

Cyprus Property Price Index

Q4 2014

Prices as at 31/12/14



This is the twenty-first publication of RICS' Cyprus Property Price Index, a quarterly price and rental index which is based on methodology produced by the University of Reading, UK. The Index tracks property and rental prices across all districts and main property types.

Introduction & Commentary

During the fourth quarter of 2014 the Cyprus economy showed some signs of stability, with the economy's performance being better than expected and tourism mildly outperforming forecasts. Unemployment remained at a historical high level, stabilised at ca 16-17%, and discussions were ongoing regarding privatisations of state owned enterprises and the foreclosure bill. Given prevailing economic conditions and the turbulence in Cyprus' banking system, there were few transactions during the quarter although volume was higher on a year on year basis. Local buyers in particular were the most discerning as the increase in unemployment and the prospects of the local economy maintained the lack of interest. Furthermore, those interested were unable to access bank-finance.

Market Capital Values

The Property Price Index has recorded falls in almost all cities and asset classes, with significant falls being recorded in Nicosia. Nicosia is clearly feeling the impact on the government and banking sector (the two sectors who dominate the local employment market), whilst other cities are progressively bottoming out.

Across Cyprus, residential prices for both houses and flats fell by 1.1% and 0.7% respectively, with the biggest drop being in Famagusta (3.6% for houses) and Nicosia (1.1% for flats). Values of retail properties fell by an average 1.6%, offices by 1.2%, and warehouses by 1.9%.

Compared to Q4 2013, prices dropped by 5.4% for flats, 5.0% for houses, 8.1% for retail, 6.1% for office, and 5.3% for warehouses.

Market Rental Values

Across Cyprus, on a quarterly basis rental values decreased by 1.3% for apartments, 0.2% for houses, 0.4% for retail units and 0.9% for warehouses; office rents increased marginally by 0.2%.

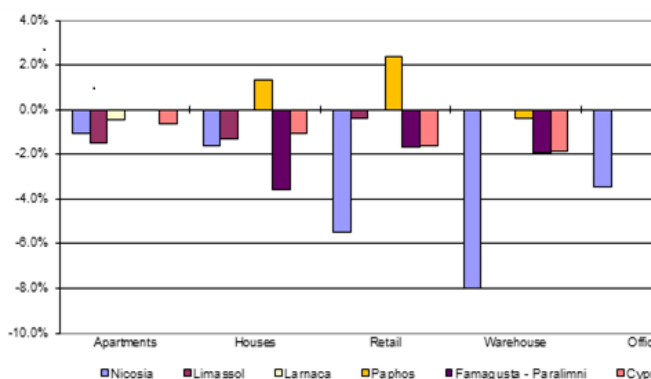
Compared to Q4 2013, rents dropped by 5.0% for flats, 3.1% for houses, 8.9% for retail, 8.8% for warehouses, and 2.9% for offices.

The majority of asset classes and geographies continue to be affected, with areas that had dropped the most early on in the property cycle now nearing or at the trough, e.g Paphos and Larnaca are showing some signs of price stability.

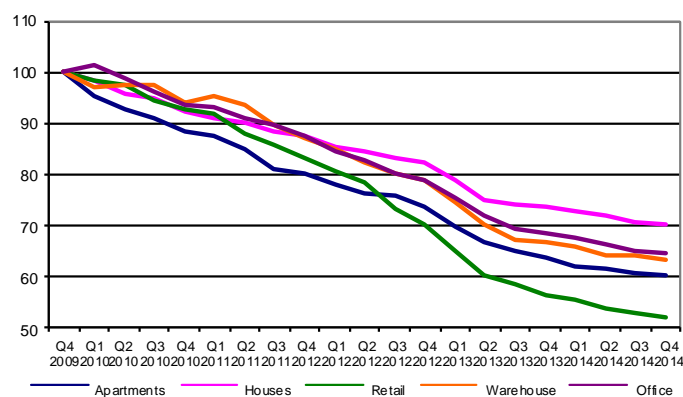
Appraisal based initial yields

At the end of Q4 2014 average gross yields stood at 3.8% for apartments, 2.0% for houses, 5.3% for retail, 4.3% for warehouses, and 4.4% for offices. The parallel reduction in capital values and rents is keeping investment yields relatively stable and at low levels (compared to yields overseas). This suggests that there is still room for some re-pricing of capital values to take place, especially for properties in secondary locations.

Quarterly change in average prices



Average price index (all types)



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Average property price						
	Nicosia	Limassol	Larnaca	Paphos	Famagusta – Paralimni	Cyprus
Apartments	€ 108,471	€ 108,298	€ 113,261	€ 96,413	€ 82,386	€ 101,766
Houses	€ 378,089	€ 314,078	€ 277,322	€ 343,341	€ 320,916	€ 326,749
Retail	€ 514,117	€ 461,546	€ 319,621	€ 270,854	€ 218,649	€ 356,957
Warehouse	€ 1,081,588	€ 1,874,216	€ 1,290,248	€ 929,085	€ 827,862	€ 1,200,600
Office	€ 500,425	€ 396,368	€ 311,921	€ 314,288	€ 214,992	€ 347,599
Average monthly rent per property						
	Nicosia	Limassol	Larnaca	Paphos	Famagusta – Paralimni	Cyprus
Apartments	€ 368	€ 370	€ 333	€ 274	€ 278	€ 325
Houses	€ 596	€ 630	€ 524	€ 475	€ 445	€ 534
Retail	€ 2,332	€ 2,186	€ 1,495	€ 1,107	€ 701	€ 1,564
Warehouse	€ 4,518	€ 5,395	€ 4,233	€ 3,503	€ 4,093	€ 4,348
Office	€ 2,119	€ 1,494	€ 1,098	€ 1,032	€ 685	€ 1,286
Initial yield						
	Nicosia	Limassol	Larnaca	Paphos	Famagusta – Paralimni	Cyprus
Apartments	4.1%	4.1%	3.5%	3.4%	4.1%	3.8%
Houses	1.9%	2.4%	2.3%	1.7%	1.7%	2.0%
Retail	5.4%	5.7%	5.6%	4.9%	3.8%	5.3%
Warehouse	5.0%	3.5%	3.9%	4.5%	5.9%	4.3%
Office	5.1%	4.5%	4.2%	3.9%	3.8%	4.4%

Outline of properties

Apartments: Two bedroom, 85sqm, Medium quality.
Houses: Three bedroom with garden, Semi-detached, 250sqm, Medium quality.
Retail: High-street retail, 100sqm ground floor area with 50sqm mezzanine.
Warehouse: Light industrial area, 2.000sqm, 200sqm office space.
Office: Grade A, City centre location, 200sqm.

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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 for more information.

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 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).

Index parameters and methodology

Methodology

The methodology underpinning the RICS Cyprus Property Price Index was developed by the University of Reading, UK. The report is available upon request at ricscyprus@rics.org

Coverage and Variables Monitored

The RICS Cyprus Property Price Index 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

Nature of Notional Buildings

The RICS Cyprus Property Price Index 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.

For additional information please contact Liana Toumazou, RICS Country Manager – Cyprus and Greece, at ltoumazou@rics.org

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