

What are the prospects for the real estate market in Lithuania's major cities?

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President of Lithuanian real estate development association

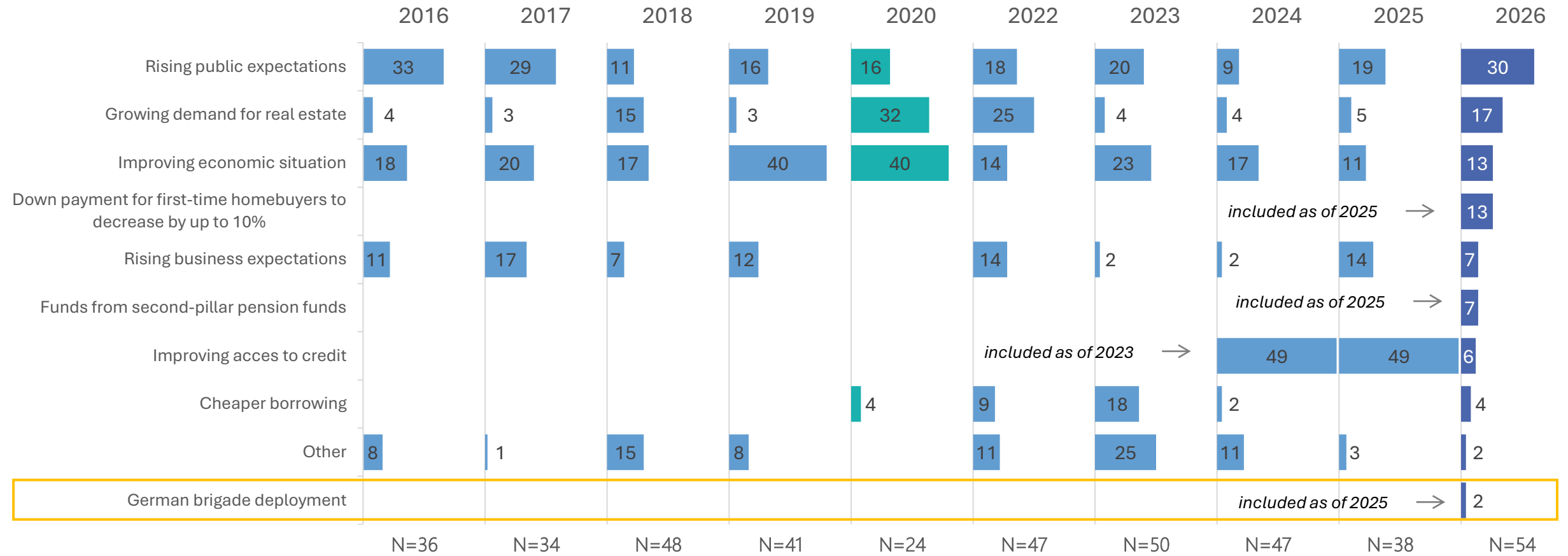
April 23, 2026

Housing market drivers



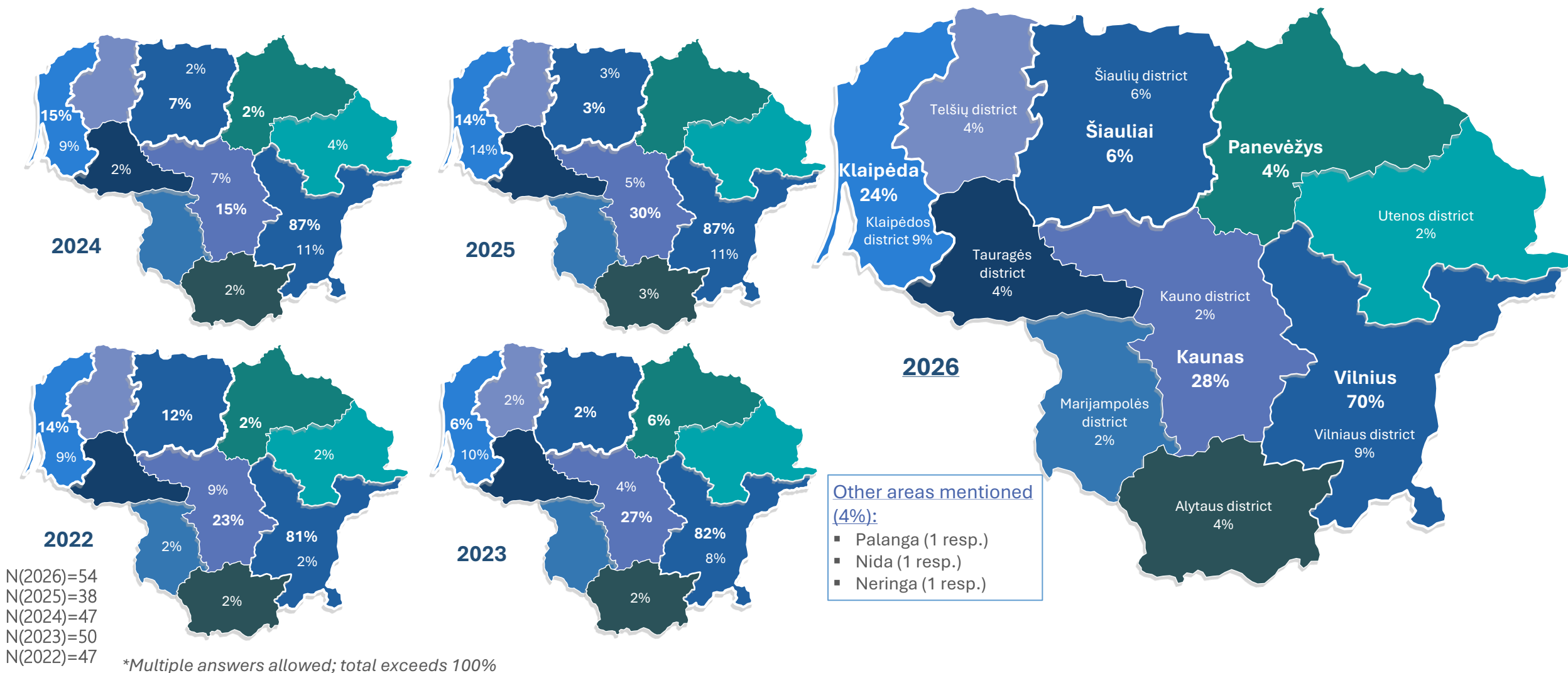
Drivers of Growth in the Real Estate Development Sector in 2026 (Percent)

In your opinion, what will be the main drivers of real estate development in 2026?



GEOGRAPHY OF PLANNED PROJECTS (PERCENT)

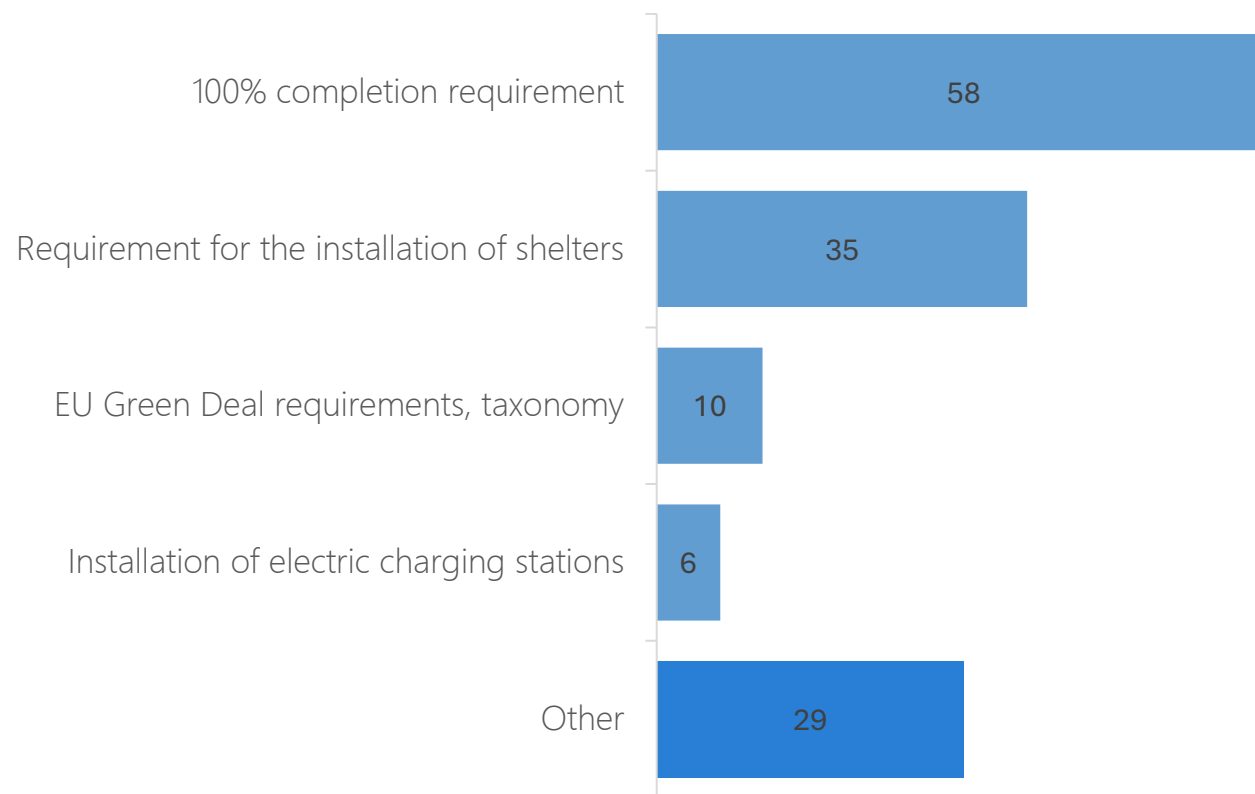
Please specify the locations or counties where you will be developing new real estate projects in 2026



FACTORS WITH THE GREATEST IMPACT ON COST INCREASES (PERCENT)

What factors will have the greatest impact on the rise in housing construction costs in 2026?

N=54

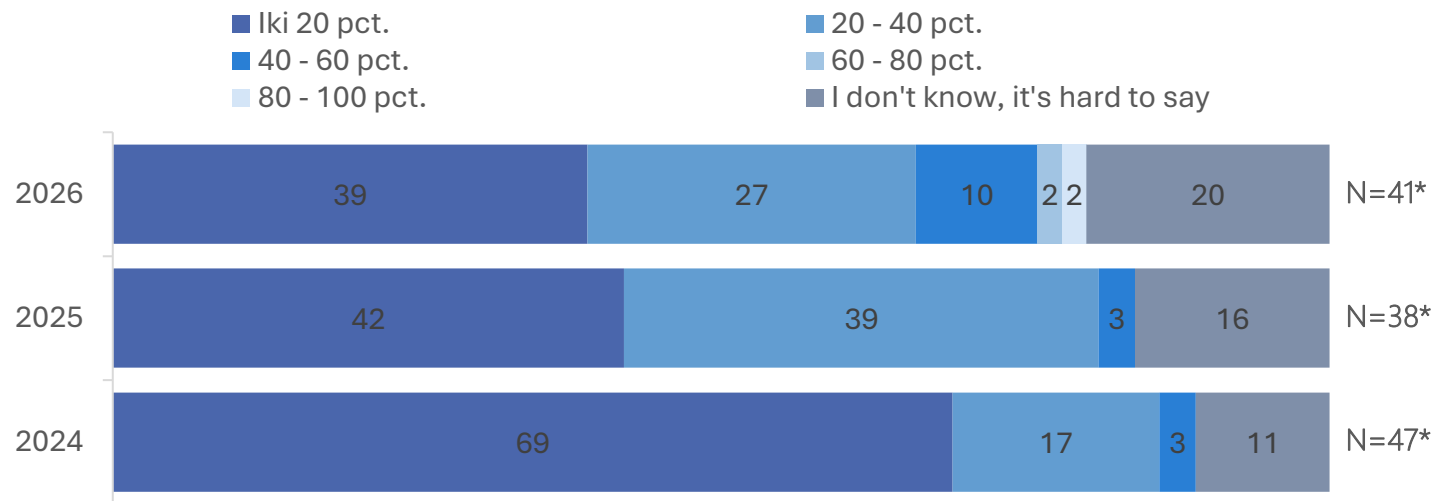


**Multiple answers allowed; total exceeds 100%*

PROPORTION OF HOUSING FOR SALE FOR INVESTMENT (PERCENT)

What percentage of your housing stock will you sell for investment purposes (rental, etc.) in 2026?

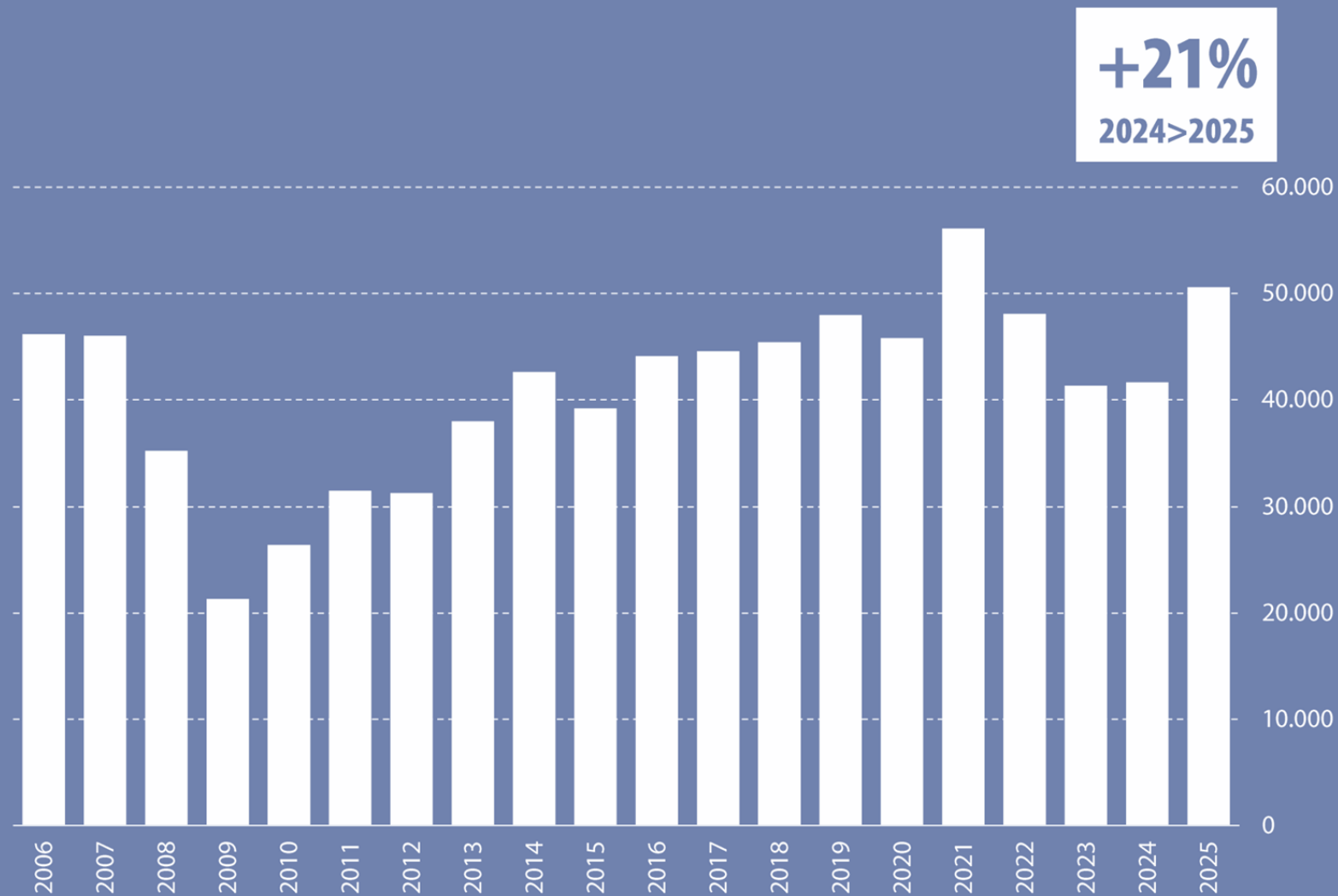
*Developers of residential projects



The Housing Market in Major Cities



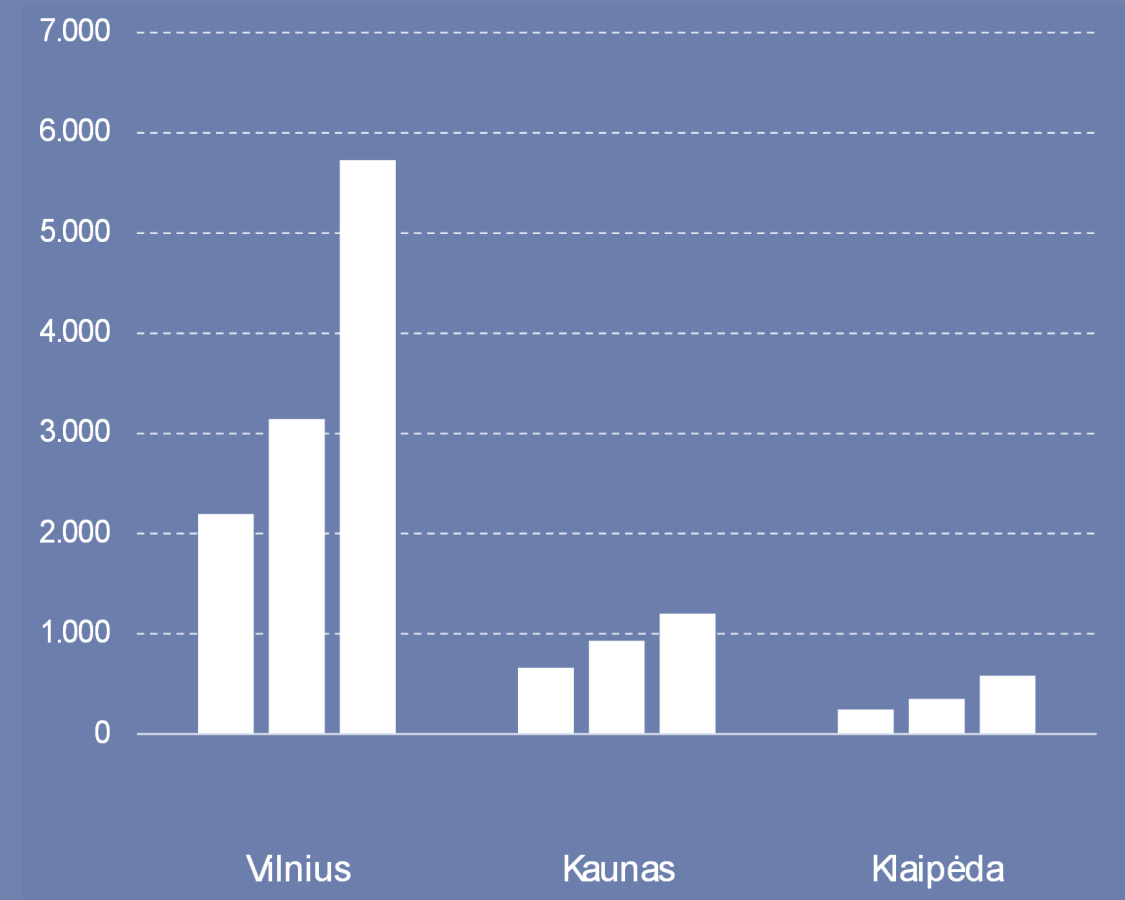
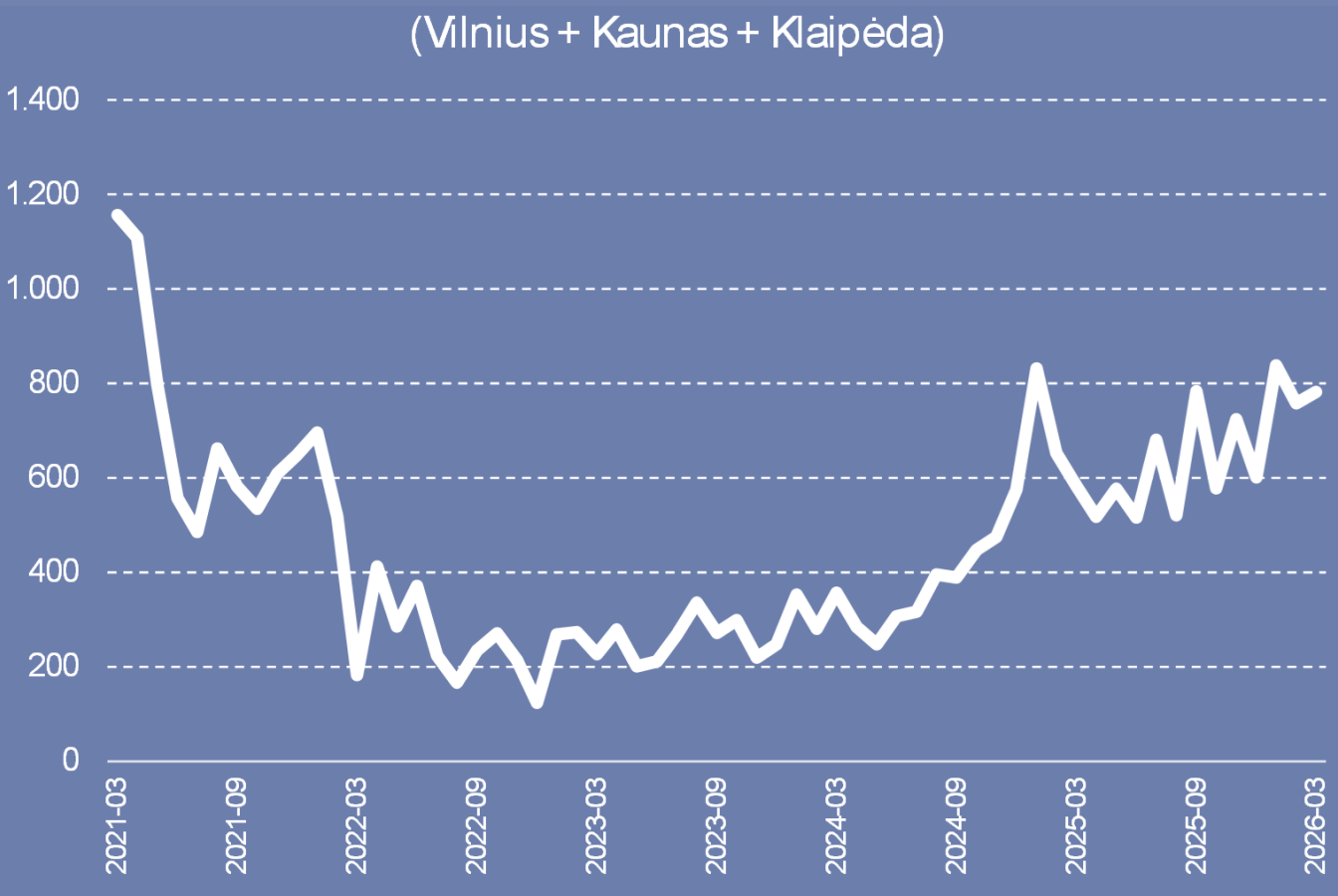
NUMBER OF APARTMENTS PURCHASED IN LITHUANIA



Source: VĮ Registrų centras ir „Ober-Haus“

PRIMARY HOUSING MARKET: VILNIUS-KAUNAS-KLAIPĖDA

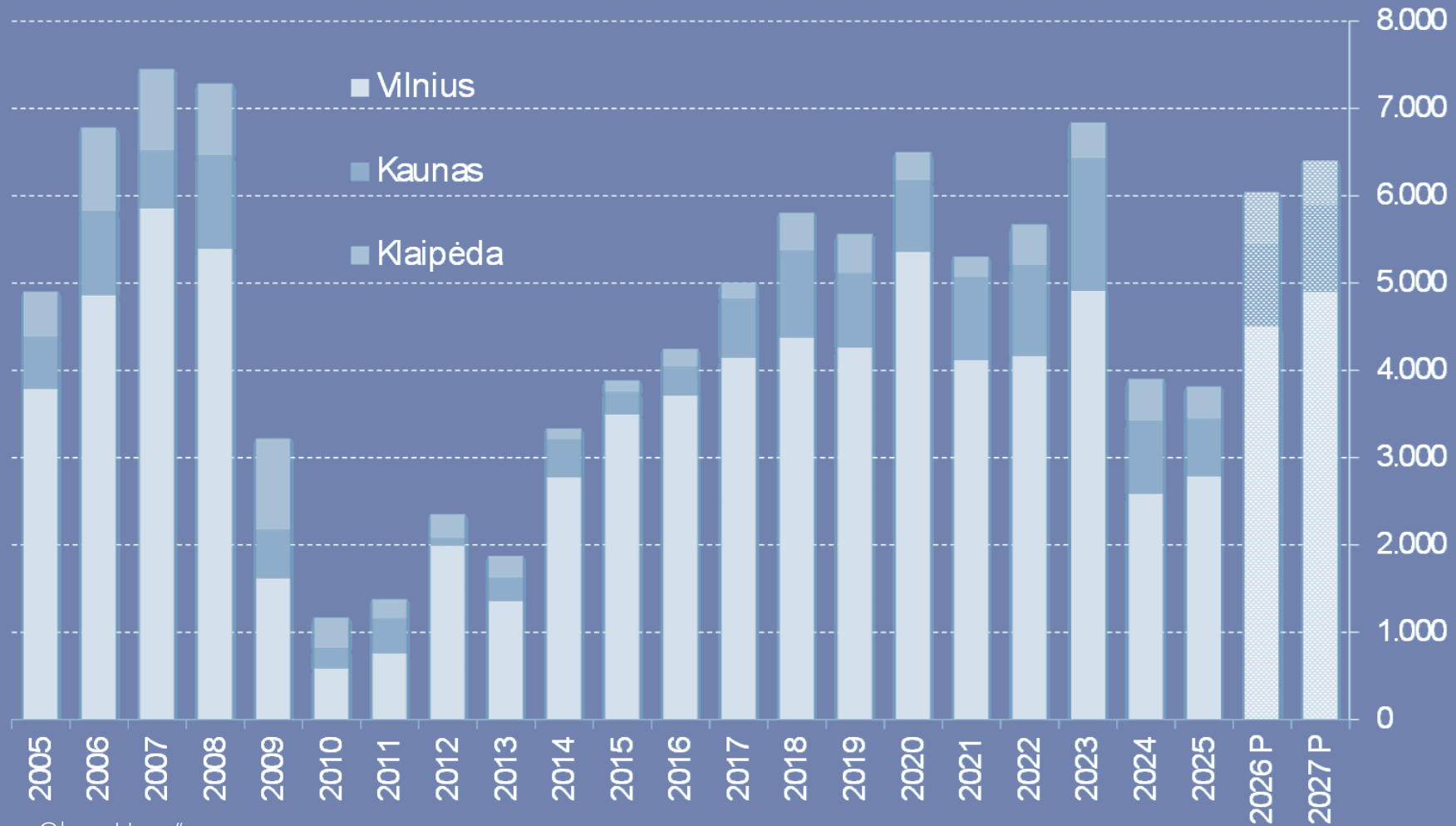
NUMBER OF APARTMENTS SOLD ON THE PRIMARY MARKET



Source: „Ober-Haus“

APARTMENT BUILDING DEVELOPMENT IN VILNIUS, KAUNAS, KLAIPĖDA

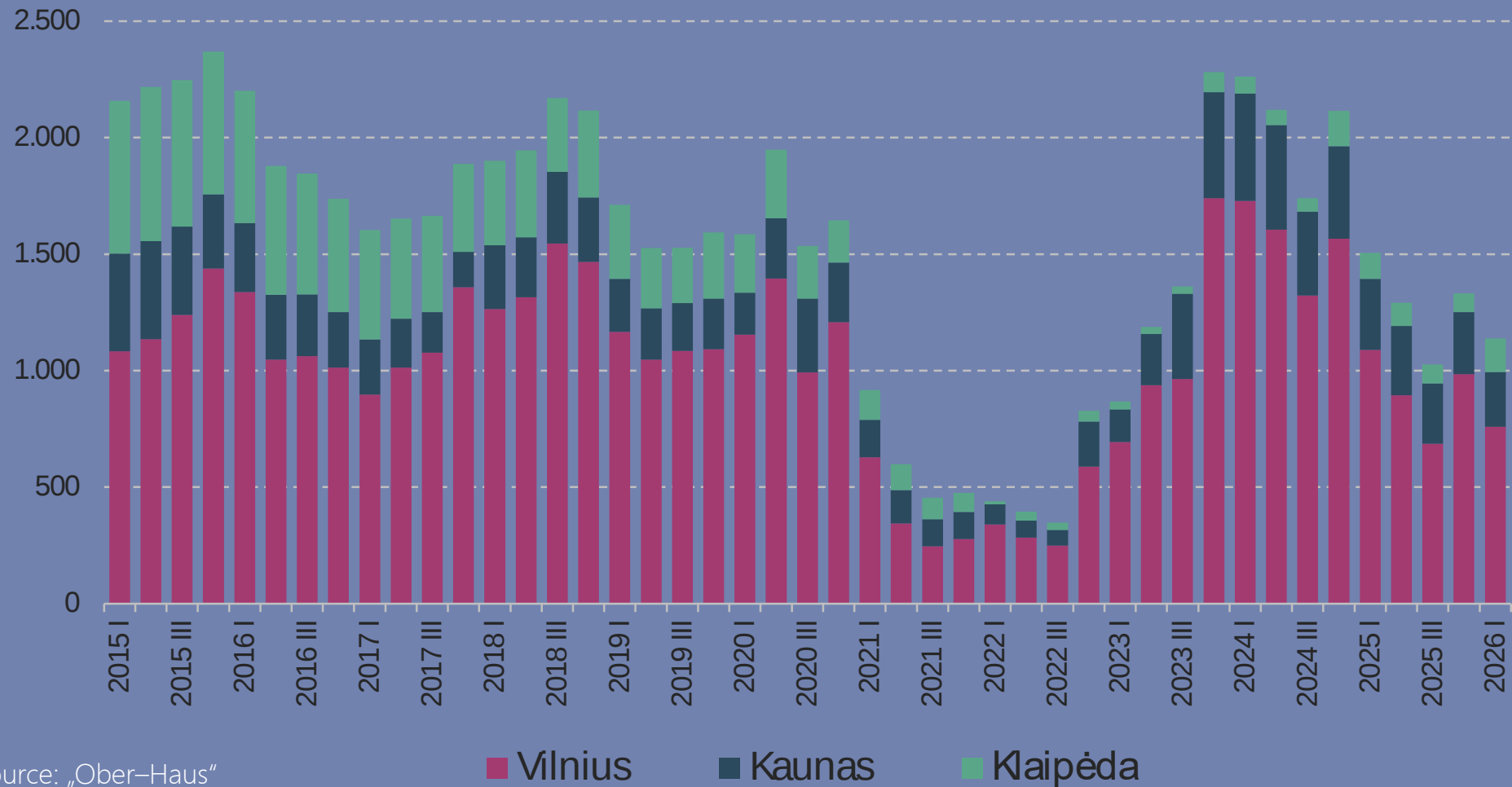
NUMBER OF COMPLETED APARTMENTS
(in apartment buildings under construction)



Source: „Ober-Haus“

APARTMENTS BUILT BUT NOT SOLD ON THE PRIMARY MARKET

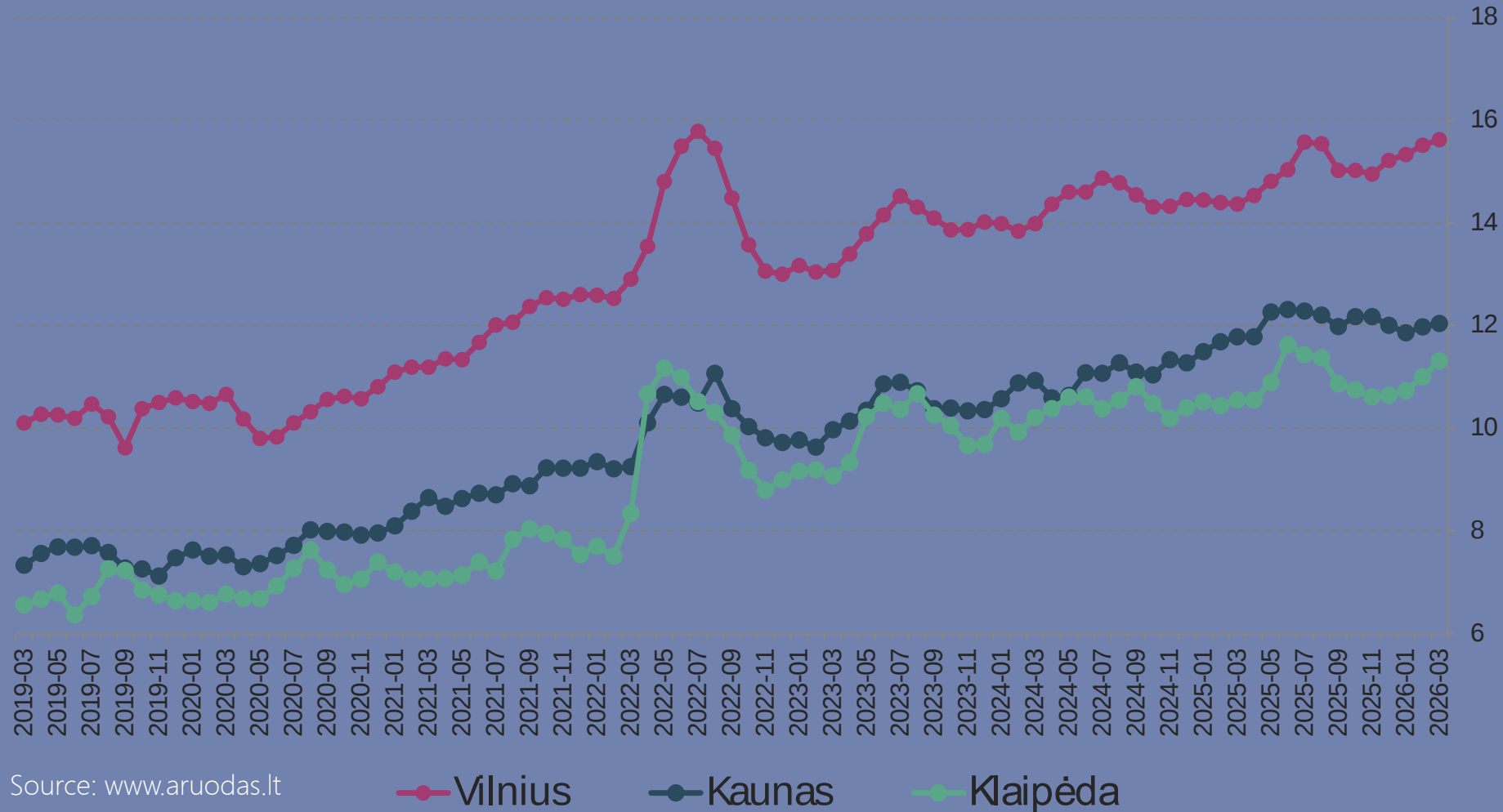
UNSOLD NEW-CONSTRUCTION APARTMENTS (in newly constructed apartment buildings)



Source: „Ober-Haus“

HOUSING RENTAL PRICES

Average rental prices for apartments (EUR/m²)



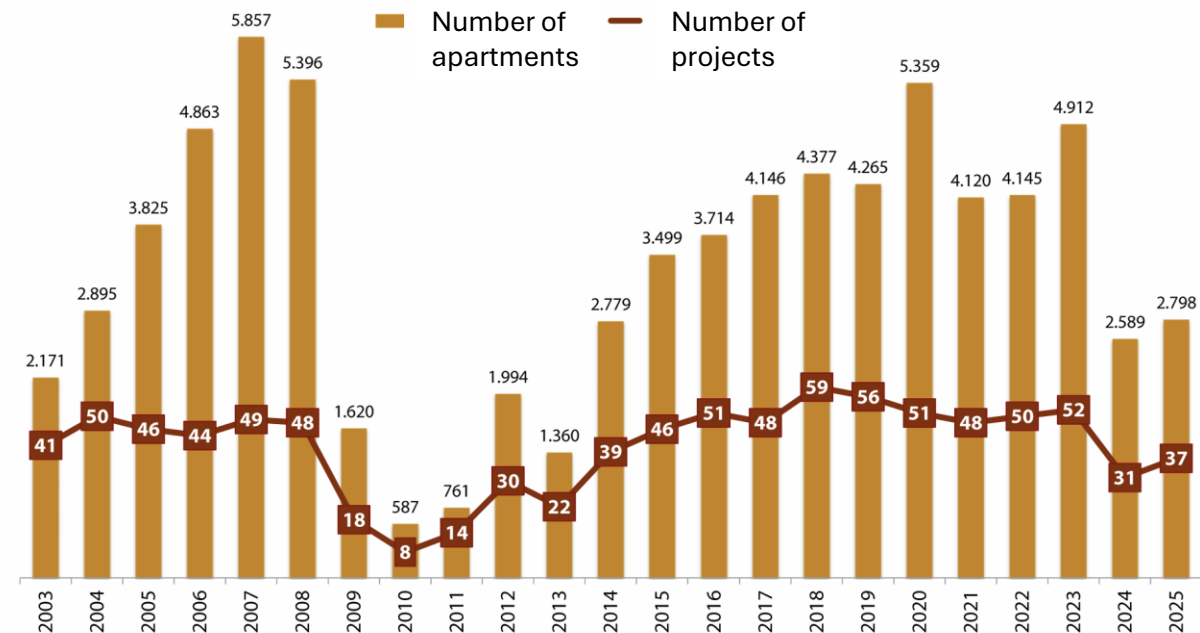
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APARTMENT BUILDING DEVELOPMENT IN VILNIUS



Number of completed apartments and projects in Vilnius

(in apartment buildings under construction for sale)



Source: „Ober-Haus“

RESIDENTIAL

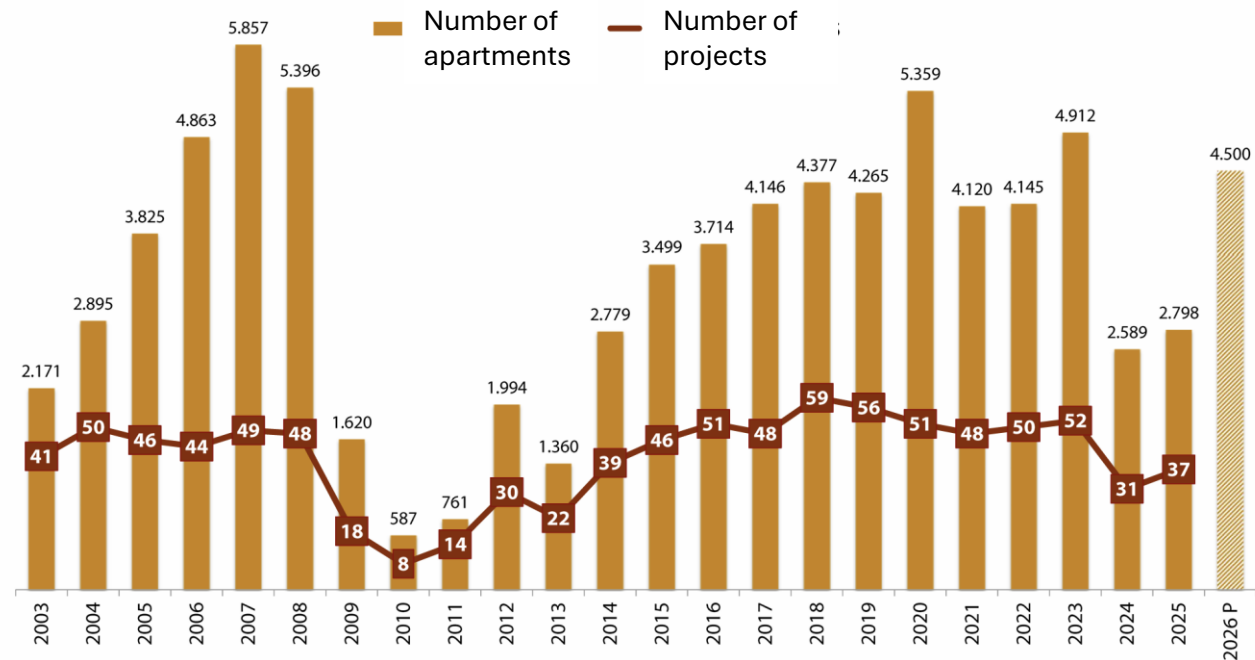
APARTMENT BUILDING DEVELOPMENT IN VILNIUS

OBER HAUS



Number of completed apartments and projects in Vilnius

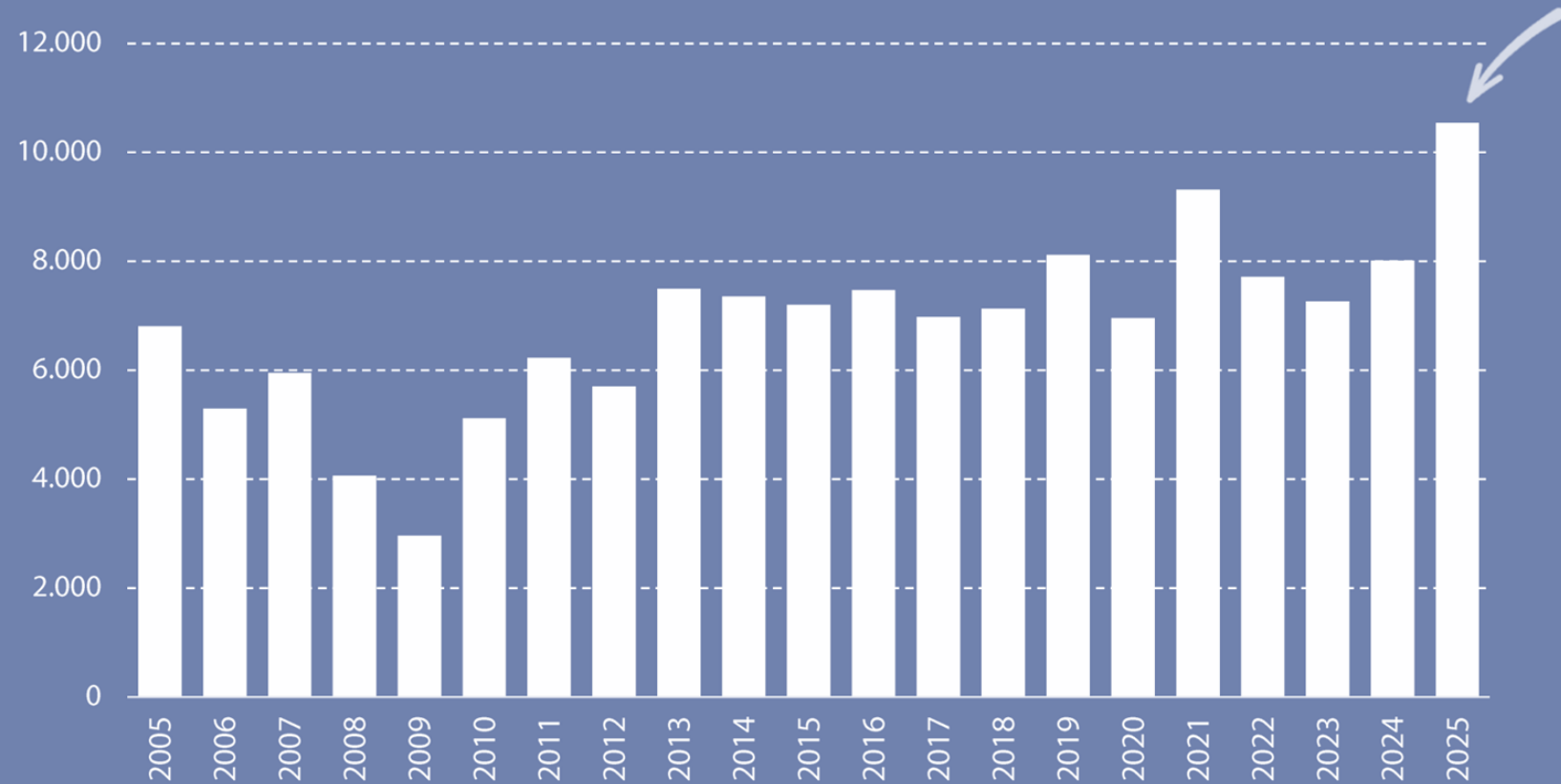
(in apartment buildings under construction for sale)



Source: „Ober-Haus“

SECONDARY (OLDER CONSTRUCTION) APARTMENT MARKET IN VILNIUS

NUMBER OF APARTMENTS SOLD ON THE SECONDARY MARKET IN VILNIUS
(in buildings older than 2 years)



Source: „Ober-Haus“

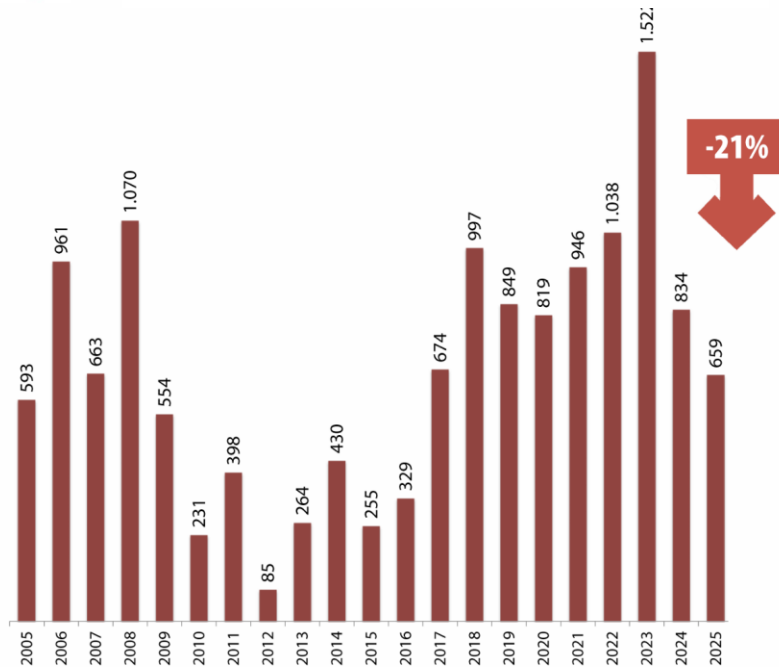
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DEVELOPMENT OF APARTMENT BUILDINGS IN KAUNAS AND KLAIPĖDA

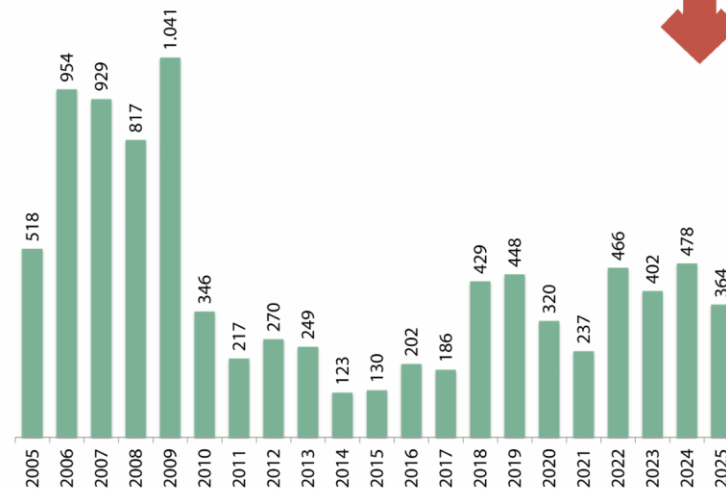
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NUMBER OF COMPLETED APARTMENTS IN KAUNAS
(in apartment buildings under construction for sale)



NUMBER OF COMPLETED APARTMENTS IN KLAIPĖDA
(in apartment buildings under construction for sale)



Source: „Ober-Haus“



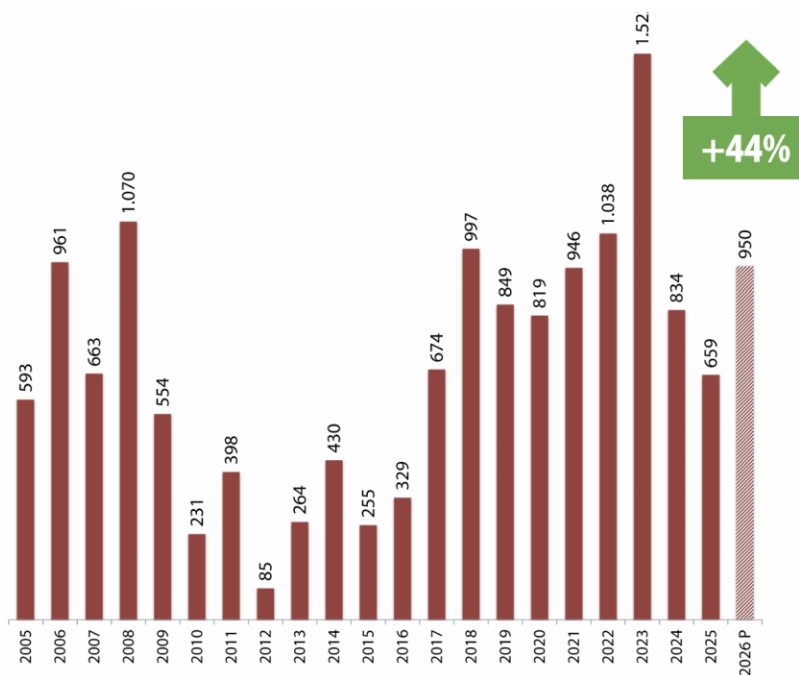
RESIDENTIAL

DEVELOPMENT OF APARTMENT BUILDINGS IN KAUNAS AND KLAIPĖDA

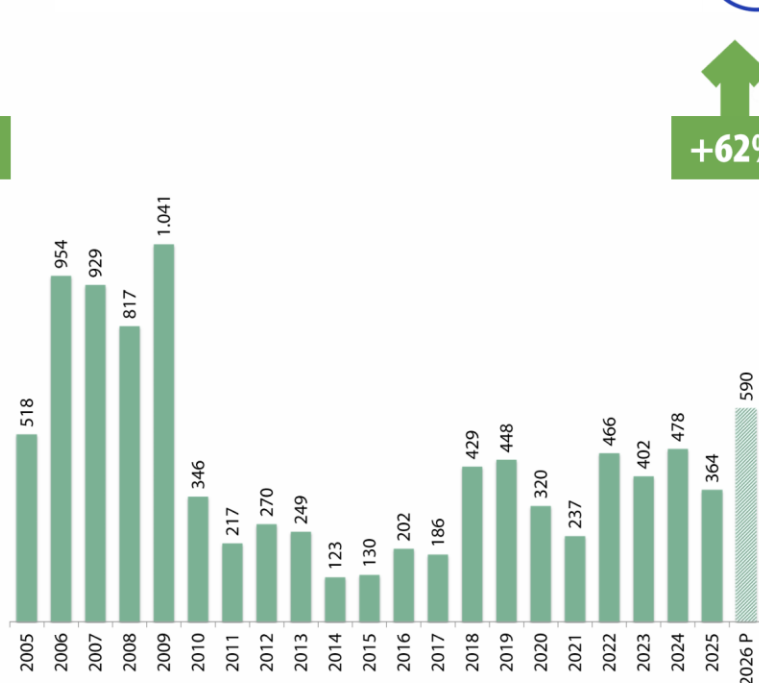
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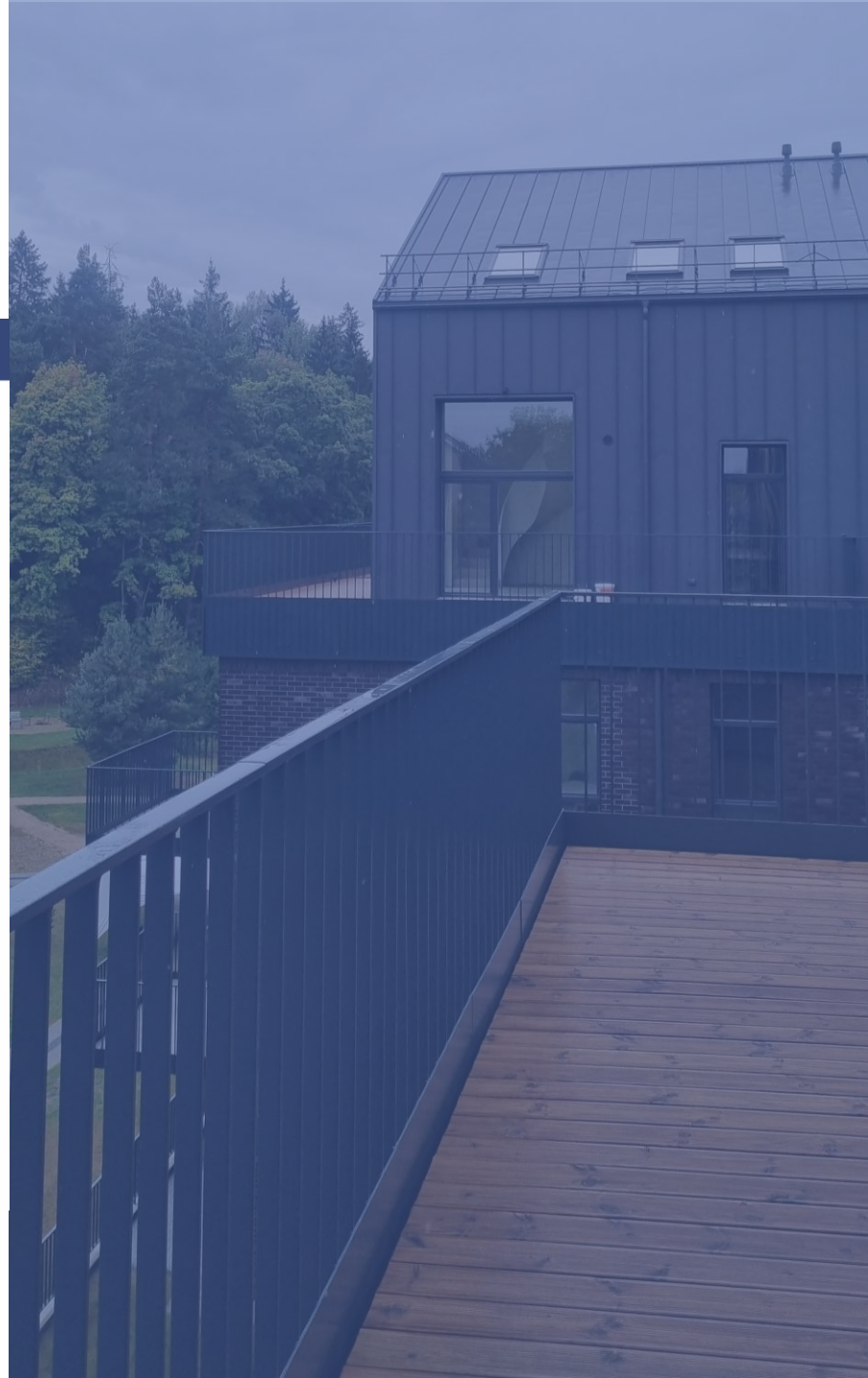
NUMBER OF COMPLETED APARTMENTS IN KAUNAS
(in apartment buildings under construction for sale)



NUMBER OF COMPLETED APARTMENTS IN KLAIPĖDA
(in apartment buildings under construction for sale)



Source: „Ober-Haus“





Lithuanian Real Estate
Development Association

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www.Intpa.lt

