

Cyprus Property Price Index Q4 2015 Prices as at 31/12/15



This is the twenty-fifth 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 2015 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 14%, and discussions were ongoing regarding privatisations of state owned enterprises.

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 unemployment is at high levels and the prospects of the local economy maintained the lack of interest. Furthermore, those interested are trying to access bank-finance.

Market Capital Values

The Property Price Index has recorded falls in most cities and asset classes while the rate of decrease is less than previous quarters. In addition certain Districts and asset classes indicate signs of stability as Paphos, Larnaca and Famagusta are progressively bottoming out.

Across Cyprus, movements in property prices appear mix as residential prices for flats fell by 0.5% and 0.1% for houses. The biggest drop being in Limassol (1.4% for flats) and in Nicosia 0.8% decrease for houses. An increase of 2.9% for offices was noted in Nicosia.

Market Rental Values

Across Cyprus, on a quarterly basis rental values increased by 0.5% for apartments, 1.1% for houses and 0.2% for office. A decrease of 0.2% for retail units was noted and 1% for warehouses.

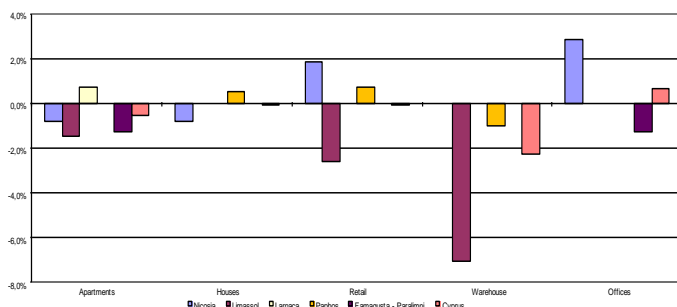
Compared to Q3 2014, rents dropped by 3.8% for retail, 2.6% for warehouses and 0.2% for offices. On an annual basis an increase of 0.3% and 0.8% was noted for apartments and houses respectively.

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 are showing some signs of price stability.

Appraisal based initial yields

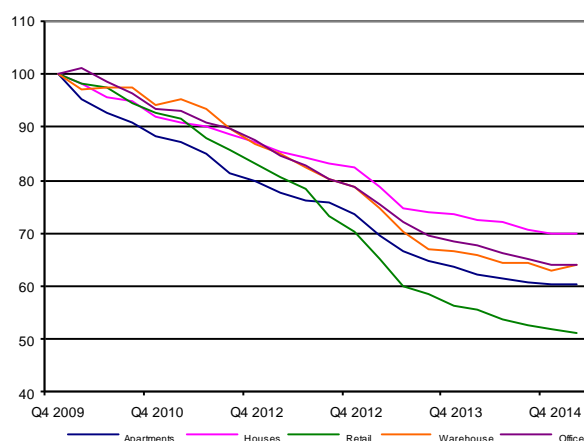
At the end of Q4 2015 average gross yields stood at 3.9% for apartments, 2% for houses, 5.2% for retail, 4.3% for warehouses, and 4.5% for offices. The parallel reduction in capital values and rents is keeping investment yields relatively stable and at low levels (compared to yields overseas). This suggests 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



*Q4 2009 = 100, which is the base value of the index

Average price index (all types)



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Average property price						
	Nicosia	Limassol	Larnaca	Paphos	Famagusta – Paralimni	Cyprus
Apartments	€ 105.254	€ 105.684	€ 112.037	€ 96.545	€ 80.364	€ 99.977
Houses	€ 372.714	€ 304.105	€ 277.222	€ 353.991	€ 320.916	€ 325.790
Retail	€ 506.891	€ 446.818	€ 304.829	€ 269.920	€ 213.182	€ 348.328
Warehouse	€ 1.080.548	€ 1.655.404	€ 1.244.069	€ 1.063.229	€ 827.862	€ 1.174.222
Office	€ 510.355	€ 371.722	€ 308.335	€ 322.892	€ 209.716	€ 344.604
Average monthly rent per property						
	Nicosia	Limassol	Larnaca	Paphos	Famagusta – Paralimni	Cyprus
Apartments	€ 377	€ 373	€ 333	€ 274	€ 271	€ 326
Houses	€ 599	€ 629	€ 479	€ 541	€ 445	€ 539
Retail	€ 2.139	€ 2.126	€ 1.469	€ 1.108	€ 684	€ 1.505
Warehouse	€ 4.635	€ 4.857	€ 4.168	€ 3.426	€ 4.093	€ 4.236
Office	€ 2.123	€ 1.530	€ 1.098	€ 995	€ 667	€ 1.283
Initial yield						
	Nicosia	Limassol	Larnaca	Paphos	Famagusta – Paralimni	Cyprus
Apartments	4,3%	4,2%	3,6%	3,4%	4,1%	3,9%
Houses	1,9%	2,5%	2,1%	1,8%	1,7%	2,0%
Retail	5,1%	5,7%	5,8%	4,9%	3,8%	5,2%
Warehouse	5,1%	3,5%	4,0%	3,9%	5,9%	4,3%
Office	5,0%	4,9%	4,3%	3,7%	3,8%	4,5%

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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