

According to Article 10 of the Law “On Official Statistics”, the Statistical Council is a collegial advisory body on the development, functioning and coordination of official statistics under the authorized state body.

The composition of the Statistical Council is formed from representatives of government bodies, research organizations, non-governmental non-profit organizations, as well as national experts in statistics.

0.1.3 Confidentiality of individual reporters' data

The National Statistics Committee of the Republic of Uzbekistan

According to Article 27 of the Law “On Official Statistics”, individual data held by the producers of official statistics are used exclusively for statistical purposes to compile aggregate statistical data. Individual data cannot be used by state bodies, citizens' self-government bodies and other organizations, including international ones, for the purposes of investigation, control, litigation, administrative decisions or for other purposes concerning individuals and legal entities or households.

The National Statistics Committee's employees must comply with the code of ethics, including the principle of confidentiality, not disclose any information provided to them in the performance of their duties.

They are informed of the responsibilities at the time of appointment. Each employee of the National Statistics Committee is obliged to sign an agreement that obliges him not to disclose such data.

0.1.4 Provision of statistical reporting

The National Statistics Committee of the Republic of Uzbekistan

According to Article 14 of the Law “On Official Statistics”, state statistics bodies have the right to receive forms of statistical observation from bodies of state and economic management, self-government bodies of citizens, banks and other organizations. In accordance with Article 215 of the Code of the Republic of Uzbekistan “On Administrative Liability”, violation by officials of the procedure for submitting statistical reports, expressed in failure to submit reports and other data necessary for conducting statistical observations, distortion of reporting data or violation of the deadlines for submitting reports entails the imposition of a fine from seven to ten basic calculated values.

According to Article 16 of the Law “On Official Statistics”, when conducting statistical observations in accordance with statistical programs, respondents are obliged to provide producers of official statistics with reliable and complete data free of charge in the manner and terms established by the producer of official statistics.

0.2 Resources

0.2.1 Staff, facilities, computing resources, and financing

Two employees are engaged in the formation of housing market price indices within the Central Office.

The number of employees is sufficient to fulfill the set tasks for generating statistical data.

All employees have a higher education and at least once every 2 years undergo training at the Institute for Professional Development and Statistical Research of the National Statistics Committee of the Republic of Uzbekistan.

Each workstation is provided with a personal computer connected to a local area network.

The software is developed directly at the National Statistics Committee of the Republic of Uzbekistan, which allows for updates and changes to it when necessary in accordance with existing and emerging tasks.

The financial resources provided are sufficient to carry out the work provided for in the Statistical Program.

1.Integrity

1.1 Professionalism

1.1.1 Impartiality of statistics

The National Statistics Committee of the Republic of Uzbekistan

According to Article 6 of the Law “On Official Statistics”, the main principles of official statistics are impartiality and objectivity.

According to Article 13 of the Law “On Official Statistics”, state bodies, other organizations and their officials are not entitled to interfere with the activities of state statistics bodies carried out in accordance with this Law.

Territorial departments of statistics, departments of statistics of districts (cities) are independent from local government bodies and are directly subordinate to the authorized government body.

When selecting the employees and appointing them to senior positions, their experience and professionalism in the field of statistics are taken into account. Improvement of the qualification of the department's employees is ensured through participation in training courses organized by the Institute for Professional Development and Statistical Research of the National Statistics Committee of the Republic of Uzbekistan, as well as in training courses, training seminars organized by international organizations. Employees of the department give lectures at training courses organized by the Institute for Professional Development and Statistical Research. The placement of scientific articles of the department's employees in the mass media has been organized.

1.1.2 Selection of sources, methodology, and modes of dissemination

The National Statistics Committee of the Republic of Uzbekistan

According to Article 33 of the Law “On Official Statistics”:

Producers of official statistics assess the quality of official statistics on an ongoing basis. To ensure quality assurance, official statistics are produced and disseminated on the basis of general principles and methods concerning coverage, definitions, statistical units and classifications of official statistics.

In order to improve the quality of official statistics, producers of official statistics have the right to analyze and edit data, combine data from various sources, link and compare data for statistical purposes, and use statistical methods to evaluate them.

Producers of Official Statistics document the sources and methods used in the production process as well as the resulting datasets. Users of official statistics are informed about the sources and methods of producing statistics and about the quality of official statistics through metadata.

1.1.3 Commenting on erroneous interpretation and misuse of statistics

The National Statistics Committee of the Republic of Uzbekistan

The National Statistics Committee may comment on misinterpretation and misuse of statistical data.

1.2 Transparency

1.2.1 Disclosure of terms and conditions for statistical collection, processing, and dissemination

The National Statistics Committee of the Republic of Uzbekistan

According to Article 6 of the Law “On Official Statistics”, the main principles of official statistics are clarity and transparency. The conditions for the collection, processing and dissemination of statistical data are included in the legislative acts of the Republic of Uzbekistan concerning statistics. These laws are posted on websites and are thus available to the public. The Law “On Official Statistics” and the statistical program, which clearly defines the terms for the development and dissemination of statistical data, are posted on the official website of the National Statistics Committee (<https://stat.uz>). The law is available in the bulletin of the Oliy Majlis, the database of regulatory legal acts (norm), as well as in the database of the Ministry of Justice located at www.lex.uz . Statistical reporting forms submitted by respondents to generate statistical data are published in advance for users on the National Statistics Committee's official website.

1.2.2 Internal governmental access to statistics prior to release

The National Statistics Committee of the Republic of Uzbekistan

The government does not have access to the statistics produced by the National Statistics Committee prior to their publication. State statistical bodies are independent in the dissemination of statistical data. Interference by state bodies is not allowed (Article 13 of the Law “On Official Statistics”). Only the Chairman of the Committee, his deputies and responsible employees have access to statistical data prior to their publication.

1.2.3 Attribution of statistical products

The National Statistics Committee of the Republic of Uzbekistan

The logo and footnotes clearly identify that the information published for the public in print statistical publications, information bulletins and in mass media is produced by the National Statistics Committee.

1.2.4 Advance notice of major changes in methodology, source data, and statistical techniques

The National Statistics Committee of the Republic of Uzbekistan

The National Statistics Committee notifies the public in advance about the transition to a new methodology and significant changes in existing methods and approaches. The National Statistics Committee posts on its official website the relevant methodological guidelines explaining what changes users should expect. The expected changes are communicated to the public in articles, news and press conferences.

1.3. Ethical standards

1.3.1 Guideline for staff behavior

The National Statistics Committee of the Republic of Uzbekistan

The Rules of Conduct for the National Statistics Committee's employees were approved. They are required to comply with a code of ethics, including the principle of confidentiality, and must not disclose any information provided to them in the performance of their assigned duties. They are informed of these obligations upon appointment. An employee of the National Statistics Committee is obliged to conclude an agreement containing an obligation not to disclose individual data.

2. Methodology

2.1 Concepts and definitions

2.1.1 Concepts and definitions

Housing Market Price Index - a residential real estate price index that reflects changes in housing prices based on data from real estate sale announcements.

The calculation methodology provides for the application of hedonic regression with fictitious time variables (time-dummy) in combination with stratification and calculation of weights based on transaction data.

The housing market price index is formed in accordance with the Methodological Provisions for calculating housing market price indices (approved by the Resolution No. 10 of the National Statistics Committee dated June 30, 2026). The development of the Methodological Provisions was carried out based on the reports of technical missions for RPPI (missions of June 2–6 and November 10–14 of 2025 and May 14–20 of 2026), taking into account international practice, as well as the guidelines "Handbook on Residential Property Prices Indices (RPPIs)" (EUROSTAT, ILO, IMF, OECD, UNECE, the World Bank, 2013 edition) and "Residential Property Price Index (RPPI): Practical Compilation Guide" (IMF, 2020).

2.2 Scope

2.2.1 Scope

2.2.1.1 Scope of the data

The object of observation is market offers for the sale of residential real estate (apartments and individual residential buildings, including detached individual residential buildings, blocked and terrace-type houses). Information regarding purchase and sale transactions is used to calculate weights.

Ad data is typically concentrated in urban areas. Given this, the formation of housing market price indices for each region of Uzbekistan will be incorrect due to insufficient coverage for each region and problems with sample representativeness. Thus, in Tashkent and the Tashkent region, more than 90% of advertisements for apartments and about 80% for houses are concentrated. This was taken into account when making special decisions to cover the rest of the country and when determining strata.

2.2.1.2 Exceptions to coverage

The price index does not include housing rental operations. Exceptions to coverage also include non-market transactions with residential real estate.

2.2.1.3 Unrecorded activity

The price index does not include housing rental operations. Exceptions to coverage also include non-market transactions with residential real estate.

For individual houses, only announcements for the secondary market are taken into account, and those for the primary market are not.

2.3 Classification/sectorization

2.3.1 Classification/sectorization

Depending on the degree of aggregation, the following types of price indices are calculated: national price indices in the housing market for apartments (total), for individual houses (total), as well as the aggregate index for residential real estate (total);

sub-indices by market type: primary and secondary (only for apartments);

"aggregated regional" indices: for example, Tashkent city and "the rest of Uzbekistan."

2.4 Basis for recording

2.4.1 Valuation

Indexes are calculated based on ad prices and may differ from actual deal prices.

2.4.2 Recording basis

Data collection frequency is monthly.

2.4.3 Grossing/netting procedures

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3. Accuracy and reliability

3.1 Source data

3.1.1 Source data collection programs

The main source of information about prices and characteristics of real estate objects is the data on the sale of real estate on the OLX.uz platform, received within the framework of the signed memorandum of cooperation between the National Statistics Committee of the Republic of Uzbekistan and the owners of the said platform. This data is submitted to the National Statistics Committee of the Republic of Uzbekistan on a quarterly basis.

To ensure a sufficient number of observations outside of major urban centers, additional price collection is conducted in regions where website data is insufficient. For this purpose, data from advertisements in Telegram channels and other available resources with price publications are used.

An electronic database is formed to collect data. Data sources are analyzed to provide a comprehensive characterization of data collection programs.

Procedure for updating specific weights: annually, from the first quarter, updated specific weights are introduced.

3.1.2 Source data definitions, scope, sectorization, classifications, valuation, and time of recording

Data is recorded monthly. When publishing advertisements in US dollars, prices are recalculated based on the average monthly exchange rate of the Central Bank of the Republic of Uzbekistan.

3.1.3 Source data timeliness

Housing market price indices are formed on a quarterly basis.

3.2 Assessment of source data

3.2.1 Source data assessment

Before calculating indices for each quarter, a set of formalized data quality checks is performed, including file structure, variable completeness, missing portions, price distribution, and the number of observations across strata.

After data cleaning, the results are further analyzed based on graphs and diagrams, including box plots.

The Cook's Distance regression approach is applied to identify emissions, separately for each stratum (and for each window).

3.3 Statistical techniques

3.3.1 Source data statistical techniques

Cleaning and filtering are performed automatically using Python and are documented. A set of basic rules is applied to eliminate obvious input errors and duplicates, as well as to standardize categorical features.

restrictions on the minimum price per unit of area for apartments: Tashkent city - 7 million soums, Tashkent region - 5 million soums, Samarkand region - 5 million soums, other regions - 2 million soums;

restrictions on the maximum price per unit of area for apartments: Tashkent city - 60 million soums, Tashkent region - 35 million soums, Samarkand region - 40 million soums, other regions - 30 million soums;

restrictions on the minimum price per unit of area for houses: Tashkent city - 1.5 million soums; Tashkent region - 0.3 million soums; Samarkand region - 0.2 million soums; other regions - 0.2 million soums;

restrictions on the maximum price per unit of area for houses: Tashkent city - 100 million soums, Tashkent region - 30 million soums, Samarkand region - 25 million soums, other regions - 10 million soums;

housing area restrictions: boundaries for apartments of 20–500 m² and for houses of 50–1,200 (Tashkent city) and 50–3,200 m² (other regions);

aggregating categorical variables into enlarged groups (for example, "5 or more rooms (5+) ") to ensure a sufficient number of observations in the groups;

for variables with a high percentage of omissions, it is recommended (1) to exclude the variable from the model specification or (2) to request improved data from the supplier, if possible.

3.3.2 Other statistical procedures

Stratification is used to increase the homogeneity of groups and the stability of evaluating hedonic models.

Based on the territorial characteristic, 18 strata were determined for apartments (9 strata for each market type) and 10 strata for houses (for the secondary market).

When forming strata for apartments and houses, a decision was made to include the Tashkent region in the "Remaining part of Uzbekistan" aggregate.

Consolidation was carried out for some districts of Tashkent. For example, for apartments, Bektemir and Sergeli districts are united into one stratum, and Uchtepa and Almazar districts into another; for houses in the secondary market, Almazar and Uchtepa districts are united into one stratum, Chilanazar and Shaykhantakhur districts into another, Bektemir and Sergeli districts into another, and Yakkasaray and Mirobod districts into another stratum.

The cities of Bukhara and Samarkand were combined into a separate stratum for apartments and houses, which was facilitated by a sufficient number of prices in these cities.

For each stratum, a log-linear hedonic regression is estimated, in which the object's price is explained by a set of characteristics and fictitious time variables.

To avoid index revisions, a "sliding window" approach is applied. For quarterly indices, "shadow" price characteristics are recorded for at least one year. This means that data for 12 months is used together. Regression is assessed quarterly based on data from the current quarter and the previous three quarters. The window moves sequentially: the earliest quarter is removed from the sample and the next one is added.

When calculating an index over a long period, indices obtained from different windows are linked through a common overlap period (chain linking).

Specific weights for calculation: the weights must reflect the structure of the transactions market; therefore, to reduce the shift associated with the concentration of advertisements in urban areas, a combination of: (1) the number of transactions according to the data of the Ministry of Justice of the Republic of Uzbekistan and (2) price information from advertisements (average values for advertisement prices) is used when calculating specific weights.

Aggregation formula: modified arithmetic Young formula.

3.4 Data validation

3.4.1 Validation of intermediate results

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3.4.2 Assessment of intermediate data

An analysis of possible discrepancies in the main intermediate data is conducted.

3.4.3 Assessment of discrepancies and other problems in statistical outputs

In the event of discrepancies, changes shall be made to previously published data during subsequent publications.

3.5 Revision studies

3.5.1 Revision studies and analyses

Data on housing market price indices are generated on a quarterly basis. The formation of updated specific weights is carried out annually and is included in the calculation starting from the first quarter of each year.

4. Serviceability

4.1 Periodicity and timeliness

4.1.1 Periodicity

Price indices in the housing market are compiled quarterly.

4.1.2 Timeliness

Housing market price indices are disseminated in accordance with the deadlines of the Statistical Program.

4.2 Consistency

4.2.1 Internal consistency

The housing market price index is formed for the primary and secondary markets by apartments and for the secondary market by houses. Statistical series are characterized by internal comparability.

4.2.2 Temporal consistency

The calculation using the hedonic regression method has been implemented since the second quarter of 2026. Sequential data are available from 2025 (a retrospective calculation has been performed).

To ensure comparability of indicators, a single baseline period (2024=100) is used, and time series are formed to calculate quarterly and annual growth rates.

4.2.3 Intersectoral and cross-domain consistency

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4.3 Revision

4.3.1 Revision and/or update schedule

There is no schedule for regular data review. However, revisions may occur when the methodology for forming price indices changes. Such revisions are documented and communicated to users.

4.3.2 Identification of preliminary and/or revised/updated data

In the event of a revision of data, they shall be published indicating their status.

4.3.3 Dissemination of revision studies and analyses

When distributing revised data, users are informed of the reasons for the revision, as well as the key changes.

5. Accessibility

5.1 Data

5.1.1 Statistical presentation

Information is published in tabular form, and is also available in printed or electronic form upon user request.

Information on indices is published in the "Open Data" section of the official website of the National Statistics Committee of the Republic of Uzbekistan <https://stat.uz/uz/rasmiy-statistika/prices-and-indexes-2> and in the integrated information system "Statistics" <https://siat.stat.uz/>.

5.1.2 Dissemination media and format

5.1.2.1 Hard copy - New release

Not issued.

5.1.2.2 Hard copy - Monthly bulletin

Not issued.

5.1.2.3 Hard copy - Quarterly bulletin

Not issued.

5.1.2.4 Hard copy - Annually bulletin

Not issued.

5.1.2.5 Hard copy - Other

Tables based on user requests.

5.1.2.6 Electronic - On-line bulletin or data

Information on indices is published in the "Open Data" section of the official website of the National Statistics Committee of the Republic of Uzbekistan <https://stat.uz/uz/rasmiy-statistika/prices-and-indexes-2> and in the integrated information system "Statistics" <https://siat.stat.uz/>.

5.1.3 Advance release calendar

Data publication is carried out in accordance with the Statistical Publications (Data) Release calendar, which is based on the Statistical Program.

The data publication calendar is posted on the official website of the National Statistics Committee of the Republic of Uzbekistan <https://stat.uz/ru/ofitsialnaya-statistika/kalendar-ofitsial-naya-statistika>.

5.1.4 Simultaneous release

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5.1.5 Dissemination on request

Based on the Law of the Republic of Uzbekistan "On Official Statistics" and other regulatory documents, statistical data are provided in the prescribed manner based on user requests.

The dissemination of statistical data is carried out in printed or electronic form based on written requests from legal entities and individuals, as well as on the basis of a bilateral agreement between the parties.

5.2 Metadata

5.2.1 Dissemination of documentation on concepts, scope, classifications, basis of recording, data sources, and statistical techniques

Methodological provisions for calculating the housing market price index are posted on the website <https://lib.stat.uz>.

The Methodological Provisions provide basic information on the concept, applied classifications, statistical coverage, data sources, statistical methods, and procedures used in the formation of the indicator.

5.3 Assistance to users

5.3.1 Dissemination of information on contact points

Official publications shall indicate the addresses (postal, telephone, fax, e-mail, etc.) for contacting employees responsible for the preparation of statistical data.

9. Plans

9.1 Recent

9.1.1 Plans for improvement - Recent improvements

Starting from the second quarter of 2026, the hedonic regression method has been implemented.

9.2 General

9.2.1 Plans for improvement - Short-term

Expansion of data sources.

9.2.2 Plans for improvement - Medium-term

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9.3 Financial

9.3.1 Plans for improvement - TA/financing needs - Short-term

Funding is provided within the framework of the Statistical Program.

9.3.2 Plans for improvement - TA/financing needs - Medium-term

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