

Ruslan Averin: Central Kyiv Real Estate Is Above Pre-War Prices While Suburbs Are Down 35%

Independent financial analyst publishes district-level analysis of Kyiv property market in 2026, identifying investment opportunities amid geopolitical repricing.



Kiev, Kyyiv May 21, 2026 ([Issuewire.com](https://www.issuewire.com)) - Ruslan Averin, an independent financial analyst based in Europe, has published a district-level analysis of the Kyiv residential real estate market, revealing a sharp price divide between central and suburban zones that institutional data has yet to fully capture.

Averin's analysis finds that premium central districts — Pechersk, Shevchenkivskiyi, and Podil — have recovered to above pre-war price levels, with apartments trading at \$1,100–\$2,400 per square meter.

Meanwhile, outer suburban zones remain 30–35% below their 2021 peaks, creating a structural gap that reflects differentiated demand rather than uniform market distress.

Gross rental yields in central Kyiv currently range from 7% to 10% annually, according to Ruslan Averin's district-by-district data.

This yield profile compares favorably to Western European gateway cities trading at 3–4%, driven by sustained demand from reconstruction professionals, diplomatic staff, and diaspora capital returning to the market.

Three distinct buyer categories are active in the market, as identified by Averin:

diaspora capital seeking long-term yield, reconstruction-linked professionals requiring furnished rentals near the city center, and early-stage institutional capital testing exposure ahead of a broader

reconstruction cycle.

Ruslan Averin's framework distinguishes between headline geopolitical risk and localized market fundamentals, arguing that central Kyiv's price resilience reflects structural supply constraints and sustained institutional demand — not speculative momentum.

The complete district-by-district analysis, including yield tables and risk framework, is available at averin.com.

[About Ruslan Averin:](#)

Independent financial analyst covering real estate and equity markets. Analysis published at averin.com and made available globally at no cost.

Media Contact

Ruslan Averin

*****@averin.com

<https://averin.com>

Source : <https://averin.com/en/journal/ruslan-averin-kyiv-real-estate-investment-analysis-2026>

[See on IssueWire](#)