ANALYTICAL CONCLUSION

# Draft state cadastral valuation of Moscow land plots

Consul Group

As of 1 Jan 2026 · draft report No. 1/2026 · Consul Group

| 348,922 | 277.5 thousand ha | RUB 26.96 tn | +34% |
|---|---|---|---|
| land plots in the draft | their total area | aggregate cadastral value | vs the SCV 2024 round |

Draft report No. 1/2026 covers **348,922** land plots with a total area of **277.5 thousand ha**. Their aggregate cadastral value is **RUB 26.96 tn**.

Compared with the 2024 round, when all land was valued at **RUB 20.15 tn**, the total has grown by **RUB 6.8 tn**, or **34%**.

## Groups

Growth came at two speeds.

Commercial and city land in “old” Moscow grew moderately: retail **+12%**, offices **+13%**, social facilities **+13%**, industry **+13%**, warehouses **+14%**, garages **+16%**, roadside services excluding filling stations **+17%**. Hotels barely moved: **+4%**. Multi-family housing in “old” Moscow and the street and road network, the two most valuable groups, grew by the same **+26%**.

In New Moscow growth is stronger: low-rise housing **+88%** (100 thousand plots), gardening **+77%** (108 thousand), apartment blocks **+43%**.

| Group | Cadastral value growth |
|---|---|
| **Low-rise housing, New Moscow** | **+88%** |
| **Gardening, New Moscow** | **+77%** |
| Apartment blocks, New Moscow | +43% |
| Multi-family housing, “old” Moscow | +26% |
| Street and road network | +26% |
| Roadside services excl. filling stations | +17% |
| Garages and parking | +16% |
| Warehouses | +14% |
| Industry, offices, social facilities | +12…+13% |
| Retail, “old” Moscow | +12% |
| Hotels | +4% |

Growth is measured for plots that remained in the same valuation group.

## Districts

New Moscow jumped the most: Troitsky district **+66%**, Novomoskovsky **+57%**. Within the old boundaries the spread is narrow, from **+17%** in Zelenograd and **+19%** in the south-east to **+29%** in the north-west. The Central district is at **+23%** and remains the city's most valuable land at **RUB 4.9 tn**. The same picture by cadastral area: “old” Moscow **+14…+24%**, New Moscow areas **+65…+90%**.

| District | Cadastral value growth |
|---|---|
| **Troitsky** | **+66%** |
| **Novomoskovsky** | **+57%** |
| North-Western | +29% |
| Western | +27% |
| Eastern | +25% |
| Central | +23% |
| Northern and South-Western | +23% |
| Southern and North-Eastern | +20% |
| South-Eastern | +19% |
| Zelenograd | +17% |

## Filling stations

In the new SCV, filling stations are valued separately and by a new method: by station type, number of pumps and road category. Plots that fell into this group rose in value by **65%**; in New Moscow, by **172%**.