



# Market analysis Rental housing. Vilnius and Kaunas

2025-2026

Vilnius, Lithuania

# The Task

## VILNIUS

Number of persons / rooms	Number of apartments*
2	≈ 740
3	≈ 136
4	≈ 140
5	≈ 64

≈ 1,080  
apartments

### I. Location:

- proximity to German educational institutions;
- convenient access to places of work;
- proximity to public transport stops or railway stations, etc.;
- accommodation must not be concentrated in one place.

## KAUNAS

Number of persons / rooms	Number of apartments*
2	≈ 204
3	≈ 38
4	≈ 38
5	≈ 18

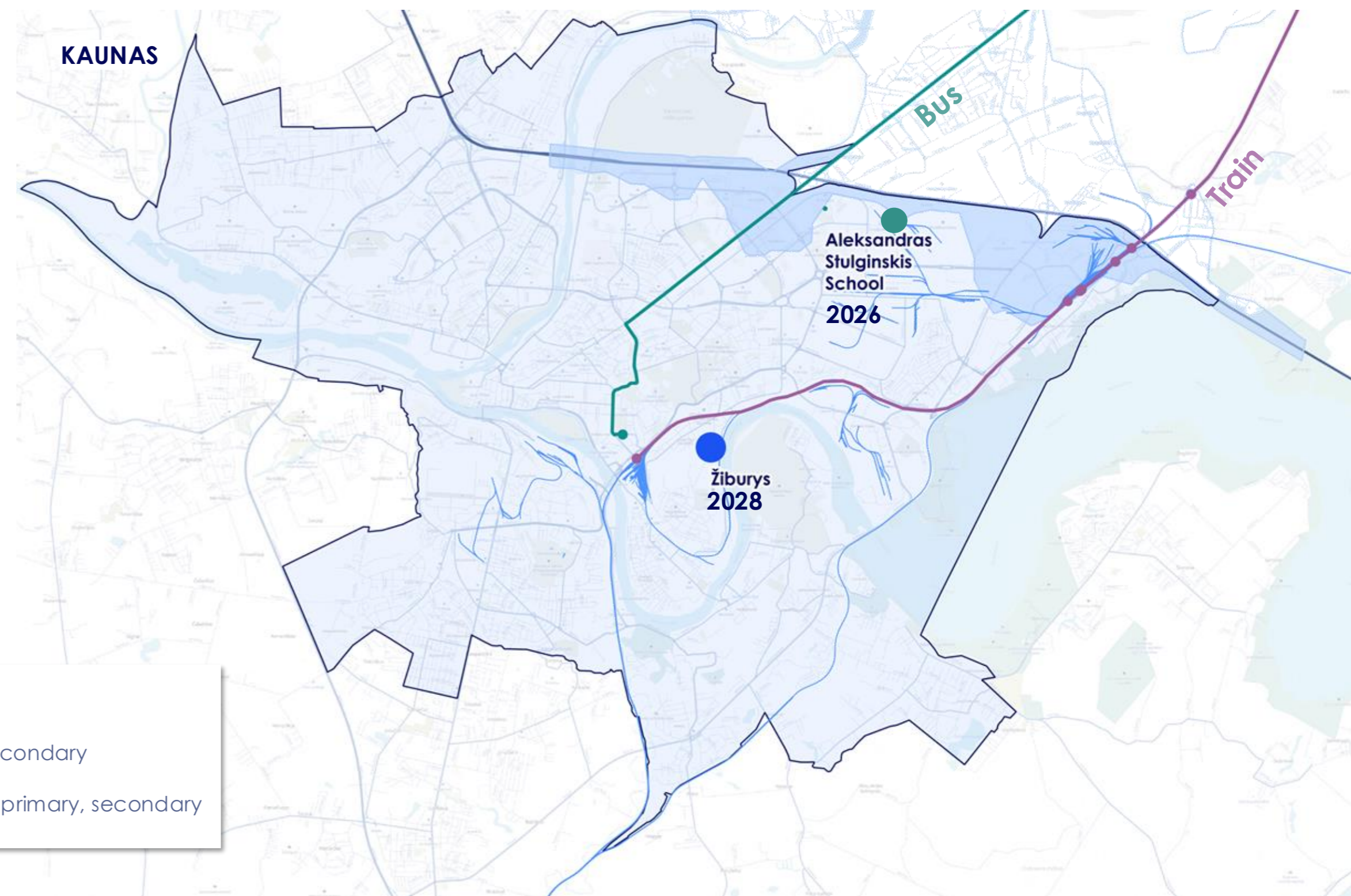
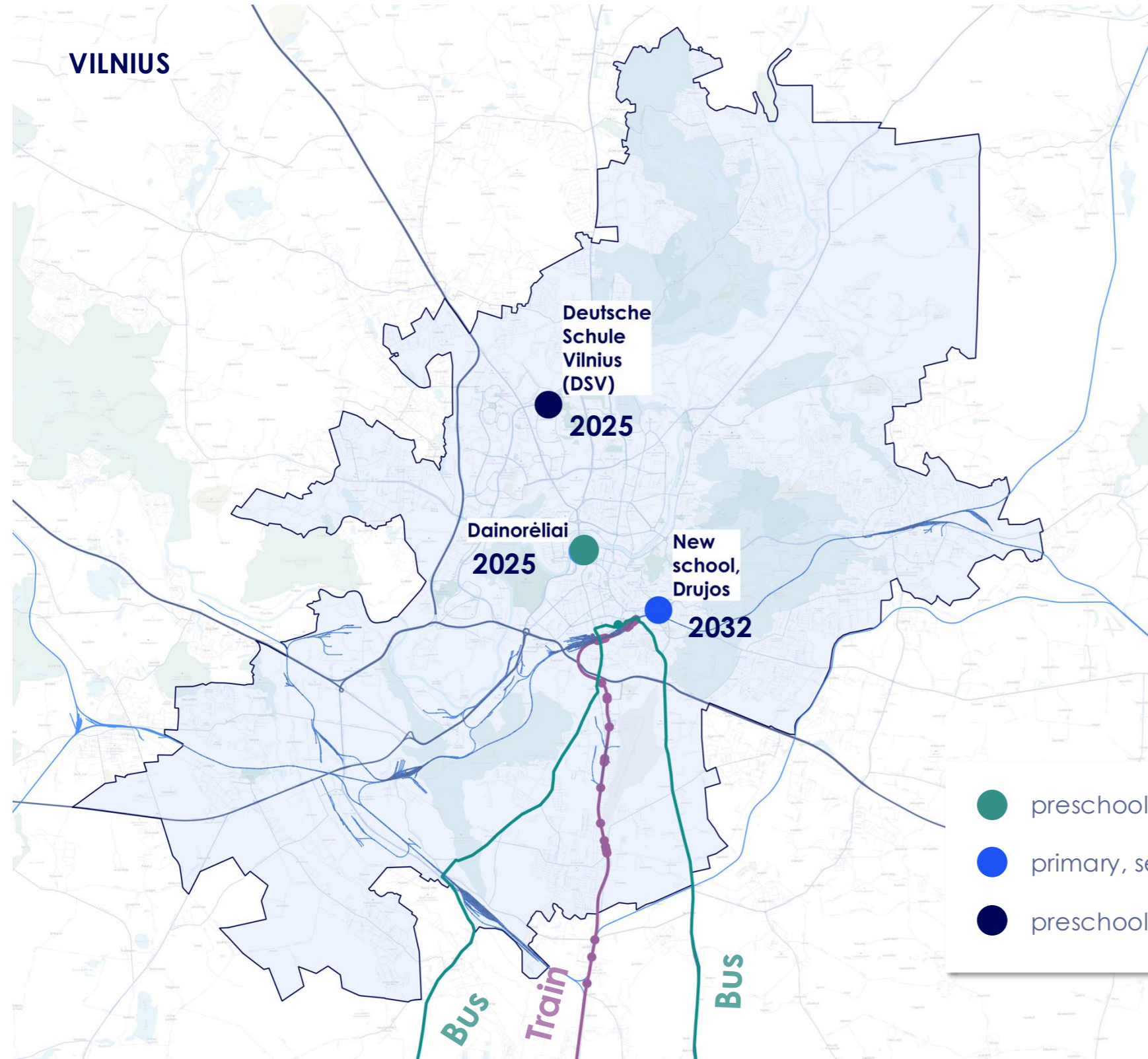
≈ 298  
apartments

### II. Quality:

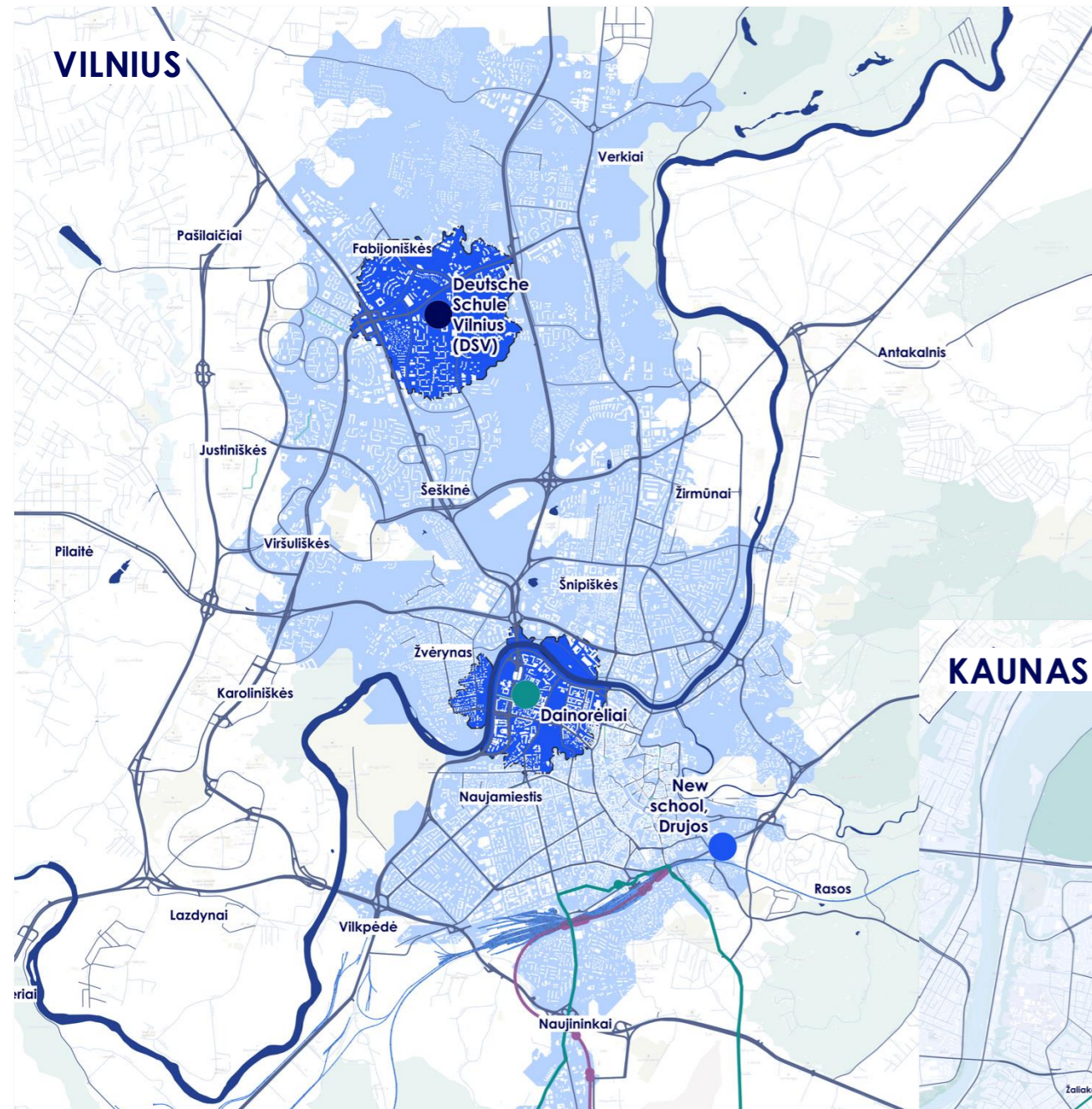
- adequate (good) quality;
- without furniture, unless there is a specific need for furnished housing;
- equipped with a kitchen.

*\*The exact need for housing for rent becomes apparent approximately 6 months before the transfer to Lithuania, when it becomes clear whether the military will arrive alone or with families and children.*

# Plan for education and preschool care

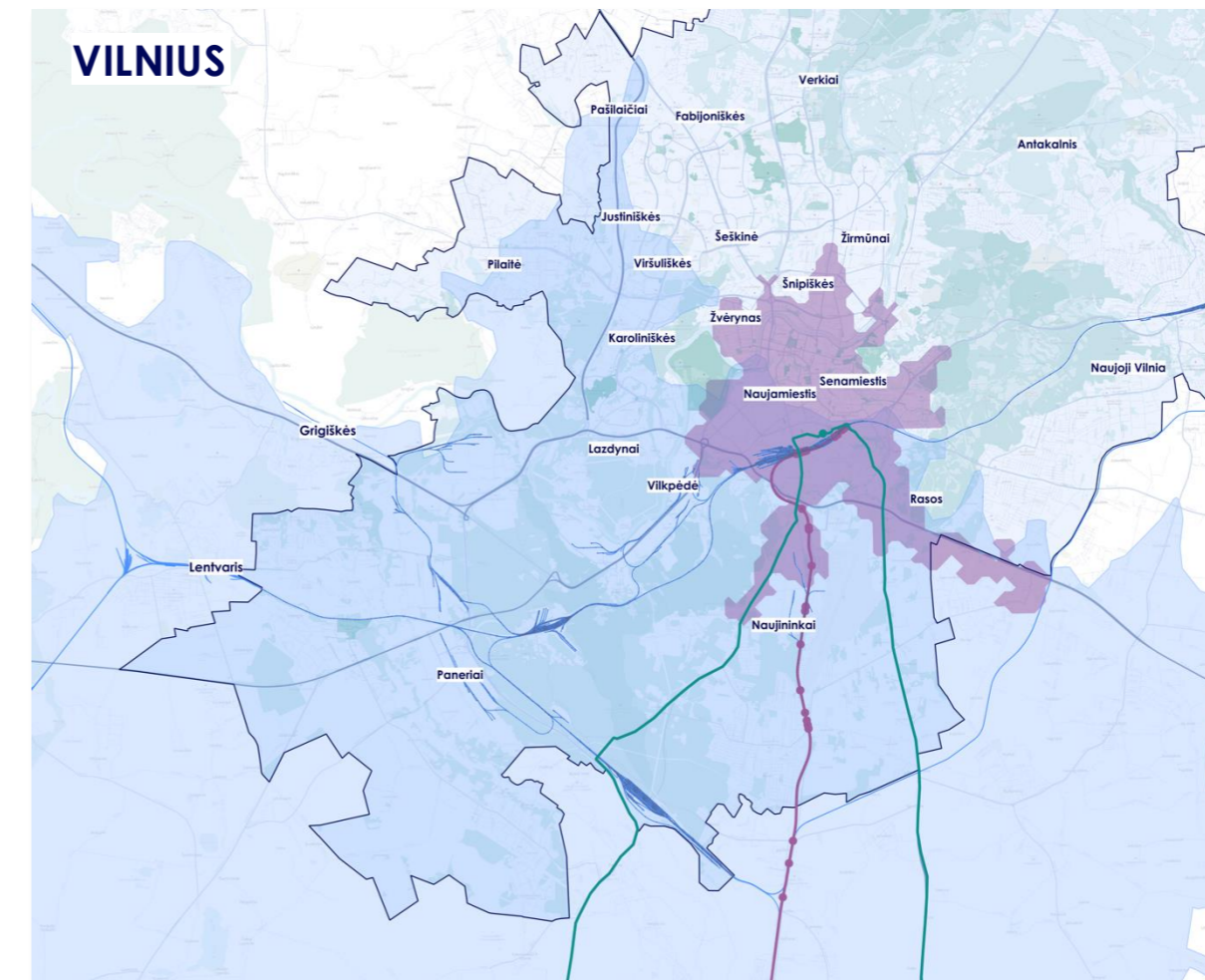
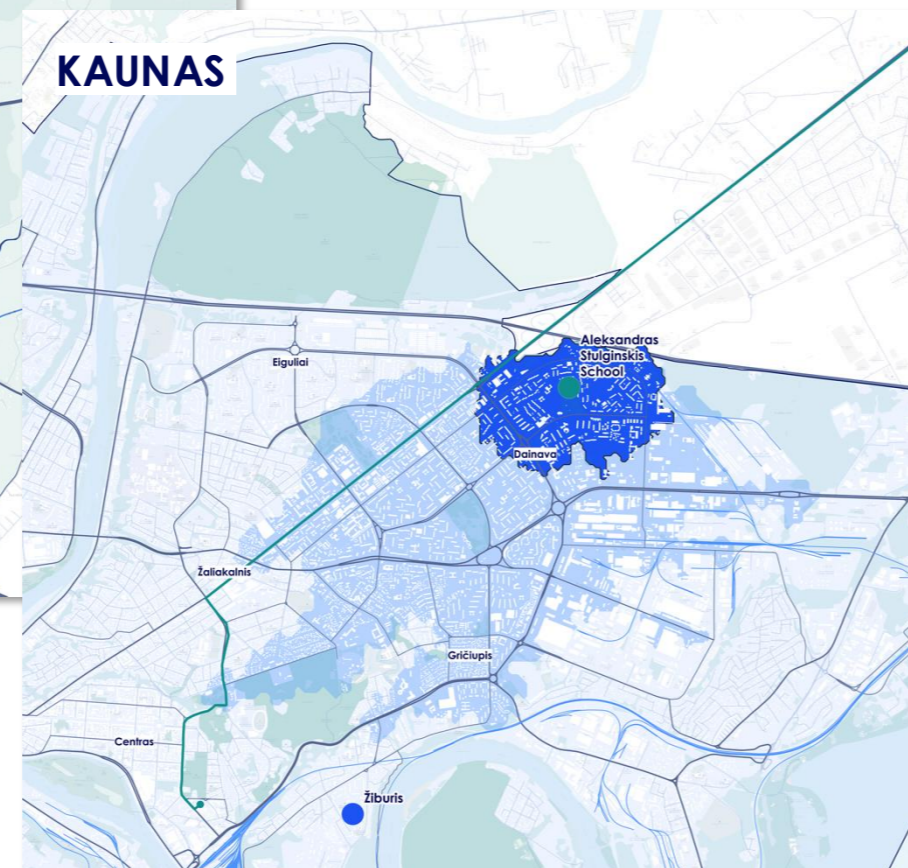


# Preferred Residential Areas



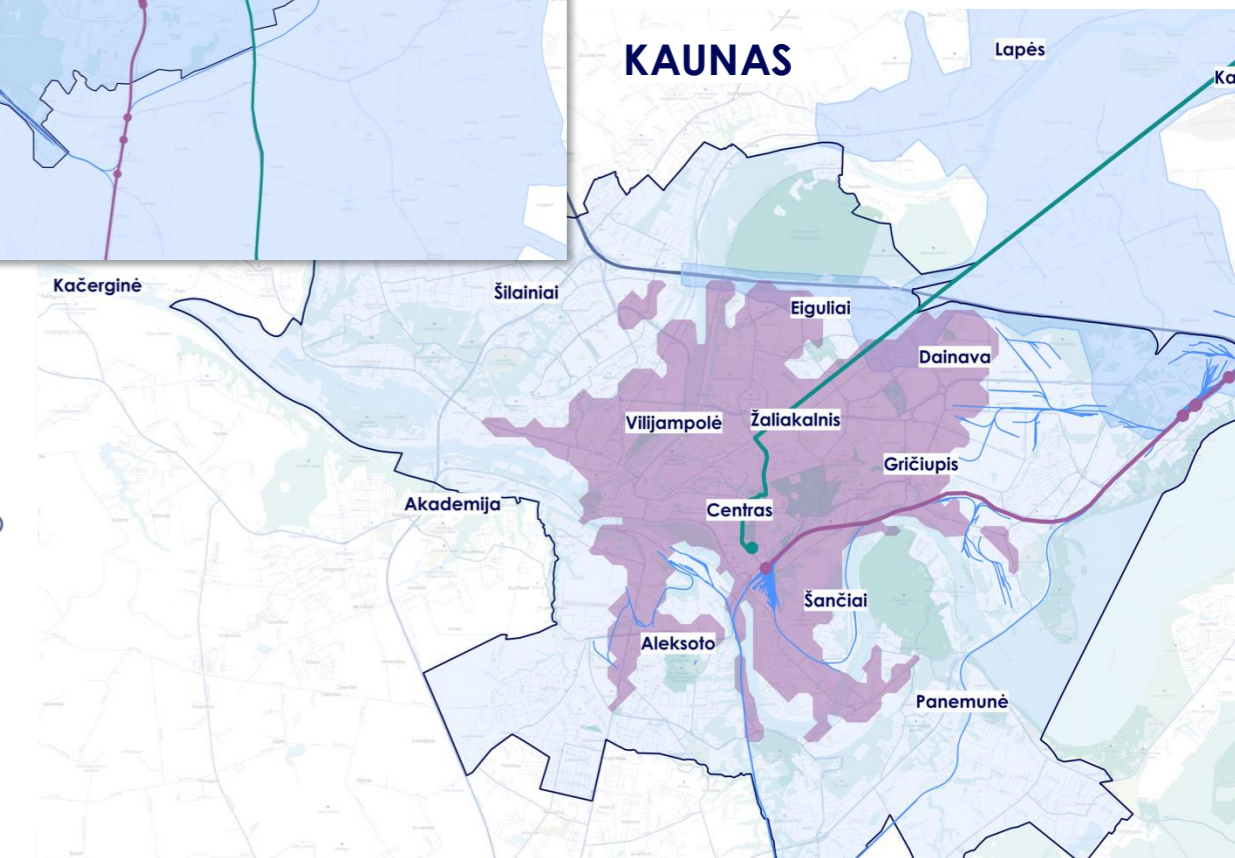
## FAMILIES WITH CHILDREN:

*Vilnius:* Fabijoniškės, partially Naujamiestis, Senamiestis, and Žvėrynas  
*Kaunas:* Dainava



## SINGLES AND FAMILIES WITHOUT CHILDREN:

*Vilnius:* Senamiestis, Naujamiestis, Žvėrynas, Naujininkai, Užupis, Paupys, Lazdynai, Vilkpėdė, Karoliniškės (partially), Pilitė, Viršuliškės.  
*Kaunas:* Dainava, Eiguliai, Centras, Šančiai, Vilijampolė, Žaliakalnis, Gričiupis.



40 min car drive to a place of work

30 min public transport ride to a central station

15 min walk

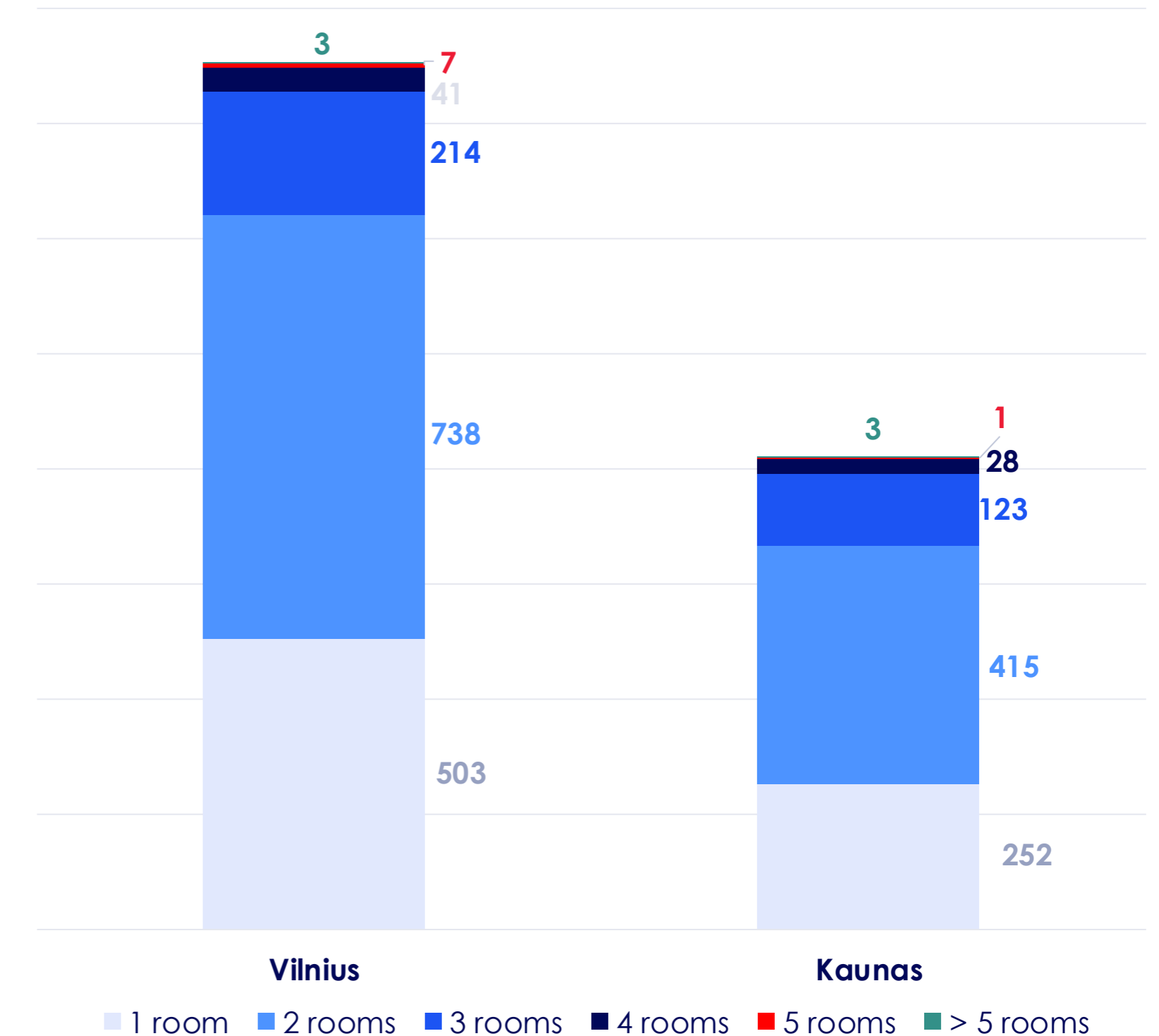
30 min public transport

# SUPPLY. Rental market



1. High share of homeownership, over 90% of all households.
2. Largely unstructured and non-institutional.
3. Unfurnished – 2% of the supply.
4. 10-15% of the supply – inadequate quality.

The total stock of apartments for long-term rent in Vilnius and Kaunas, as of April 2026



As of April 2026, the total number of rental listings on Aruodas.lt is as follows:

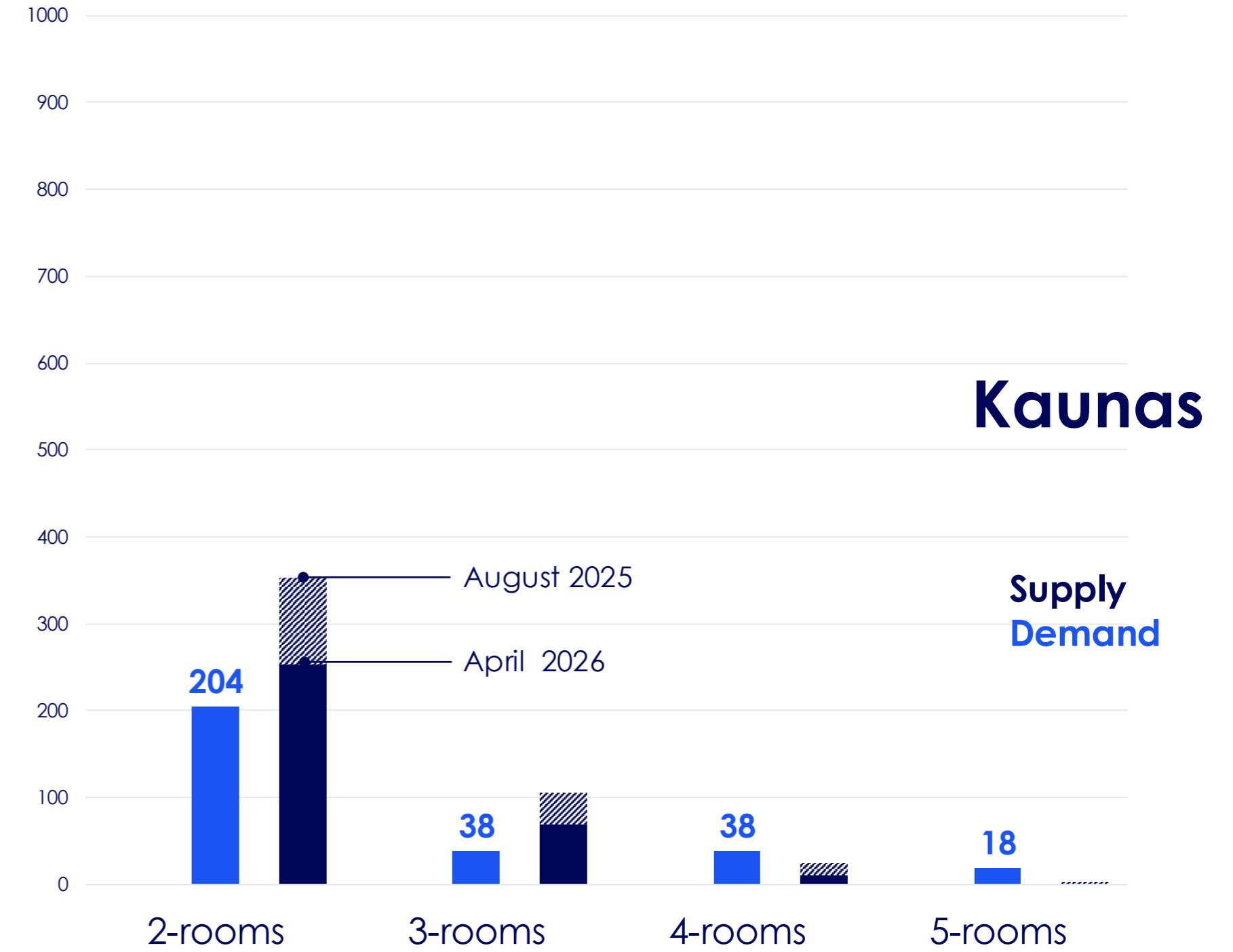
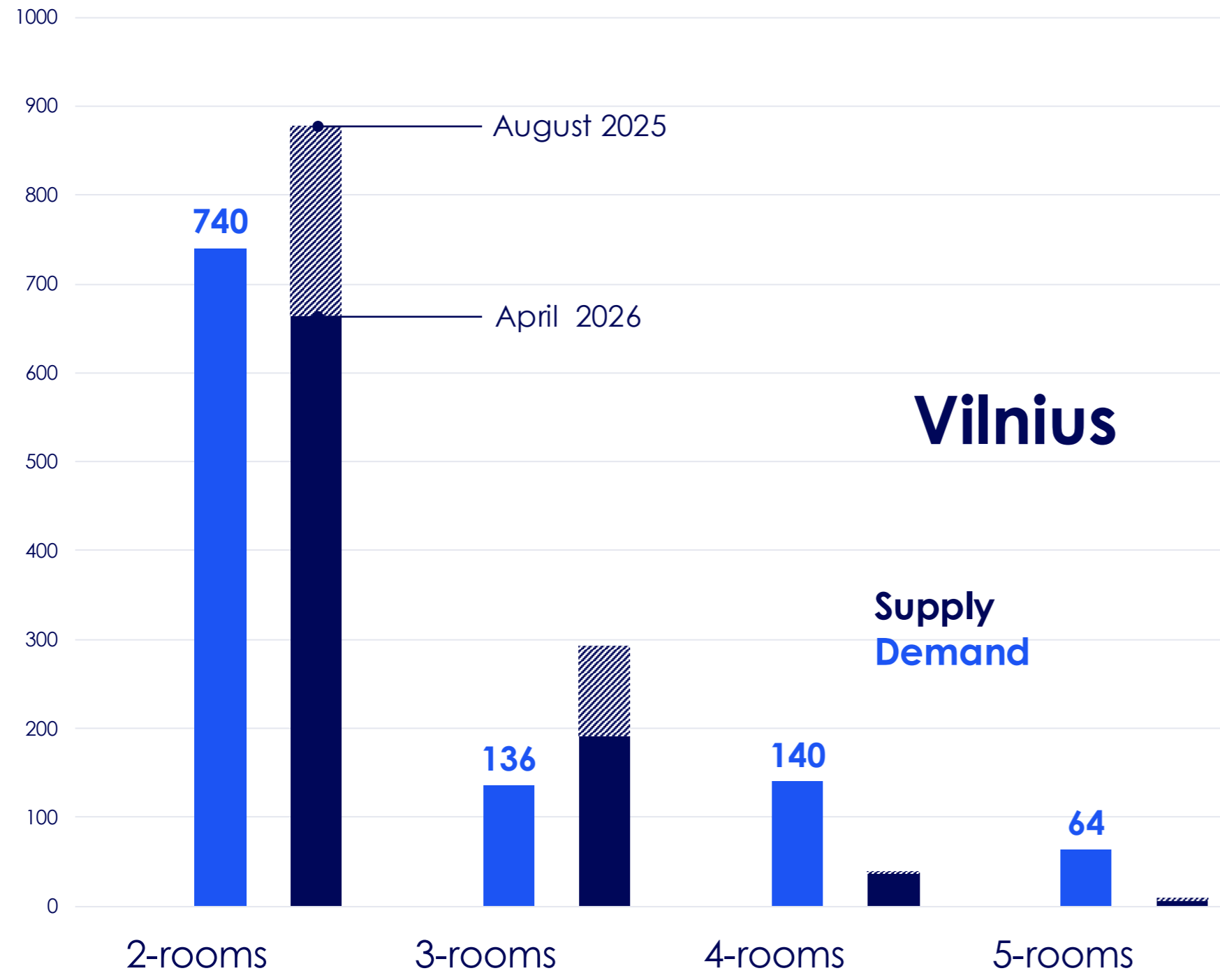
## Total stock in Vilnius

1 room	503	33%
2 rooms	738	49%
3 rooms	214	14%
4 rooms	41	3%
5 rooms	7	0%
> 5 rooms	3	0.2%
<b>Total</b>	<b>1506</b>	<b>100.0%</b>

## Total stock in Kaunas

1 room	252	31%
2 rooms	415	50%
3 rooms	123	15%
4 rooms	28	3%
5 rooms	1	0%
> 5 rooms	3	0.4%
<b>Total</b>	<b>822</b>	<b>100.0%</b>

# The Picture



■ Total available supply\*
 ▨ Total available supply Aug 2025\*  
■ Demand from the German Brigade

■ Total available supply\*
 ▨ Total available supply Aug 2025\*  
■ Demand from the German Brigade

\* of adequate quality

# Families with preschool kids. Available listings Vilnius



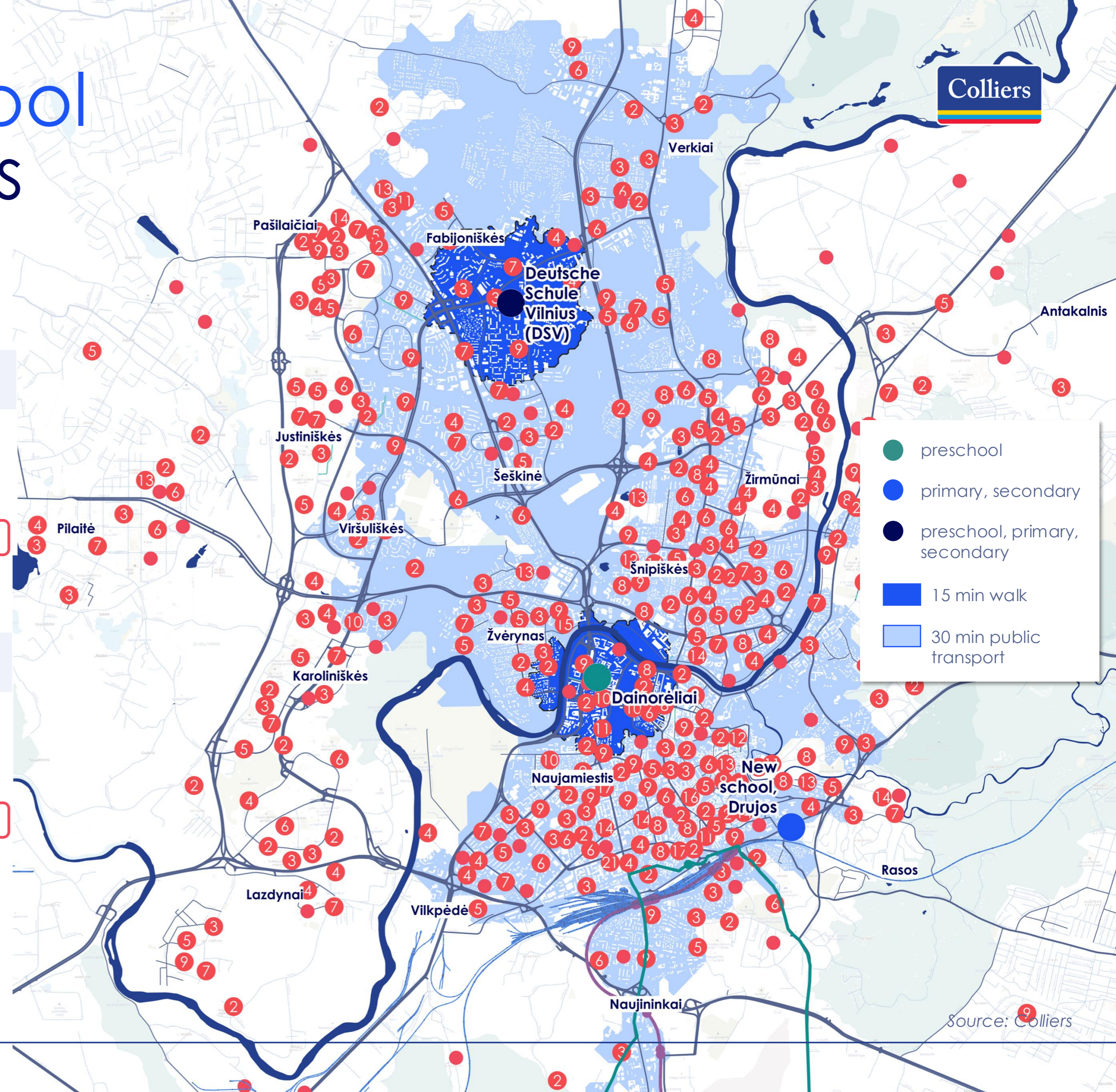
Total available listings:

## 1. Preferred zones:

	Total number of listings	3 rooms/good quality*/without furniture**	4 rooms/good quality*/without furniture**	5 rooms/good quality*/without furniture**
Deutsche Schule Vilnius" (DSV)	30	7/7/1	0/0/0	0/0/0
Nursery-kindergarten Dainorėliai	83	13/13/0	1/1/0	0/0/0
<b>In total</b>	<b>113</b>	<b>20/20/1</b>	<b>1/1/0</b>	<b>0/0/0</b>

## 2. Acceptable zones

	Total number of listings	3 rooms/good quality*/without furniture**	4 rooms/good quality*/without furniture**	5 rooms/good quality*/without furniture**
Deutsche Schule Vilnius" (DSV)	388	88/80/3	4/3/0	1/1/1
Nursery-kindergarten Dainorėliai	881	144/117/15	22/1/2	9/9/4
<b>In total</b>	<b>1269</b>	<b>232/197/18</b>	<b>26/4/2</b>	<b>10/9/5</b>



Source: Colliers

# Families with preschool kids. Available listings Kaunas

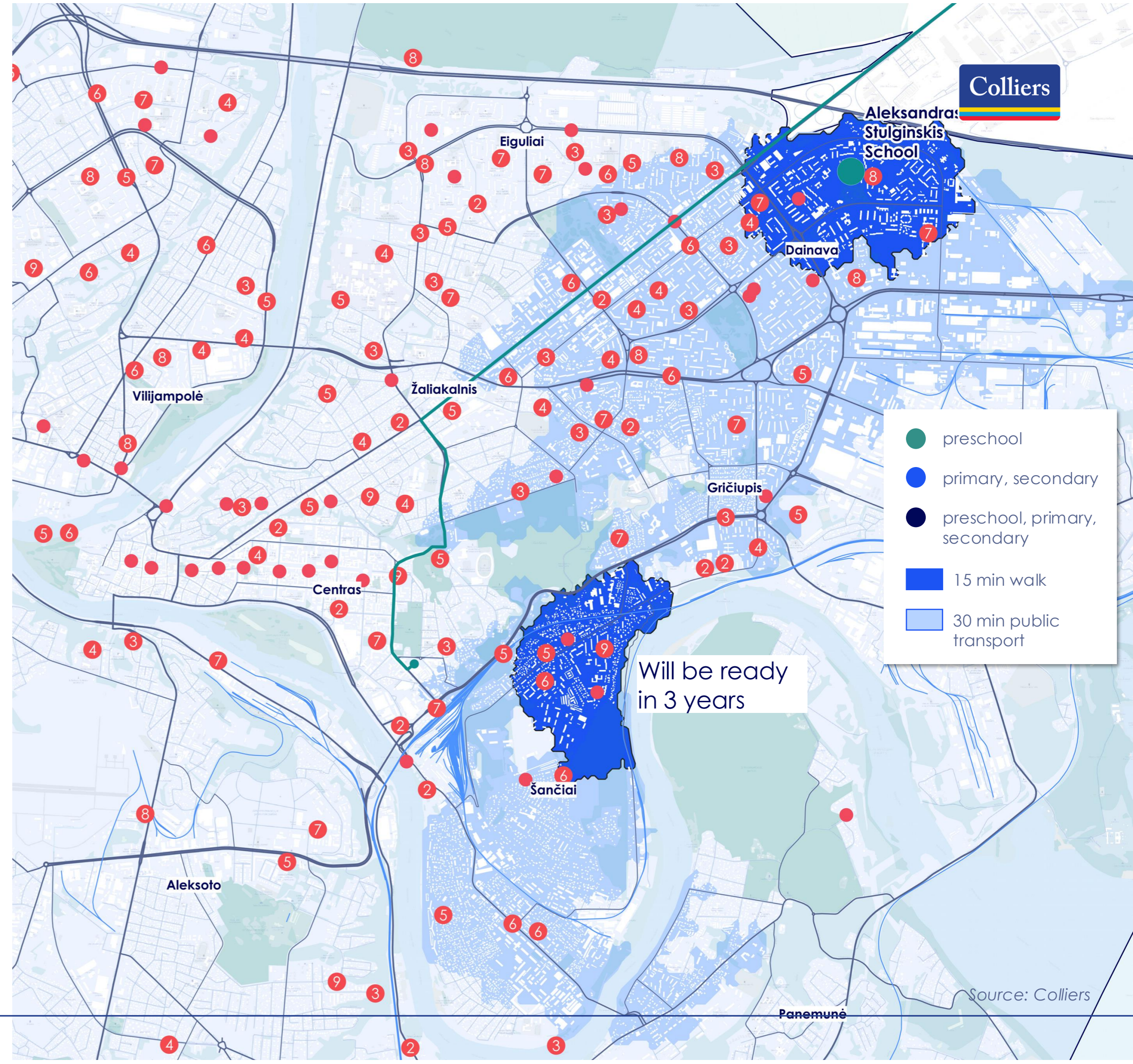
Total available listings:

## 1. Preferred zones:

	Total number of listings	3 rooms/good quality*/without furniture**	4 rooms/good quality*/without furniture**	5 rooms/good quality*/without furniture**
Aleksandro Stulginskio mokykla	23	2/2/0	0/0/0	0/0/0
Žiburys school	28	6/4/0	1/0/0	0/0/0
<b>In total</b>	<b>51</b>	<b>8/6/0</b>	<b>1/0/0</b>	<b>0/0/0</b>

## 2. Acceptable zones

	Total number of listings	3 rooms/good quality*/without furniture**	4 rooms/good quality*/without furniture**	5 rooms/good quality*/without furniture**
Aleksandro Stulginskio mokykla	85	17/17/0	0/0/0	0/0/0
Žiburys school	41	9/4/0	0/0/0	0/0/0
<b>In total</b>	<b>126</b>	<b>26/23/0</b>	<b>0/0/0</b>	<b>0/0/0</b>



# Singles and families without kids. Available listings Vilnius



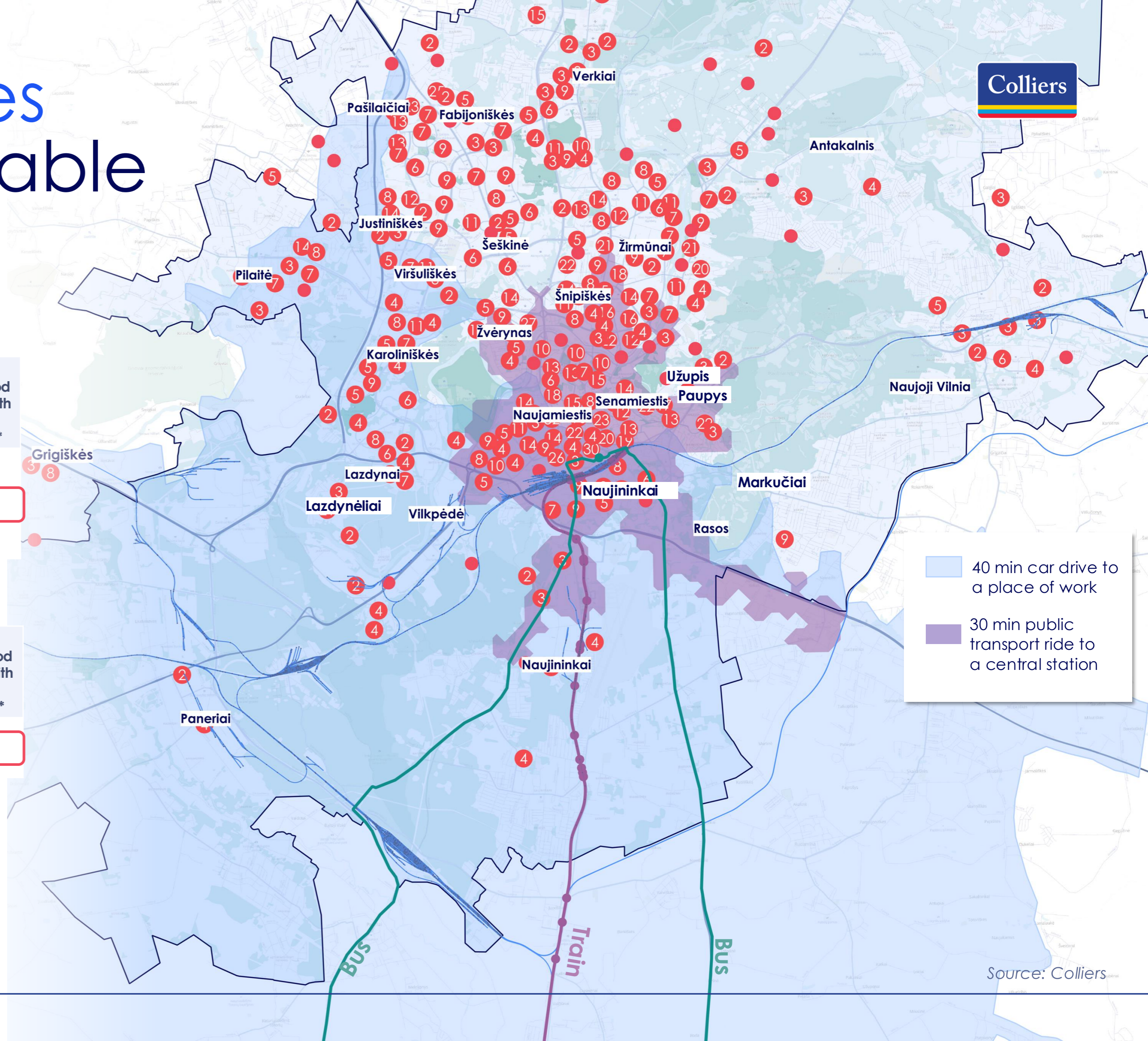
Total available listings:

## 1. For those who travel by train or bus:

	Total number of listings	2 rooms/good quality*/without † furniture**	3 rooms/good quality*/with out furniture**	4 rooms/good quality*/with out furniture**	5 rooms/good quality*/with out furniture**
30-min public transport distance to the Central Station	811	378/356/12	124/120/4	22/22/0	9/9/0

## 2. For those who travel by car

	Total number of listings	2 rooms/good quality*/without † furniture**	3 rooms/good quality*/with out furniture**	4 rooms/good quality*/with out furniture**	5 rooms/good quality*/with out furniture**
40-min car drive to Rudininkai	587	271/260/10	103/95/6	17/16/0	6/6/0



# Singles and families without kids. Available listings Kaunas

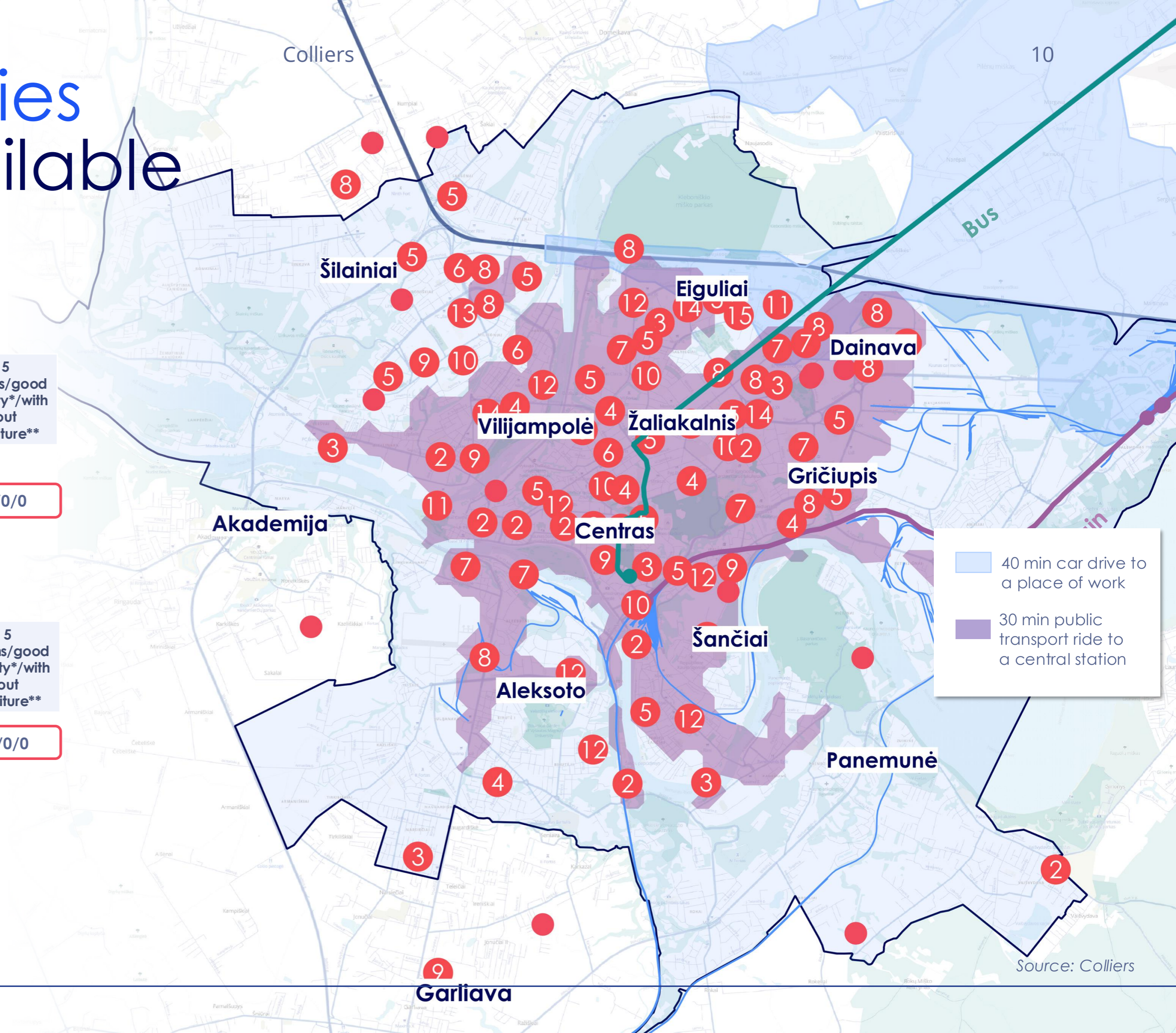
Total available listings:

## 1. For those who travel by train or bus:

	Total number of listings	2 rooms/good quality*/with out furniture**	3 rooms/good quality*/with out furniture**	4 rooms/good quality*/with out furniture**	5 rooms/good quality*/with out furniture**
30-min public transport distance to the Central Station	459	232/197/5	69/58/2	16/13/0	0/0/0

## 2. For those who travel by car

	Total number of listings	2 rooms/good quality*/with out furniture**	3 rooms/good quality*/with out furniture**	4 rooms/good quality*/with out furniture**	5 rooms/good quality*/with out furniture**
40-min car drive to Rukla	31	16/13/0	5/4/0	0/0/0	0/0/0



Source: Colliers

# Institutional investors. Lumi namai

Colliers

LUMI  NAMAI

**Class.** Medium

**Developer:** YIT Lietuva

**Owner:** BTA Baltic Insurance Company

**Operator:** Lumi Capital

**Size:** 124 apartments, 25-96 sqm (1-4 rooms)

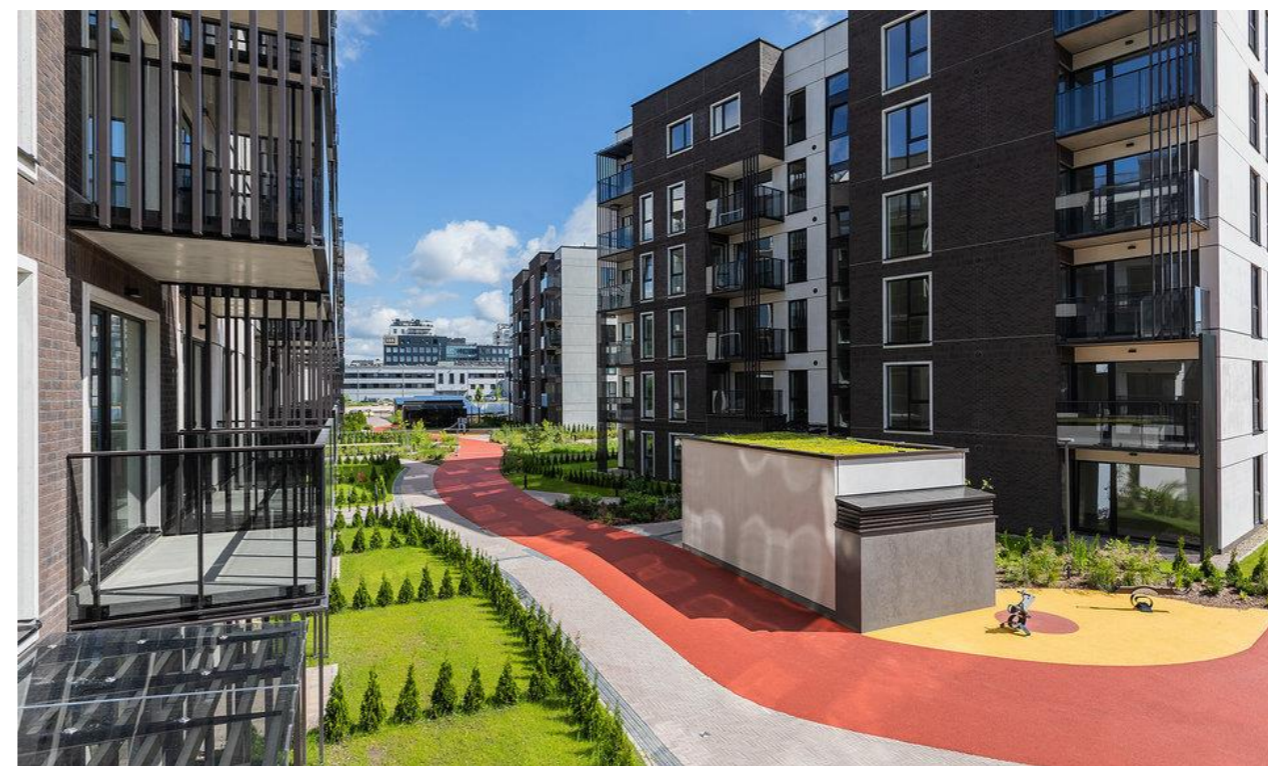
**Year:** 2022

**Fit-out:** without soft and movable furniture, beddings and other essentials

**Location:** Laumėnų g. 2, Šnipiškės

**Vacancy:** 2 apartments (1.6%)

**Rent Rates:** 645 - 975 EUR/sqm (~14-19 EUR/sqm)



# Institutional investors. Eften Living - Vilnius

Colliers



**Class.** Medium

**Developer:** Rewo

**Owner:** EFTEN Capital

**Operator:** EFTEN

**Size:** 146 apartments, 22-69 sqm (1-3 rooms)

**Year:** 2024

**Fit-out:** full

**Location:** Justiniškės, Kopenhagos St. 10

**Vacancy:** 1 apartment (0.7%)

**Rent Rates:** 440 - 1050 EUR/sqm (~14-22 EUR/sqm)



# Institutional investors. Eften Living - Kaunas



**Class.** Medium

**Developer:** Etapas Group

**Owner:** EFTEN Capital

**Operator:** Eften

**Size:** 96 apartments, 43-67 sqm (2-3 rooms)

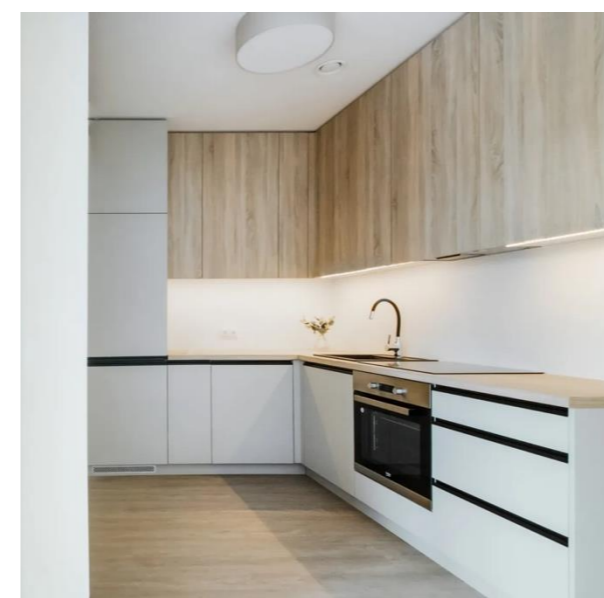
**Year:** 2023

**Fit-out:** full

**Location:** Eiguliai, Žeimenos St. 82.

**Vacancy:** 4 apartments (2.7%)

**Rent Rates:** 600 - 750 EUR/sqm (~11-15 EUR/sqm)



# Institutional investors. Basanavičiaus g. 10

Colliers



**Class.** Upper-middle

**Developer:** Lietuvos Draudimas

**Owner:** Lietuvos Draudimas

**Operator:** Evernord

**Size:** 26 apartments, 40-100 sqm (1-4 rooms)

**Year:** 2023

**Fit-out:** partially

**Location:** J. Basanavičiaus g. 10

**Vacancy:** 4%

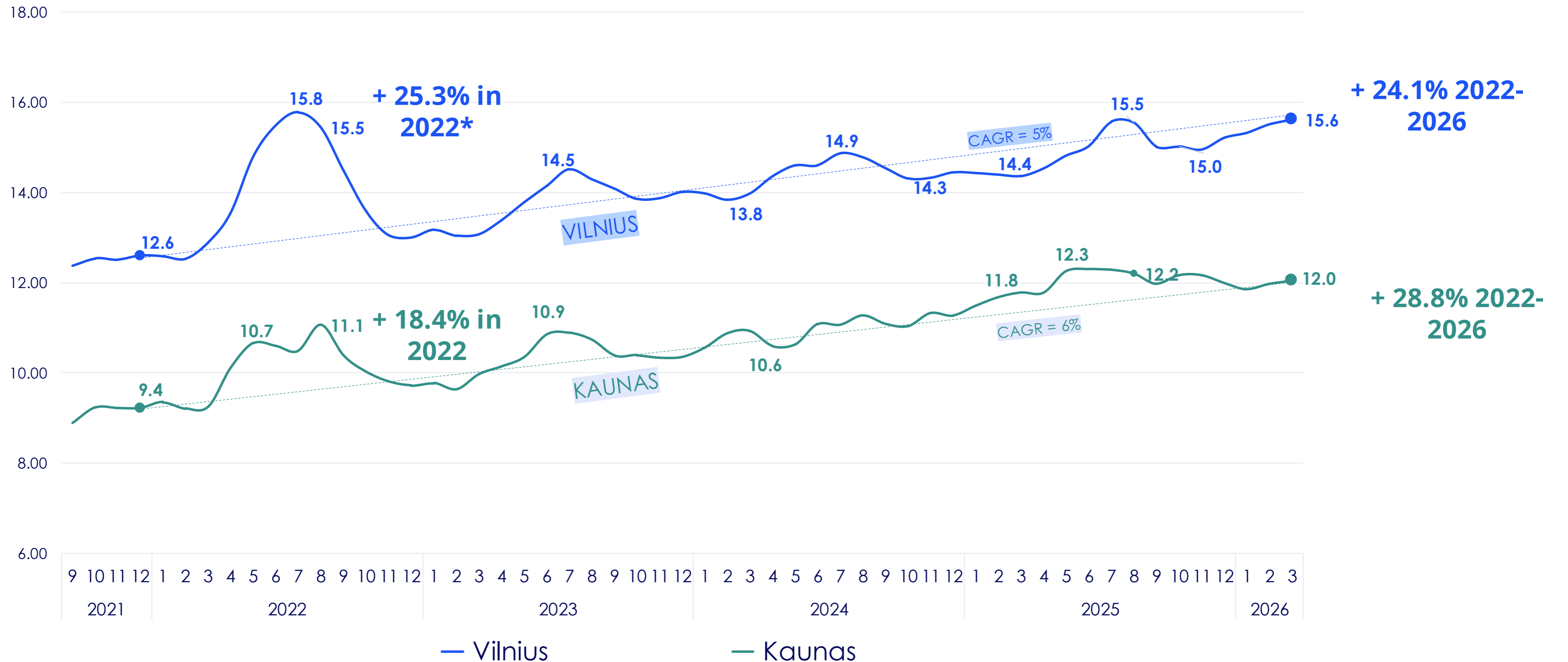
**Rent Rates:** 950- 1950 EUR/sqm (~24 EUR/sqm)



# Prices



Dynamics of average asking rent rate for apartments long-term rent in Vilnius and Kaunas, EUR/sqm/month, 2021-2026



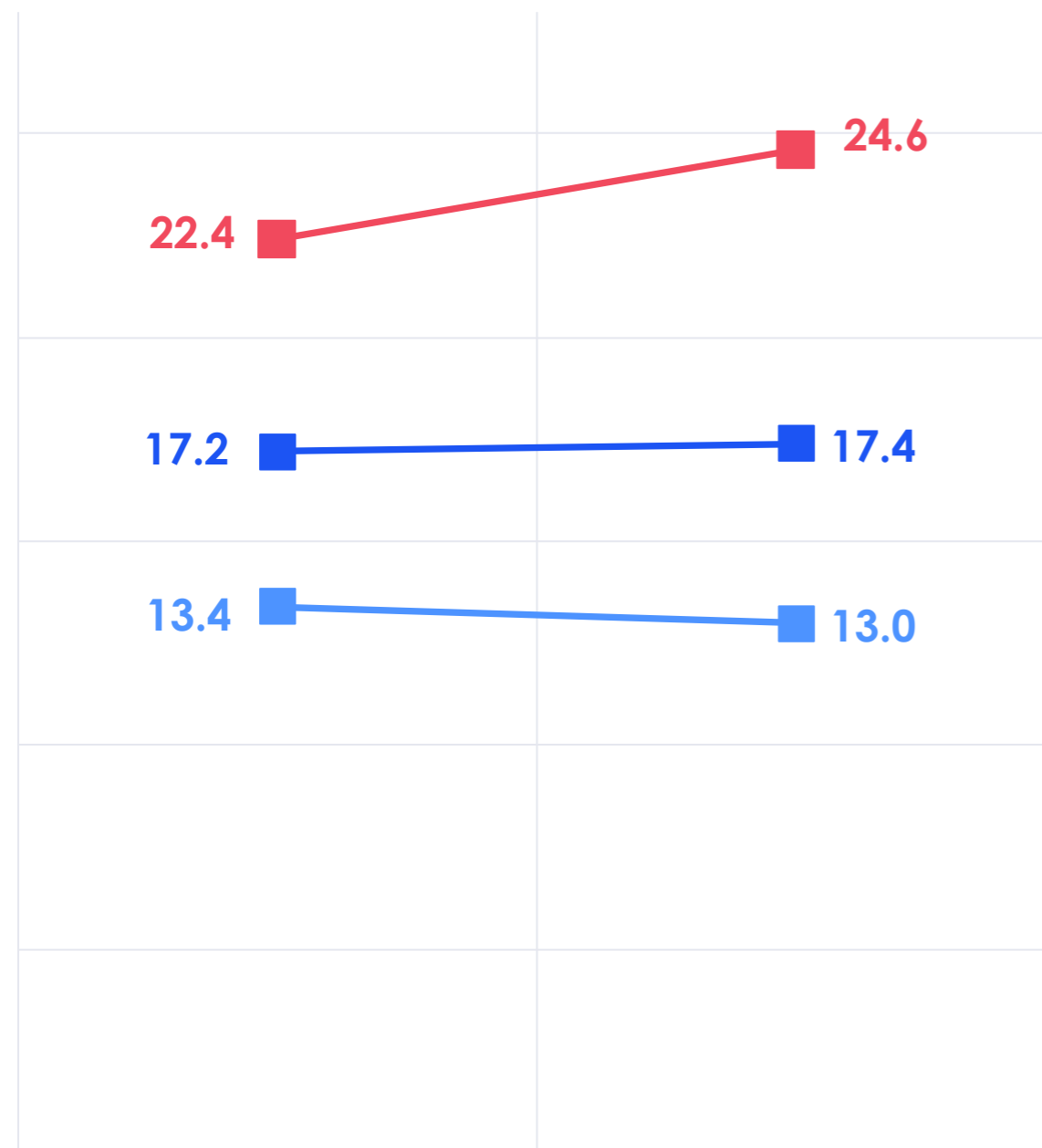
\* 2022-01 = 100%

Source: Colliers, Aruodas.lt

# Vilnius Apartment Rental Pricing



**Central Districts** (Senamiestis, Naujamiestis, Užupis, Žvėrynas)

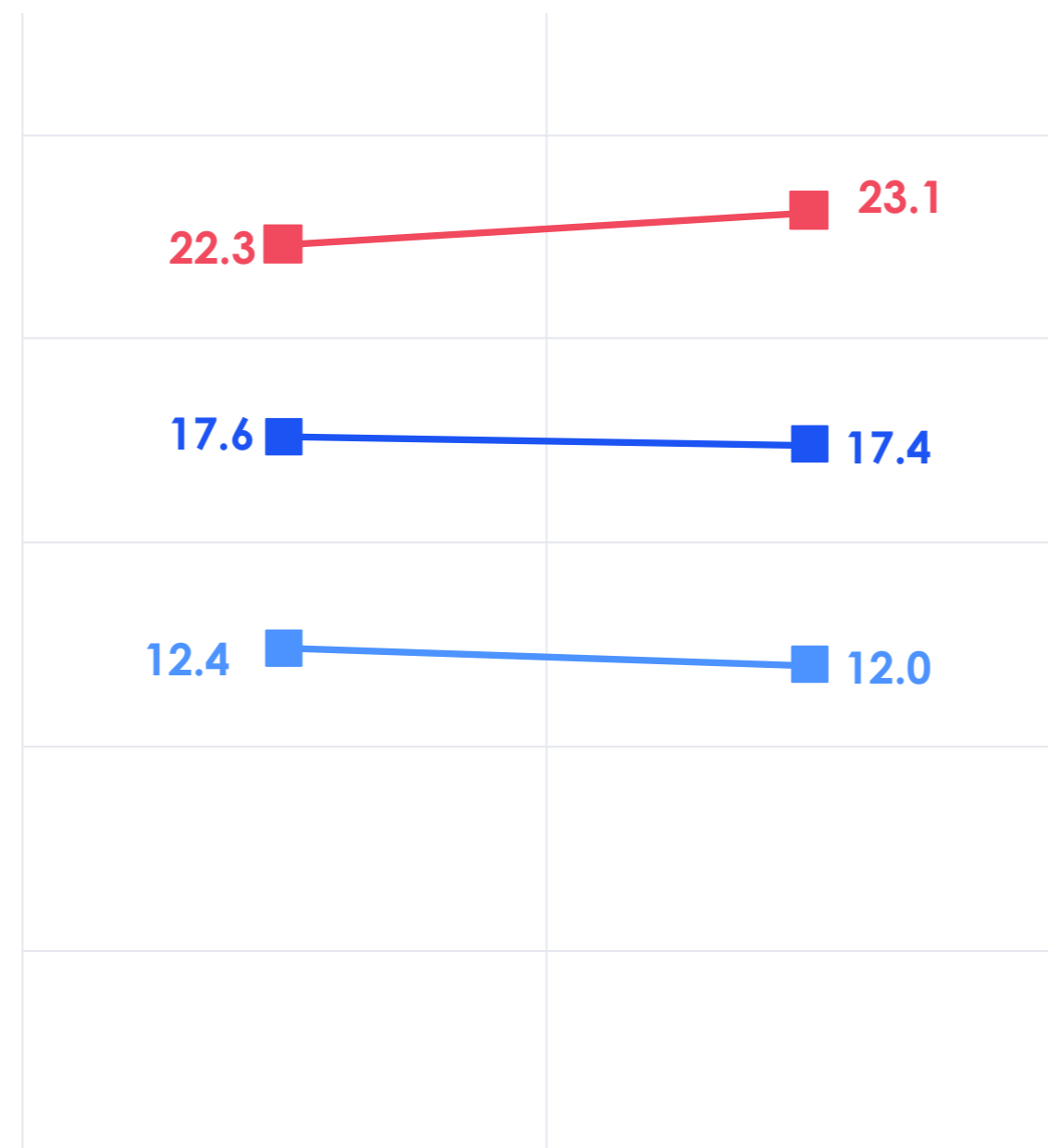


Aug 2025

April 2026

■ Premium quality ■ Medium quality ■ Lower quality

**Inner Districts** (Antakalnis, Markučiai, Šeškinė, Šnipiškės, Žirmūnai)

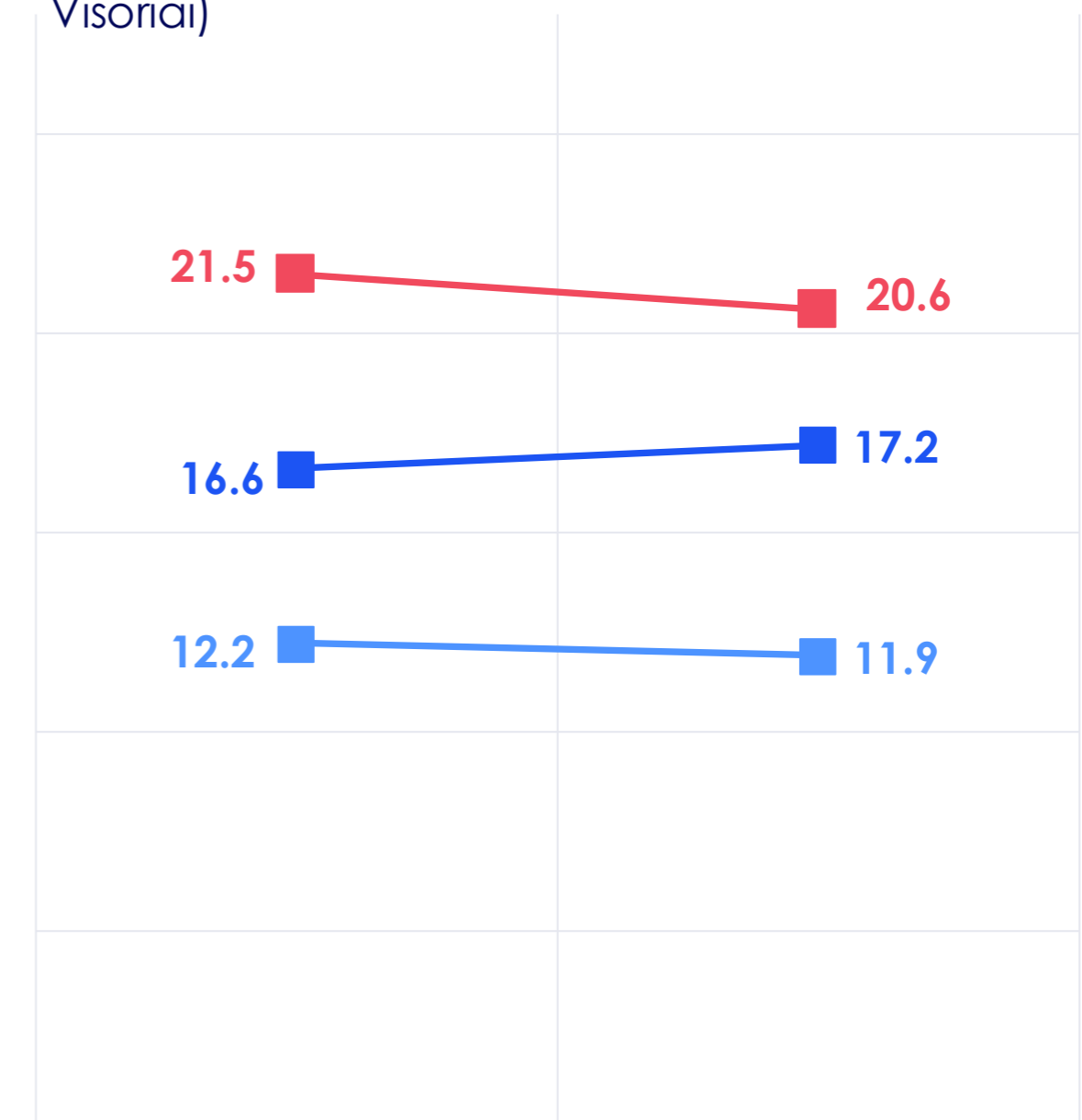


Aug 2025

April 2026

■ Premium quality ■ Medium quality ■ Lower quality

**Outer Districts** (Bajorai, Baltupiai, Burbiškės, Jeruzalė, Justiniškės, Karoliniškės, Lazdynėliai, Naujininkai, Pašilaičiai, Pilaitė, Saulėtekis, Vilkipėdė, Viršuliškės, Visoriai)



Aug 2025

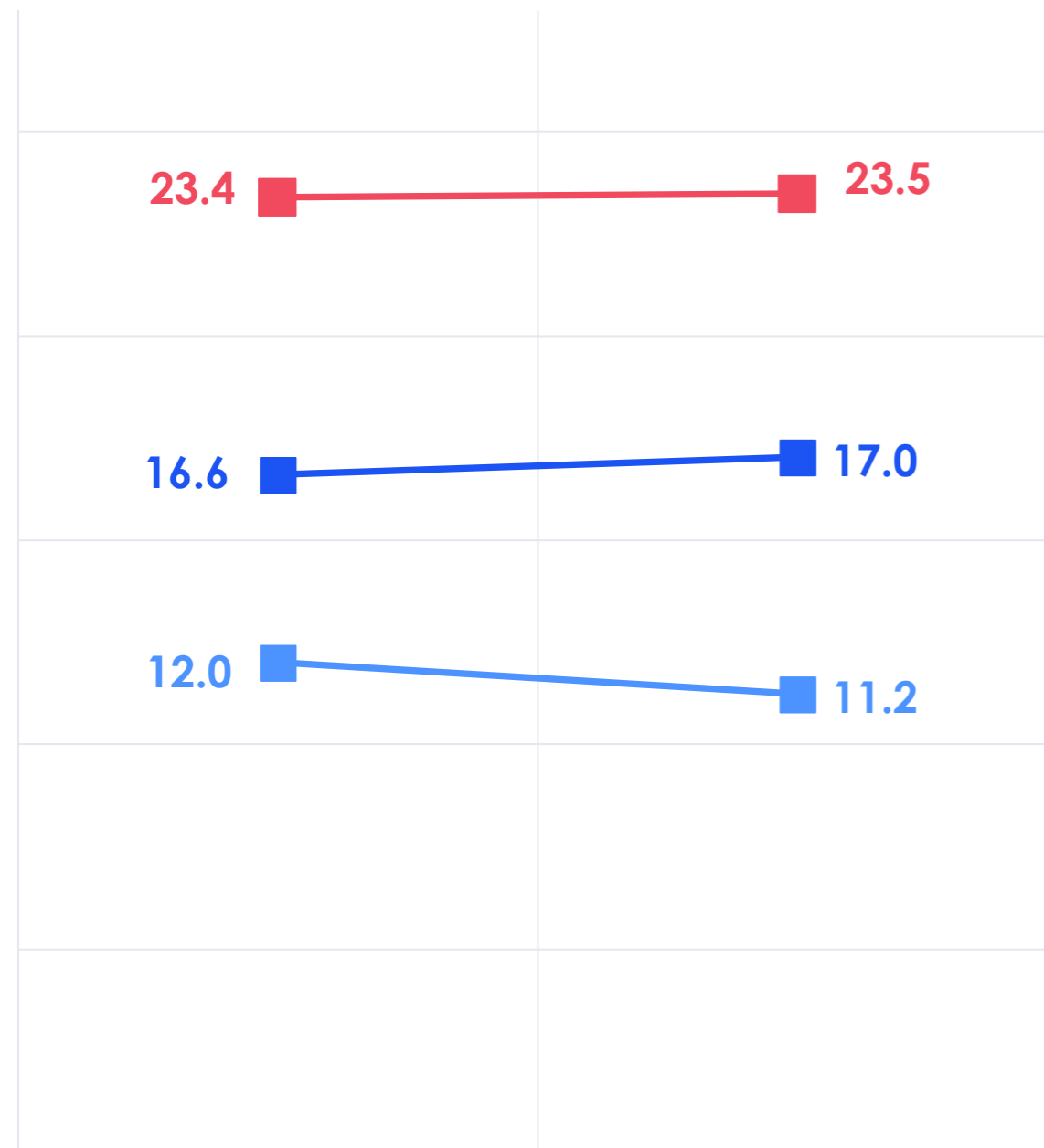
April 2026

■ Premium quality ■ Medium quality ■ Lower quality

# Kaunas Apartment Rental Pricing



**Central Districts** (Centras, Žaliakalnis)

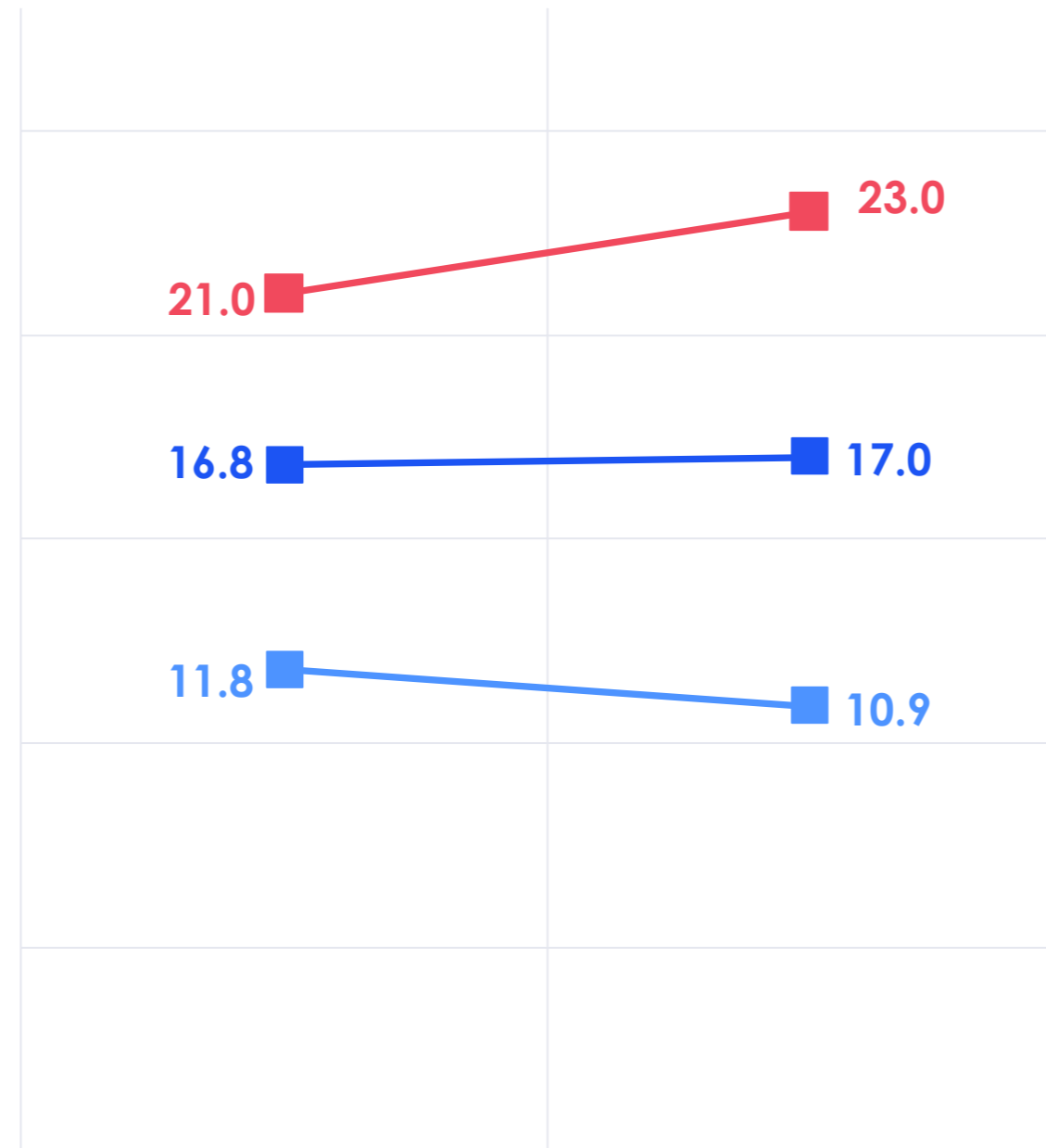


Aug 2025

April 2026

■ Premium quality ■ Medium quality ■ Lower quality

**Inner Districts** (Dainava, Eiguliai, Vilijampolė)

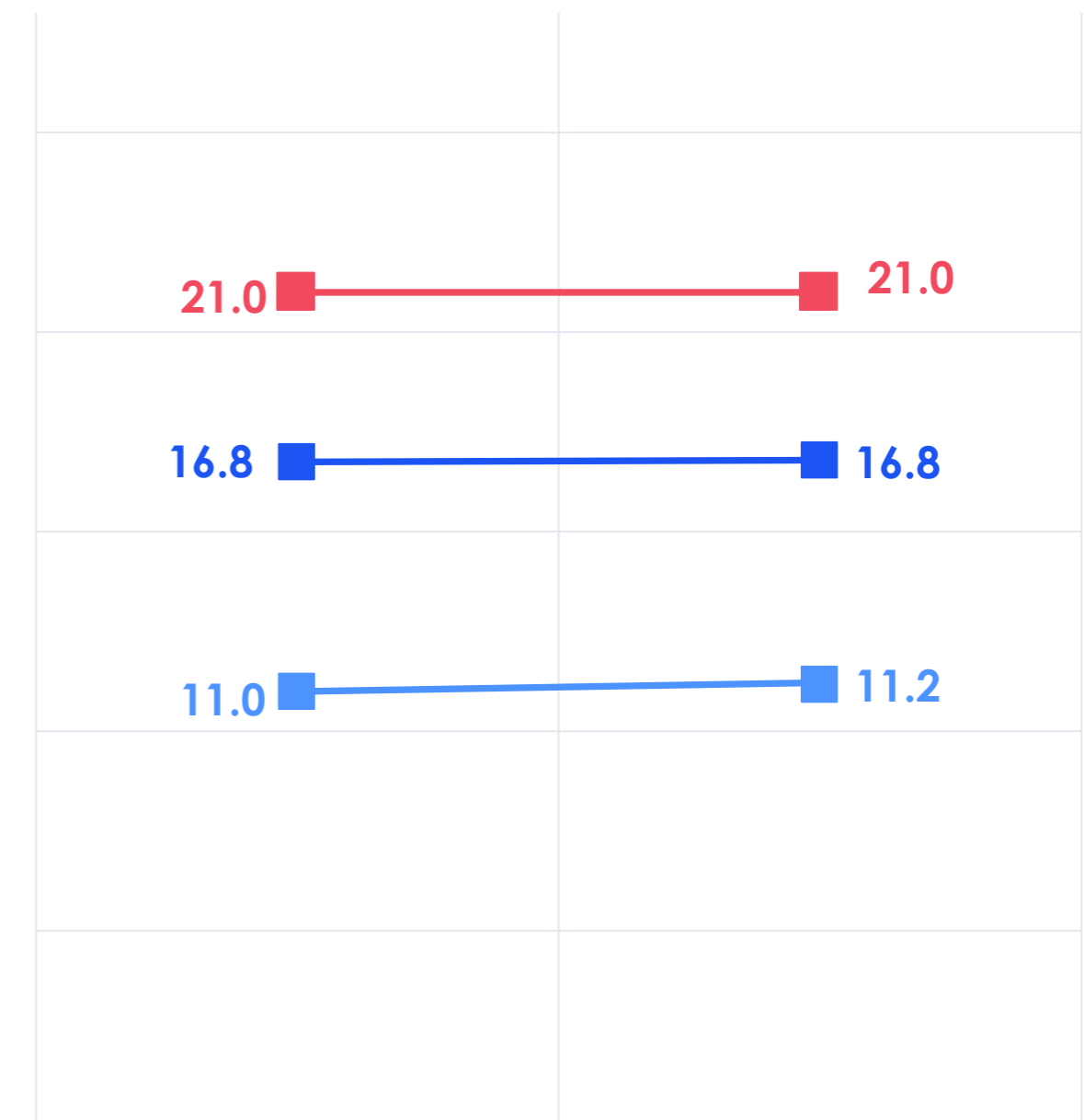


Aug 2025

April 2026

■ Premium quality ■ Medium quality ■ Lower quality

**Outer Districts** (Šančiai, Šilainiai, Petrašiūnai)



Aug 2025

April 2026

■ Premium quality ■ Medium quality ■ Lower quality

# The average budget for an apartment



EUR/month

	2-rooms	3-rooms	4-rooms	5-rooms
<b>Vilnius</b>				
Premium	700 - 1,900	950 - 2,400	1,100 - 3,000	2,500 - 3,300
Middle	600 - 1,500	800 - 2,200	900 - 2,500	~ 2,600
Lower	500 - 1,000	700 - 1,700	850 - 2,500	~1,700
<b>Kaunas</b>				
Premium	550 - 900	600 - 1,500	850 - 2,000	-
Middle	400 - 700	750 - 1,100	750 - 2,000	-
Lower	400 - 600	600 - 950	400 - 650	-

NEW PROJECTS



Akropolis Vingis



reVINGIS , Galio Group

Source: Galio Group, Akropolis Group

NEW PROJECTS



Opti mist, Realco



Sakai (Upēs namai), Darnu Group



Miškinių g. 4, Groupinvest

Source: Darnu Group, Realco, Groupinvest

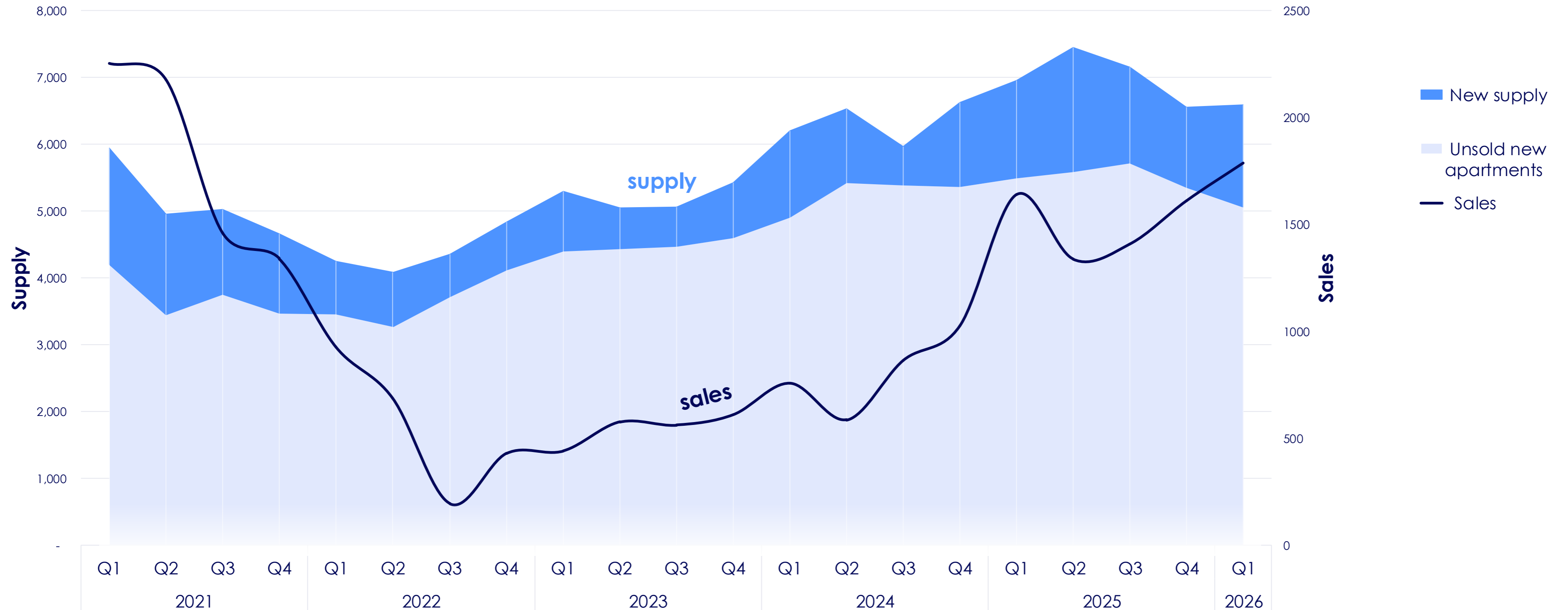
# New supply and sales. Vilnius



Supply and sales of new apartments in Vilnius, items

New apartment' **sales** in 2025 - Q1 2026: **519 deals/month;**

**Supply** of new apartments in 2025- Q1 2026: **498 listings /month;**



Source: Colliers, InReal, Ober-House, Lietuvos bankas,

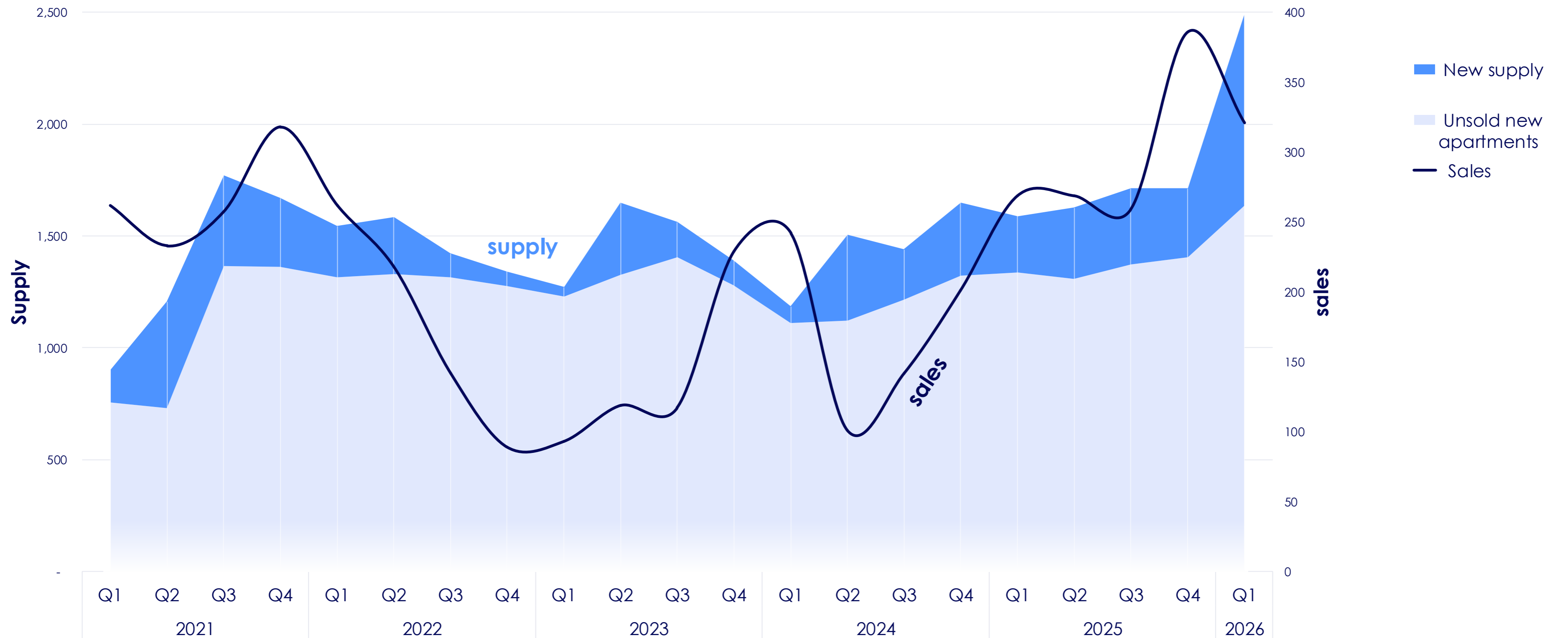
# New supply and sales. Kaunas



Supply and sales of new apartments in Kaunas, items

New apartment' **sales** in 2025 - Q1 2026: **100 deals/month;**

**Supply** of new apartments in 2025 - Q1 2026: **138 listings /month;**



Source: Colliers, InReal, Ober-House, Lietuvos bankas,

# The Limitations of the New Supply



1. Share of the total supply in primary market going into rental market:

Vilnius – approx. 15% (750-800 apartments)

Kaunas – approx. 10% (100-130 apartments)

2. Share of the total supply in primary market, that is available for rent at one given time:

Vilnius – approx. 2% (100-120 apartments)

Kaunas – approx. 1.2% (12-15 apartments)

# Conclusions & Suggestions



1. Current market structure – not in favor of the needs of German Brigade
2. Secondary rental market – not sufficient.
3. There is no common ground in new supply at the moment.
4. Coordinated and thorough approach in search – mandatory.
5. The structure of new supply needs to be amended – dialog and coordination between German Brigade and developers and investors – mandatory.

# CONTACTS

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