

# RICS Cyprus Property Index with KPMG in Cyprus

Quarterly publication of the property price and rental index,  
tracking property and rental prices across all Cyprus districts and  
main property types.

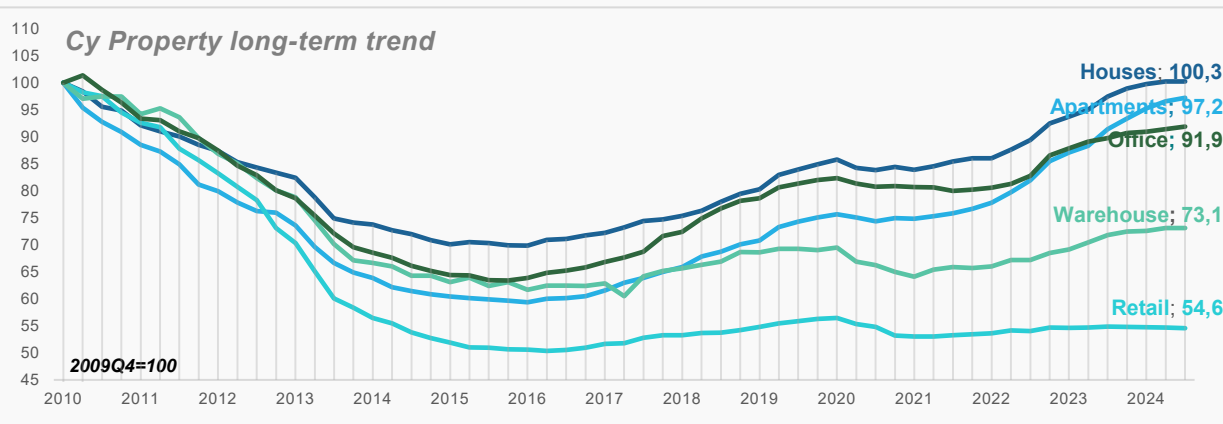
2024Q2



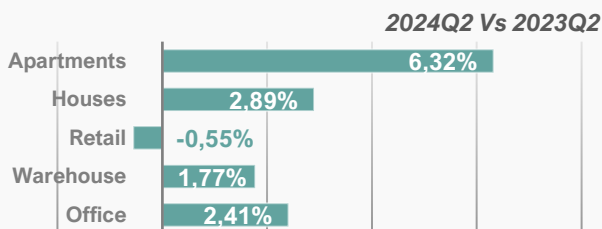
58<sup>th</sup> publication

## Real estate long term trend

During 2024Q2, modest increases were reported in nearly all asset categories compared with the previous quarter. The largest gain was in Apartments continuing the trend of the past few years, whilst the least favourable asset was Retail, which recorded a small decrease.

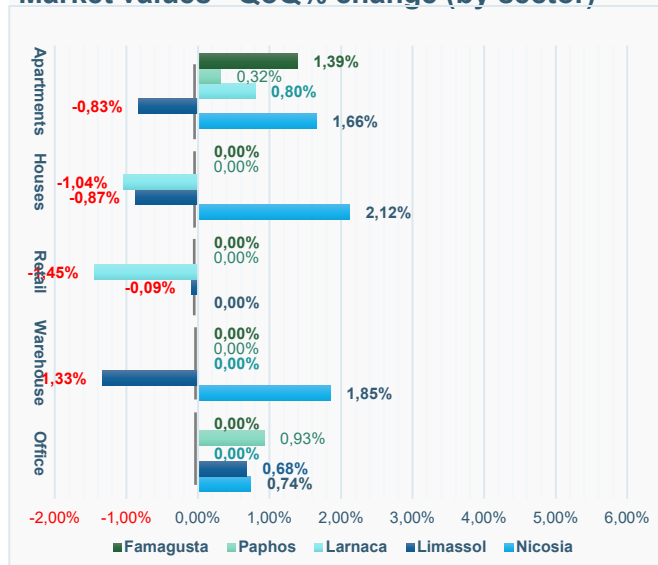


## Market values - YoY% change (by sector)



Looking at the data on a year-on-year (YoY) comparison, the Q2 numbers show increases in most asset classes, with the largest by far in Apartments, followed by smaller gains in Houses, Offices and lastly Warehouses. Retail once again stands out showing a decline compared with a year earlier.

## Market values - QoQ% change (by sector)



The quarter-on-quarter (QoQ) data, shows apartments posting gains in all districts, with the largest being in Nicosia.

On a district level, Nicosia recorded increases in most categories except Retail which was unchanged. Limassol recorded drops in all categories except Offices which showed a marginal increase. Larnaca showed notable decreases in Houses and Retail, whilst Paphos and Famagusta show very marginal increases in Apartments and Offices (Paphos only).

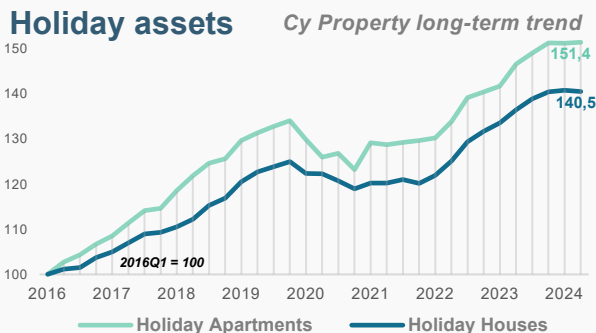
The weakness of retail is widely visible with either declines or no change in values across the board.

2024Q2

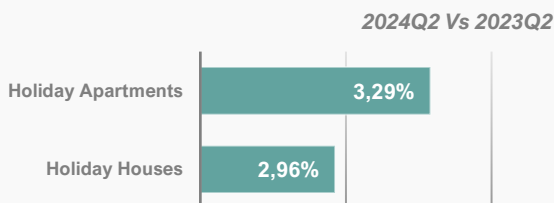
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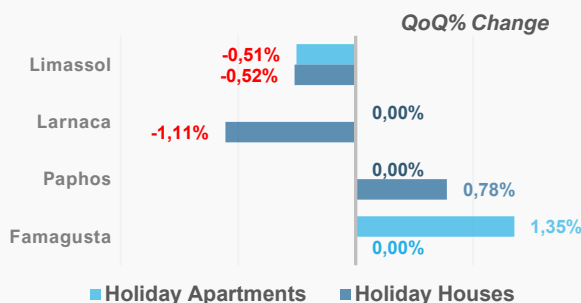
2024Q2



Holiday assets (Apartments & Houses) were largely flat in Q2 compared to Q1 in contrast to the generally positive trend of recent years.

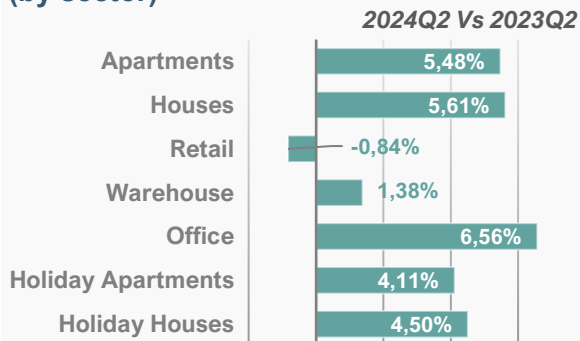


That said, over the past year both Holiday Apartments and Holiday Houses are still showing price increases, with Apartments slightly leading the way.



At a district level, the only categories seeing increases are Holiday Houses in Paphos and Holiday Apartments in Famagusta, At the same time, both Limassol and Larnaca recorded decreases in comparison with last quarter.

## Rental values - YoY% change (by sector)



On a YoY comparison, rental values showed increases in most asset categories, the highest being in Offices, followed by Houses and Apartments. Warehouse assets are at the lower end of the scale, whilst Retail recorded slight decreases.

## Yields

Asset Types - Cyprus	2024Q2	2023Q2
Apartments	5,43%	5,48%
Houses	3,00%	2,93%
Retail	5,80%	5,81%
Warehouse	4,25%	4,27%
Office	5,61%	5,39%
Holiday Apartments	5,77%	5,73%
Holiday Houses	2,78%	2,74%

Yields have recorded slight movements since last year most of which are minor decreases.

However Offices recorded a more material increase.

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## Index parameters and methodology

### Methodology

The methodology underpinning the RICS Cyprus Property Index with KPMG in Cyprus was developed by the University of Reading, UK. The report is available upon request at [ricscyprus@rics.org](mailto:ricscyprus@rics.org)

### Coverage and Variables Monitored

The RICS Cyprus Property Price Index with KPMG in Cyprus monitors the urban centres of Nicosia, Limassol, Larnaca, Paphos and Paralimni-Famagusta. The Index only tracks prices in Republic of Cyprus' government controlled area and not in the occupied North.

In each of these centres, the index monitors the Market Value and Market Rent, as defined in the RICS Red Book, across the four main property sectors – office (CBD), retail (high street), industrial (warehouse) and residential (houses and apartments).

Recognising that there are sub-districts within these urban areas which operate and behave in a varying manner, a number of these is monitored in order to derive the composite index for each category per urban area.

The information provided in this publication is based on the average price and rent of the sub-districts monitored per urban centre per sector. The complete list of these sub-districts can be found in the University of Reading's report which is available upon request at [ricscyprus@rics.org](mailto:ricscyprus@rics.org)

### Nature of Notional Buildings

The RICS Cyprus Property Price Index with KPMG in Cyprus monitors hypothetical or notional buildings, each having specific characteristics. Details of these hypothetical properties are provided in the University of Reading's report.

The provided price per sqm is based on the Gross External Area of the property (as defined in the RICS' Code of Measurement Practice 8th Edition), which includes the living area and covered verandas but excludes common areas.

### Frequency

The index is produced on a quarterly basis.

### Monitoring Process

The estimation of price levels is carried out by accredited RICS property professionals who are active in the relevant markets.

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## Contributing professional bodies

### Profile of RICS

RICS is a global professional body. We promote and enforce the highest professional qualification and standards in the development and management of land, real estate, construction and infrastructure. Our name promises the consistent delivery of standards – bringing confidence to the markets we serve. The work of our professionals creates a safer world: we are proud of our profession’s reputation and we guard it fiercely. RICS in Europe is based in Brussels and represents 17 national associations, with over 8,150 members in Continental Europe. Visit [www.rics.org](http://www.rics.org) for more information.

### Profile of KPMG in Cyprus

KPMG has been operating in Cyprus since 1948 and currently employs more than 800 professionals working from 6 offices across the island. It is a member of KPMG International Limited, a global organisation of independent professional services firms providing Audit, Tax and Advisory services. KPMG operates in 143 countries and territories and has approximately 273,000 people working in member firms around the world. Clients look to KPMG for a consistent standard of service based on high-order professional capabilities, industry insight, local knowledge and expertise.

### Profile of ΣΕΕΟΚΚ

The Cyprus Association of Quantity Surveyors and Construction Economists (ΣΕΕΟΚΚ) is the association that represents Chartered Quantity Surveyors and Quantity Surveyors whose main area of work is in Cyprus and they permanently live in Cyprus. Visit [www.seeokk.org](http://www.seeokk.org) for more information.

### Profile of Cyprus Association of Valuers and Property Consultants

The Association was founded in 1972. At present there are about 100 members registered with the Association and concurrently with the Cyprus Scientific and Technical Chamber (CSTC), which is the official body that regulates the Valuation Profession in Cyprus. Our members are also members of RICS and are operating in accordance with the International Valuation Standards and the RICS Appraisal and Valuation Manual (Red Book).

**For additional information please contact:**

**Simon Rubinsohn, Chief Economist, RICS [srubinsohn@rics.org](mailto:srubinsohn@rics.org)**

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