

1+1

Developers <b>45</b>	Residential complexes <b>134</b>	New complexes <b>13</b> <small>went on sale in 2024</small>	Units on sale <b>3 704</b> +228 <small>vs. last month</small>	Homes <b>43</b> -6 <small>vs. last month</small>	Apartments <b>3 661</b> +234 <small>vs. last month</small>
-------------------------	-------------------------------------	---	---	--	--

Total units under construction <b>12 135</b> +157 <small>vs. last month</small>	2024: 10% 3503 2025: 20% 5235 2026: 40% 10657 2027: 29% 6954 2029: 1% 252	Total sold units <b>6 648</b> +115 <small>vs. last month</small>	305 123 188 16 141 115 <small>over the last 6 months</small>	Sales rate <b>53%</b> <small>over the last 6 months</small>	51% 52% 52% 52% <small>over the last 6 months</small>
---	---	--	--	---	---

Median price per object Homes <b>95K</b> +0% <small>vs. last month</small>	385K 399K 95K 95K 95K <small>over the last 6 months</small>	Apartments <b>169K</b> -0% <small>vs. last month</small>	166K 169K 170K 170K 170K 169K <small>over the last 6 months</small>
---	--	--	---

<b>Number of units under construction by developers/complex</b> <table border="1"> <thead> <tr> <th>Developer</th> <th>Number of units under construction</th> </tr> </thead> <tbody> <tr><td>Afik</td><td>2 287</td></tr> <tr><td>Evergreen Developments</td><td>1 712</td></tr> <tr><td>Northerland</td><td>1 612</td></tr> <tr><td>Noyanlar</td><td>925</td></tr> <tr><td>Döveç</td><td>754</td></tr> <tr><td>Cyprus Constructions</td><td>642</td></tr> <tr><td>MMT</td><td>382</td></tr> <tr><td>Akol</td><td>370</td></tr> <tr><td>DEM's Construction</td><td>321</td></tr> <tr><td>DND Homes</td><td>266</td></tr> <tr><td>Capiton Construction</td><td>240</td></tr> <tr><td>The Cove-Baştaşlar</td><td>228</td></tr> <tr><td>Isatis</td><td>221</td></tr> <tr><td>Dörter Construction</td><td>219</td></tr> <tr><td>Uzun Group</td><td>200</td></tr> <tr><td>Four Vision Development</td><td>190</td></tr> </tbody> </table>	Developer	Number of units under construction	Afik	2 287	Evergreen Developments	1 712	Northerland	1 612	Noyanlar	925	Döveç	754	Cyprus Constructions	642	MMT	382	Akol	370	DEM's Construction	321	DND Homes	266	Capiton Construction	240	The Cove-Baştaşlar	228	Isatis	221	Dörter Construction	219	Uzun Group	200	Four Vision Development	190	<b>New complexes</b> Recent sales launches Aphrodite Aqua Arcadia Caesar Palm Jumeirah Class 8 Dolce Mare Esentepe Exclusive Hillside Hollywood K-Island 3 La Joya Perla - Phase 2 Los Angeles Manhattan Panorama Homes Privé Rosedale Extended	<b>MAPREX Choice</b> Aloha Beach Resort - Phase 1 Casa del Mare - 3 Etap Courtyard Platinum Elysium 2 Four Seasons Life 3 Grand Sapphire Blu Heaven's Hill Village II Hillside Infinity Natulux Olive Trees Village Sunny Hill The Blue
Developer	Number of units under construction																																			
Afik	2 287																																			
Evergreen Developments	1 712																																			
Northerland	1 612																																			
Noyanlar	925																																			
Döveç	754																																			
Cyprus Constructions	642																																			
MMT	382																																			
Akol	370																																			
DEM's Construction	321																																			
DND Homes	266																																			
Capiton Construction	240																																			
The Cove-Baştaşlar	228																																			
Isatis	221																																			
Dörter Construction	219																																			
Uzun Group	200																																			
Four Vision Development	190																																			

Offer

<b>Number of units on sale by developers/complex</b> <table border="1"> <thead> <tr> <th>Developer</th> <th>Number of units on sale</th> </tr> </thead> <tbody> <tr><td>Northerland</td><td>536</td></tr> <tr><td>Evergreen Developments</td><td>513</td></tr> <tr><td>Afik</td><td>437</td></tr> <tr><td>Noyanlar</td><td>260</td></tr> <tr><td>Capiton Construction</td><td>247</td></tr> <tr><td>Döveç</td><td>175</td></tr> <tr><td>Akol</td><td>161</td></tr> <tr><td>Cyprus Constructions</td><td>145</td></tr> <tr><td>DEM's Construction</td><td>140</td></tr> <tr><td>The Cove-Baştaşlar Construction</td><td>139</td></tr> <tr><td>Dörter Construction</td><td>111</td></tr> <tr><td>Sar Yap İnşaat</td><td>73</td></tr> <tr><td>Uzun Group</td><td>63</td></tr> <tr><td>Fenercioglu</td><td>61</td></tr> <tr><td>Four Vision Development</td><td>55</td></tr> <tr><td>Carrington Group</td><td>52</td></tr> <tr><td>CC Towers Iskele</td><td>48</td></tr> </tbody> </table>	Developer	Number of units on sale	Northerland	536	Evergreen Developments	513	Afik	437	Noyanlar	260	Capiton Construction	247	Döveç	175	Akol	161	Cyprus Constructions	145	DEM's Construction	140	The Cove-Baştaşlar Construction	139	Dörter Construction	111	Sar Yap İnşaat	73	Uzun Group	63	Fenercioglu	61	Four Vision Development	55	Carrington Group	52	CC Towers Iskele	48	<b>Type</b> House... 43 (1%) Apartment Loft 597 (16%) Apartment Flat 2 726 (74%)	<b>Floor</b> 01 31.9% 02 22.4% 03 11.2% 04 7.3% 05 6.2% 06 3.5% 07 3.2% 08 1.0% 09 0.9%
Developer	Number of units on sale																																					
Northerland	536																																					
Evergreen Developments	513																																					
Afik	437																																					
Noyanlar	260																																					
Capiton Construction	247																																					
Döveç	175																																					
Akol	161																																					
Cyprus Constructions	145																																					
DEM's Construction	140																																					
The Cove-Baştaşlar Construction	139																																					
Dörter Construction	111																																					
Sar Yap İnşaat	73																																					
Uzun Group	63																																					
Fenercioglu	61																																					
Four Vision Development	55																																					
Carrington Group	52																																					
CC Towers Iskele	48																																					

<b>The number of residential real estate listings based on their cost, K GBP</b> 1. 0-100K 2. 101-200K 3. 201-300K 4. 301-400K 5. 401-500K	<b>Units available for purchase by year of construction</b> 2024: 5% 168 2025: 17% 635 2026: 41% 1 487 2027: 36% 1 335 2029: 1% 38	<b>The number of units on sale based on their gross covered area, sq. m</b> 1. 0-50: 5% 175 2. 51-75: 50% 1 867 3. 76-100: 31% 1 162 4. 101-150: 13% 489 5. 151-200: 0% 11
---	---	---

Price dynamics

Price per sq. m | Price per unit

<b>Median price by developers/complex, GBP per object</b> Seafront 325K Sea Magic Gard... 325K Mckenzie 2 300K Sunny Hill Village 300K K-Island 2 292K Golden Circle Vi... 287K Aelita Garden R... 285K K-Island 1 275K Casa del Mare ... 275K Lake Garden Vill... 275K La Casalia 274K K-Island 3 265K Aloha Beach Re... 265K	<b>Median price per unit, K GBP</b> Apartment (purple), House (teal) 2024: Jan (385K), Feb (385K), Mar (385K), Apr (399K), May (170K), Jun (170K), Jul (170K), Aug (169K) 2025: Jan (170K), Feb (166K), Mar (169K), Apr (95K), May (95K), Jun (95K), Jul (95K), Aug (95K)	<b>Median price by gross covered area, GBP per unit</b> 1. 0-50: 145K 2. 51-75: 160K 3. 76-100: 170K 4. 101-150: 200K 5. 151-200: 164K
---	--	---

Year	Quarter	Month	Developer	2024 Q3				2024 Q2				2024 Q1				
				August	% change	prev. price	prev. date	July	% change	prev. price	prev. date	June	% change	prev. price	prev. date	
Abodos Group			Aqualina	188K	-3%	194K	30.07.2024	194K	+0%	194K	30.06.2024	194K	+0%	194K	30.05.2024	194K
Afik			Caesar Blue	189K	+0%	189K	24.07.2024	189K	+0%	189K	24.06.2024	189K	+0%	189K	20.05.2024	189K
			Caesar Breeze	171K	+0%	171K	24.07.2024	171K	+0%	171K	24.06.2024	171K	+0%	171K	20.05.2024	171K
			Caesar Cliff	206K	+18%	174K	24.07.2024	174K	+0%	174K	24.06.2024	174K	+0%	174K	20.05.2024	174K
			Caesar Cliff 2	168K	+0%	168K	24.07.2024	168K	+0%	168K	24.06.2024	168K	+0%	168K	20.05.2024	168K
			Caesar Palm Jumeirah	179K	-0%	179K	24.07.2024	179K	+0%	179K	24.06.2024	179K	+7%	168K	20.05.2024	168K
			Caesar Resort 4	167K	+3%	163K	24.07.2024	163K	+0%	163K	24.06.2024	163K	-17%	197K	20.05.2024	197K
			Caesar Resort 6	152K	+0%	152K	23.07.2024	152K	+1%	151K	24.06.2024	151K	-1%	152K	20.05.2024	152K
			Caesar Resort 7	146K	+0%	146K	23.07.2024	146K	+0%	146K	24.06.2024	146K	+0%	146K	20.05.2024	146K
			Caesar Resort 8	121K	-0%	121K	23.07.2024	121K	-0%	121K	24.06.2024	121K	+0%	121K	20.05.2024	121K
			Caesar Resort 9	121K	-0%	121K	23.07.2024	121K	+1%	121K	24.06.2024	121K	+0%	121K	20.05.2024	121K
Alakan			Premium	240K	+12%	215K	25.07.2024	215K	-2%	220K	25.06.2024	220K	-8%	240K	21.05.2024	240K
Akol			Dolce Mare	175K	+0%	175K	25.07.2024	175K	+0%	175K	25.06.2024	175K	+0%	175K	21.05.2024	175K
			Dolce Vita	183K	+0%	183K	25.07.2024	183K	+0%	183K	25.06.2024	183K	+0%	183K	21.05.2024	183K
			Esentepe Exclusive	245K	+0%	245K	25.07.2024	245K	+0%	245K	25.06.2024	245K	+0%	245K	21.05.2024	245K
			Salamis Holiday Homes	325K	+0%	325K	25.07.2024	325K	+0%	325K	25.06.2024	325K	+0%	325K	21.05.2024	325K
Ardem			Avangart Prime	150K	-2%	153K	25.07.2024	153K	-2%	155K	25.06.2024	155K	+0%	155K	22.05.2024	155K
			Aventurine	175K	+0%	175K	25.07.2024	175K	+0%	175K	25.06.2024	175K	-1%	178K	22.05.2024	178K
Armador construction			Strawberry	95K	+0%	95K	30.07.2024	95K	-1%	95K	30.06.2024	95K	+0%	95K	30.05.2024	95K
Atoll			Atoll Rain Complex	140K	+0%	140K	25.07.2024	140K	+0%	140K	25.06.2024	140K	+0%	140K	22.05.2024	140K
			Mountain Hill 2	133K	+0%	133K	25.07.2024	133K	+0%	133K	25.06.2024	133K	+2%	130K	22.05.2024	130K
			Olivia Court	168K	+0%	168K	25.07.2024	168K	+0%	168K	25.06.2024	168K	+0%	168K	22.05.2024	168K
Capiton Construction			CC Towers Gime	225K	+0%	225K	25.07.2024	225K	+0%	225K	25.06.2024	225K	+0%	225K	22.05.2024	225K
			CC Towers Iskele	149K	-0%	149K	25.07.2024	149K	-0%	150K	25.06.2024	150K	+0%	150K	22.05.2024	150K
			Sunsetbay	185K	+0%	185K	25.07.2024	185K	+0%	185K	25.06.2024	185K	+0%	185K	22.05.2024	185K

Developers/Complexes

Developer	Start of sale	Keys	Trafo, min, GBP	Min price, K GBP	Max price, K GBP	Blocks	Building floor	Units total	Units on sale	% of units on sale	Min sq. m	Max sq. m	Sea, m	Land area, sq. m
Abodos Group	01.11.2023	2025		182K	194K	25	2	44	8	8%	77	97	400	22 000
Aqualina	01.11.2023	2025		182K	194K	25	2	44	8	8%	77	97	400	22 000
Afik	01.03.2022	2027	1500	110K	340K	132	19	2 618	437	6%	54	95	530	181 500
Caesar Blue	2020	2025	1500	152K	224K	17	11	504	56	4%	75	85	200	50 000
Caesar Breeze	01.09.2022	2026	1500	168K	183K	30	2	99	10	5%	54	78	200	100 000
Caesar Cliff	01.06.2020	2025	1500	174K	249K	26	2	43	6	8%	57	92	200	85 000
Caesar Cliff 2	01.12.2022	2026	1500	168K	168K	8	2	11	9	41%	76	76	500	30 000
Caesar Palm Jumeirah	01.06.2024	2027	1500	140K	340K	5	19	514	242	28%	70	76	300	50 000
Caesar Resort 4	2020	2023	1500	163K	171K	8	12	187	2	0%	78	95	300	300 000
Caesar Resort 6	01.06.2021	2025	1500	130K	173K	15	16	552	47	3%	71	91	800	300 000
Caesar Resort 7	01.03.2022	2025	1500	120K	165K	6	6	111	23	7%	71	91	800	300 000
Caesar Resort 8	01.09.2022	2026	1500	113K	140K	13	12	443	28	2%	71	91	800	300 000
Caesar Resort 9	01.02.2022	2027	1500	110K	135K	4	11	154	14	3%	71	91	1 200	300 000
Alakan	01.11.2022	2024		230K	250K	2	10	50	4	4%	60	124	1 300	800
Premium	01.11.2022	2024		230K	250K	2	10	50	4	4%	60	124	1 300	800
Akol	01.03.2023	2026	2040	149K	350K	90	2	370	145	24%	75	150	600	38 160
Dolce Mare	01.08.2024	2026	1800	155K	185K	35	2	72	21	18%	104	148	100	50 500
Dolce Vita	01.08.2023	2026	1800	149K	225K	22	2	188	63	20%	75	94	600	70 000
Esentepe Exclusive	01.10.2023	2025	3000	245K	265K	26	2	14	12	86%	150	150	300	25 000
Salamis Holiday Homes			1800											21 000
Seafront	01.03.2023	2025	1800	300K	350K	7	2	2	49	32%	105	125	200	23 720
Ardem	01.05.2023	2026		145K	205K	31	5	86	29	15%	60	94	967	18 500
Avangart Prime	01.05.2023	2025		145K	150K	3	5	44	13	3%	60	60	1 100	8 000
Aventurine	01.08.2023	2026		175K	205K	10	2	36	16	22%	65	94	200	40 000
Green Hill	01.09.2023	2025				18	2	8			60	60		7 500
Armador construction	01.09.2023	2025	1500	85K	100K	1	1	50	28	56%	38	38	3 200	15 000
Strawberry	01.09.2023	2025	1500	85K	100K	1	1	50	28	56%	38	38	3 200	15 000
Atoll	01.01.2023	2025		110K	180K	11	3	73	25	21%	48	108	1 283	2 833
Atoll Rain Complex	01.06.2023	2025		140K	165K	5	2	22	12	41%	53	103	1 300	4 000
Mountain Hill 2	01.03.2023	2025		110K	145K	5	3	29	11	37%	49	108	1 300	2 500
Olivia Court	01.01.2023	2025		155K	180K	1	3	22	2	4%	48	92	250	2 000
Capiton Construction	01.06.2023	2026	2933	96K	391K	25	15	288	175	27%	45	152	850	17 897
CC Towers Gime	2021	2024	2400	203K	292K	2	9	48	21	14%	73	133	1 250	6 690
CC Towers Iskele	01.06.2023	2026	2400	96K	391K	2	15	204	141	31%	45	152	1 000	35 000
Sunsetbay	01.12.2022	2024	4000	180K	210K	21	2	36	13	36%	65	104	300	12 200
Carrington Group	01.01.2019	2026	3490	195K	370K	29	7	138	48	20%	50	145	413	11 283
Atlantis	01.10.2022	2024	3490			5	3	9			105	105		23 989
<b>Total</b>				<b>72K</b>										