



January/2025

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Housing prices increased by 13.3% from the same period of the previous year

In January 2025, housing prices in Ulaanbaatar City increased by 13.3% from the same period of the previous year and 0.5% from the previous month.

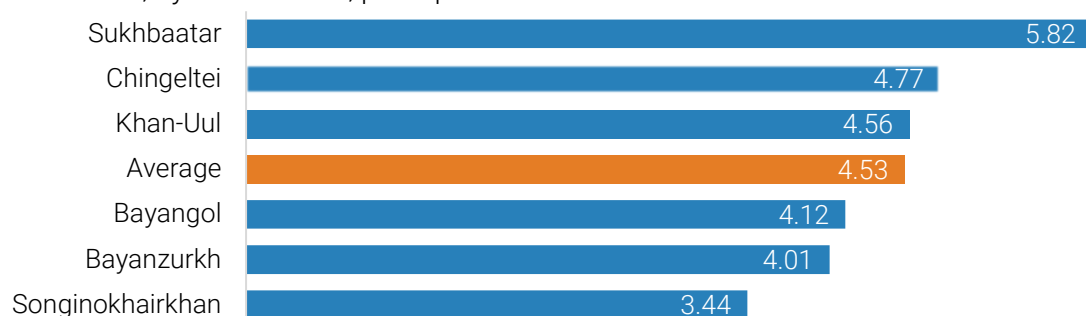
By the age of the apartment, the average price of new apartments increased by 11.2% from the same period of the previous year and decreased by 2.0% from the previous month. The average price of an old apartment increased by 15.0% in the same period of the previous year, and by 2.3% from the previous month, respectively.

TABLE 1. HOUSING PRICE INDEX

Indicator	2022	2023	Jan 2024	Dec 2024	Jan 2025	<u>Jan 2025</u> Jan 2024	<u>Jan 2025</u> Dec 2024
	2023.I=1					percent	
Total	0.99	1.08	1.09	1.23	1.24	13.3	0.5
New apartment	1.00	1.10	1.09	1.24	1.22	11.2	-2.0
Old apartment	0.99	1.05	1.09	1.22	1.25	15.0	2.3

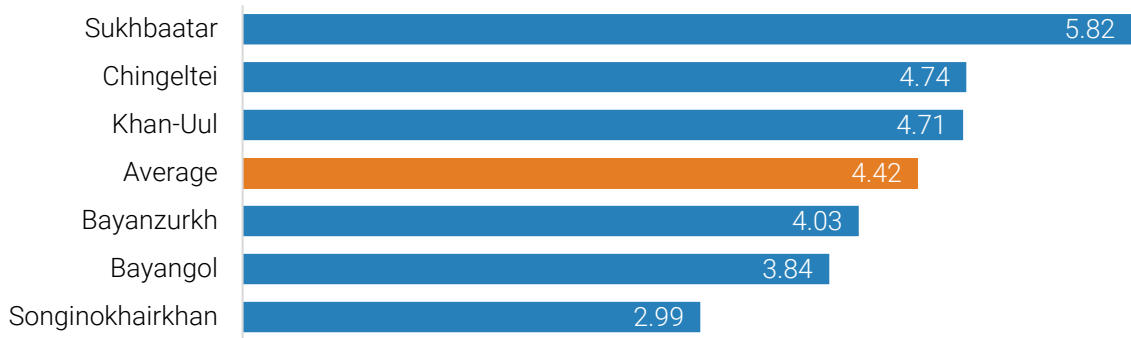
In January 2025, the average price of a new apartment per square meter was MNT 4.53 million, and the highest average was MNT 5.82 million in the Sukhbaatar district.

FIGURE 1. AVERAGE PRICE OF NEW APARTMENT, in January 2025, by 6 central districts of Ulaanbaatar, by MNT million, per square meter



In January 2025, the average price of an old apartment per square meter was MNT 4.42 million, and the highest average price was MNT 5.82 million in the Sukhbaatar district.

FIGURE 2. AVERAGE PRICE OF OLD APARTMENT, In January 2025, by central 6 districts of Ulaanbaatar, by MNT million, per square meter



In January 2025, for new apartments, from the same period of the previous year, the highest increase was 40.0% or MNT 1660.1 thousand in the Sukhbaatar district, and the lowest increase was 8.6% or MNT 359.3 thousand in the Khan-Uul district.

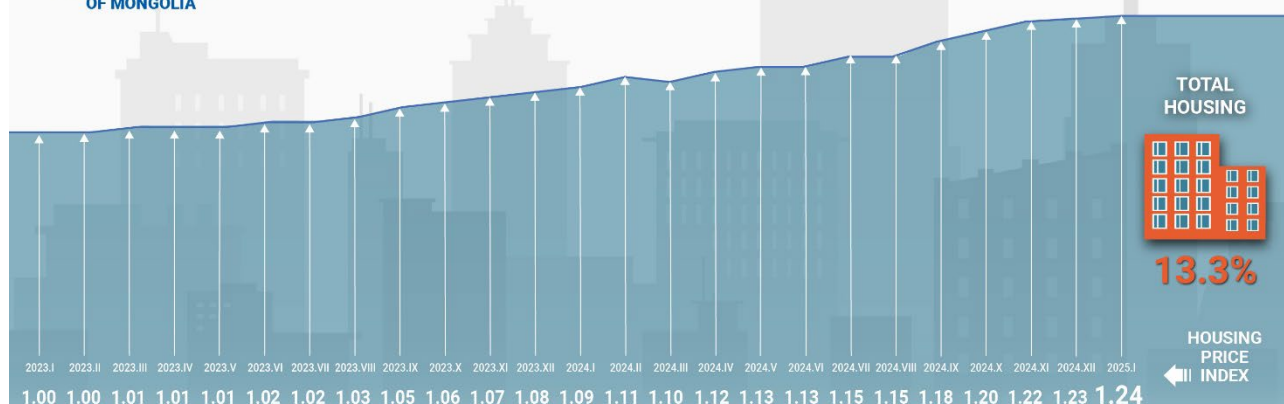
For old apartments, from the same period of the previous year, the highest increase was 30.6% or MNT 1361.2 thousand in the Sukhbaatar district, and the lowest was 12.5% or MNT 525.3 thousand in the Khan-Uul district.

TABLE 2. AVERAGE PRICE OF NEW AND OLD APARTMENTS, by 6 central districts of Ulaanbaatar, per square meter, from the same period of the previous year

Districts	Jan 2023	Jan 2024	Dec 2024	Jan 2025	Change	
	MNT millions				Amount, MNT millions	Percent
Average price of new apartment						
Bayangol	3.13	3.61	4.28	4.12	0.51	14.0
Bayanzurkh	2.89	3.41	4.45	4.01	0.60	17.7
Songinokhairkhan	2.33	2.64	3.29	3.44	0.81	30.5
Sukhbaatar	3.55	4.15	5.72	5.82	1.66	40.0
Khan-Uul	3.80	4.20	4.68	4.56	0.36	8.6
Chingeltei	3.35	3.67	4.62	4.77	1.10	30.1
Average price of old apartment						
Bayangol	2.93	3.20	3.76	3.84	0.64	20.1
Bayanzurkh	3.05	3.52	3.81	4.03	0.51	14.5
Songinokhairkhan	2.62	2.60	2.94	2.99	0.39	15.1
Sukhbaatar	4.07	4.45	5.90	5.82	1.36	30.6
Khan-Uul	3.67	4.19	4.57	4.71	0.53	12.5
Chingeltei	3.63	3.93	4.68	4.74	0.81	20.6

HOUSING PRICE INDEX

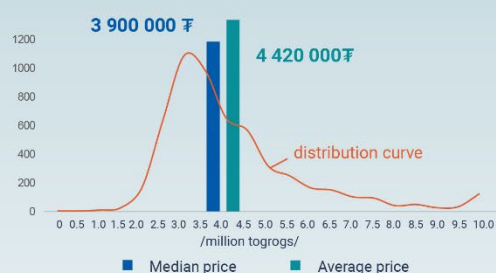
January 2025



ANNUAL CHANGE OF OLD APARTMENT

↑ 15.0%

PRICE OF OLD APARTMENT, per square meter



AVERAGE PRICE OF OLD APARTMENT
per square meter, by districts, million togrogs



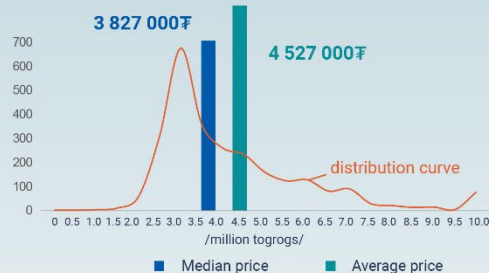
Source: Housing price data, National Statistics Office of Mongolia



ANNUAL CHANGE OF NEW APARTMENT

↑ 11.2%

PRICE OF NEW APARTMENT, per square meter



AVERAGE PRICE OF NEW APARTMENT
per square meter, by districts, million togrogs



Source:

Housing price data, National Statistics Office of Mongolia

Website:

<http://www.1212.mn/>

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