

Cyprus residential property price indexes

The overall picture

Apartment indexes have climbed strongly since 2015. House indexes rose before 2008, declined for years, and have recovered unevenly. District patterns since 2010 differ substantially.

Apartments, 2006 Q1 to 2026 Q2

+72.7%

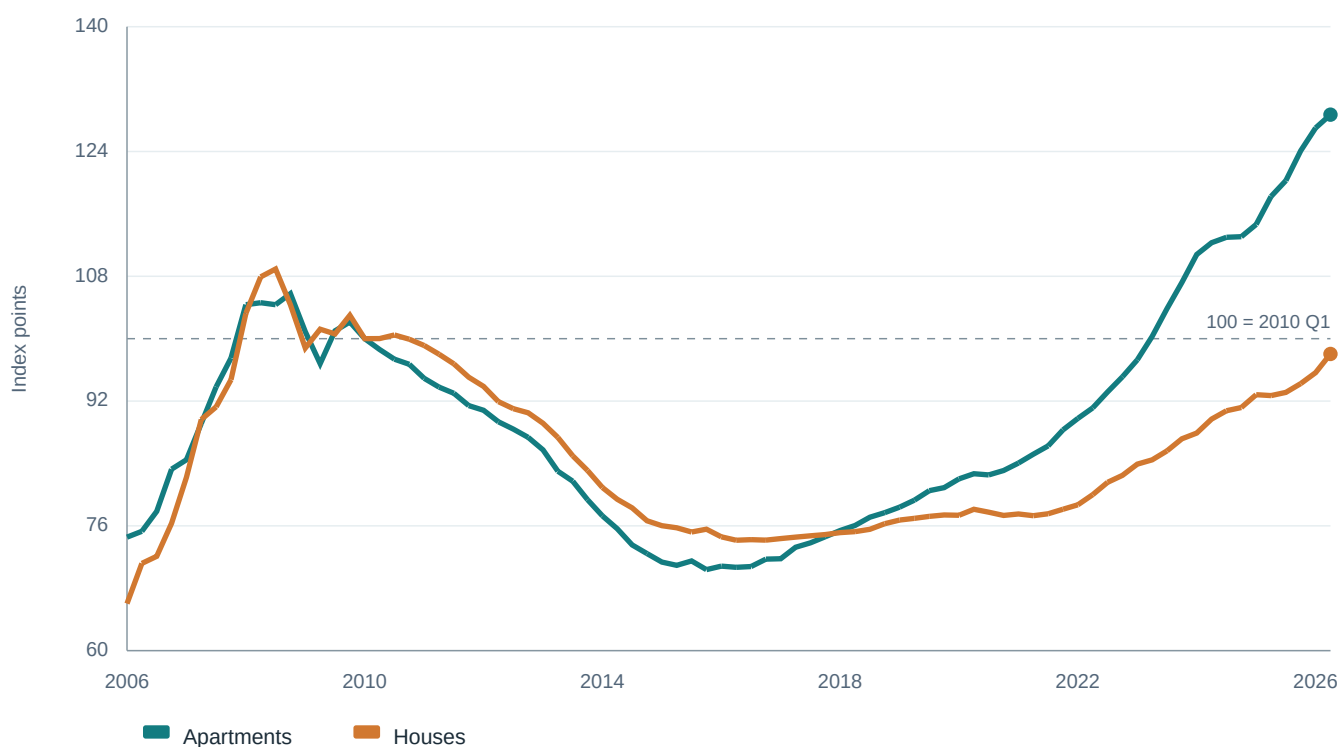
Houses, 2006 Q1 to 2026 Q2

+48.5%

Latest quarter

2026 Q2

National house and apartment indexes



The scale is indexed to 100 in 2010 Q1. The national apartment index was 128.7 in 2026 Q2, while the house index was 98.0.

What the lines say

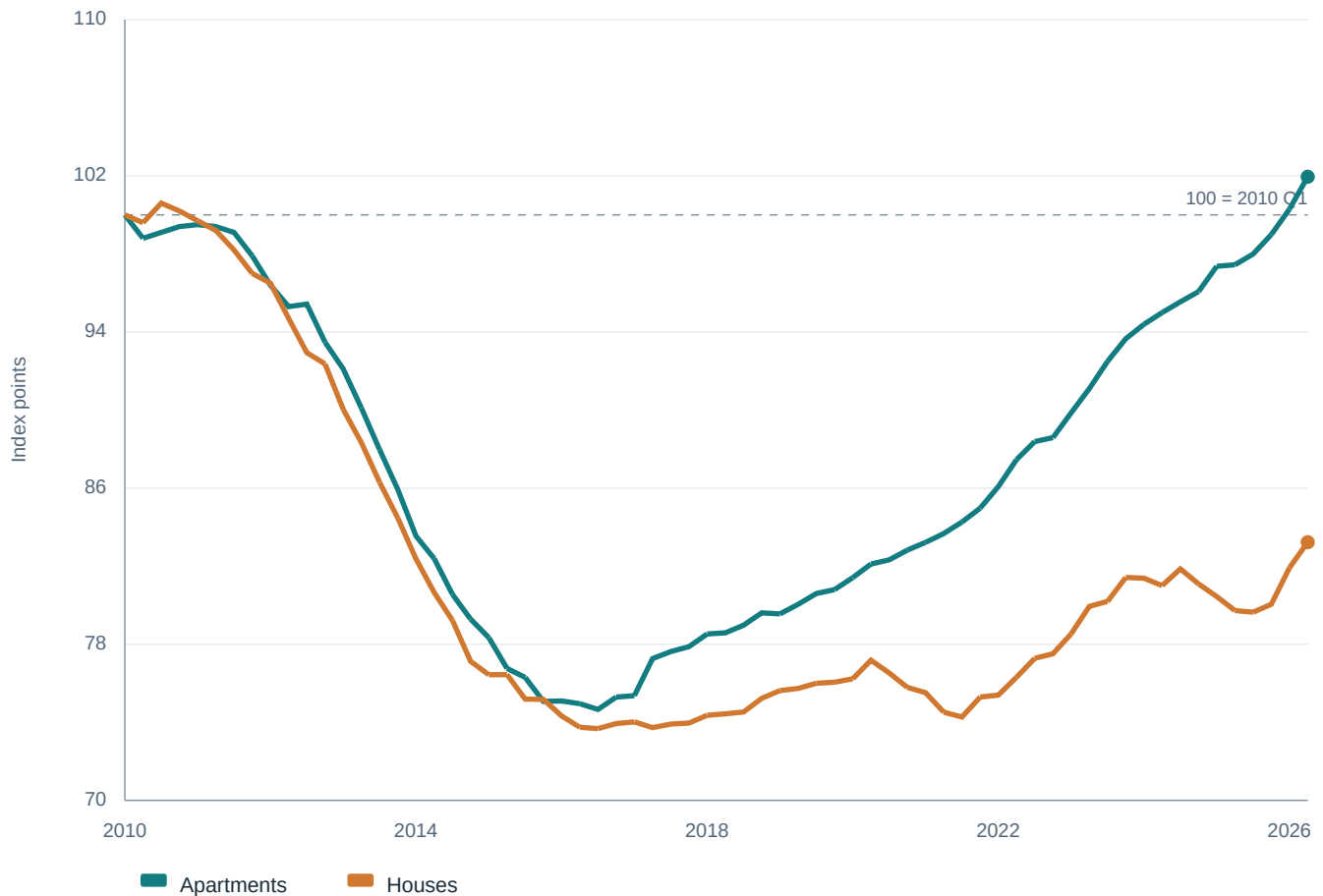
Apartments: 74.6 in 2006 Q1 to 128.7 in 2026 Q2, a 72.7% rise. The series reached a low in 2015 Q4 and its highest value so far in 2026 Q2.

Houses: 66.0 in 2006 Q1 to 98.0 in 2026 Q2, a 48.5% rise. The series peaked at 108.9 in 2008 Q3, then fell and later recovered.

Nicosia: houses and apartments

Both lines start at 100 in 2010 Q1. A value of 120 means that index is 20% above its own 2010 Q1 level.

Nicosia district price indexes



Apartment index, latest

102.0 (+2.0% vs 2010 Q1)

House index, latest

83.2 (-16.8% vs 2010 Q1)

Reading this district

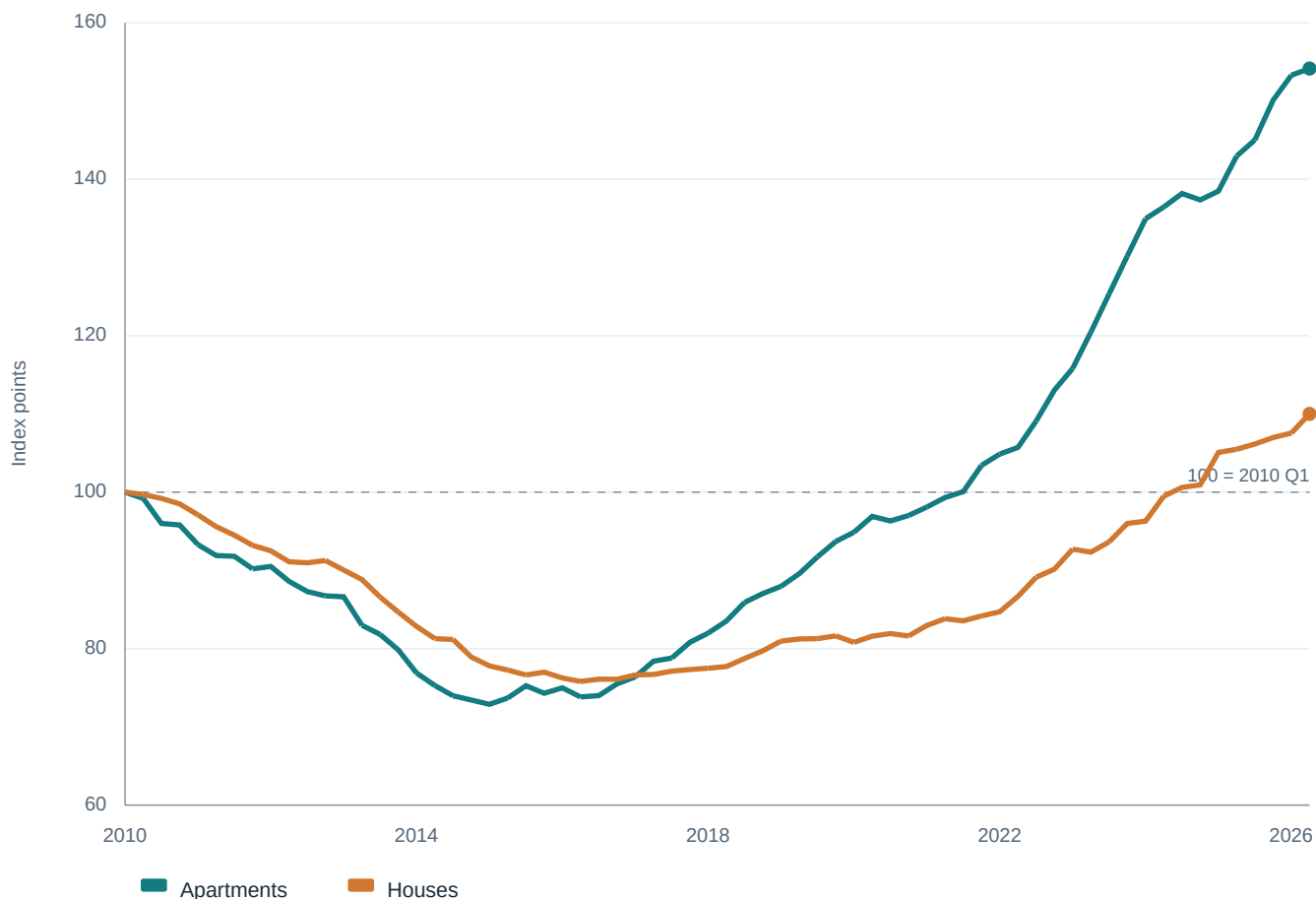
Apartments ended close to their 2010 reference level. Houses were further below it, at 83.2.

The lines are index movements, not prices in euros. Compare each line with its own 2010 Q1 starting point.

Limassol: houses and apartments

Both lines start at 100 in 2010 Q1. A value of 120 means that index is 20% above its own 2010 Q1 level.

Limassol district price indexes



Apartment index, latest

154.1 (+54.1% vs 2010 Q1)

House index, latest

110.0 (+10.0% vs 2010 Q1)

Reading this district

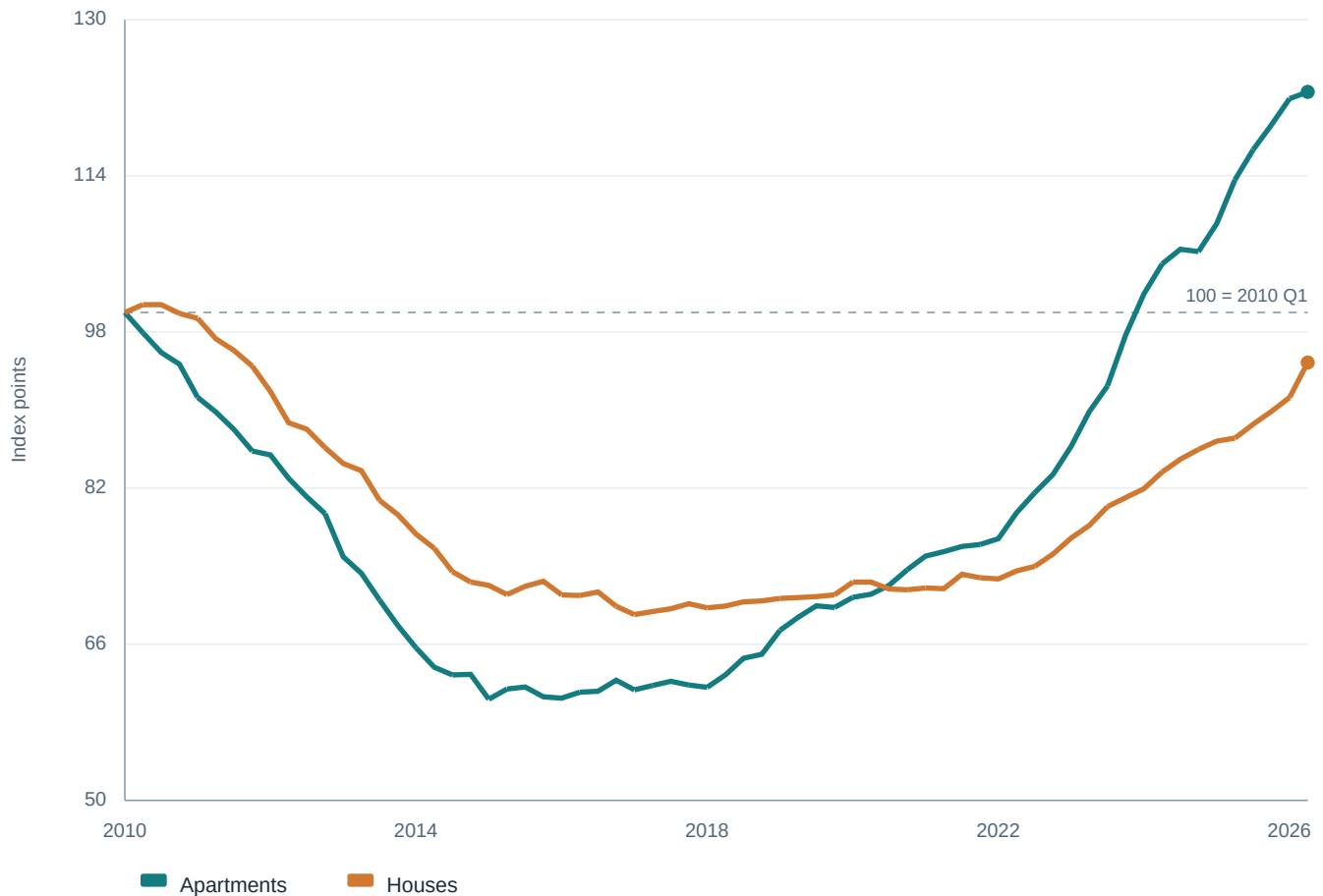
Apartment indexes rose much more than house indexes. Limassol recorded the largest apartment increase among the five districts.

The lines are index movements, not prices in euros. Compare each line with its own 2010 Q1 starting point.

Larnaca: houses and apartments

Both lines start at 100 in 2010 Q1. A value of 120 means that index is 20% above its own 2010 Q1 level.

Larnaca district price indexes



Apartment index, latest

122.6 (+22.6% vs 2010 Q1)

House index, latest

94.9 (-5.1% vs 2010 Q1)

Reading this district

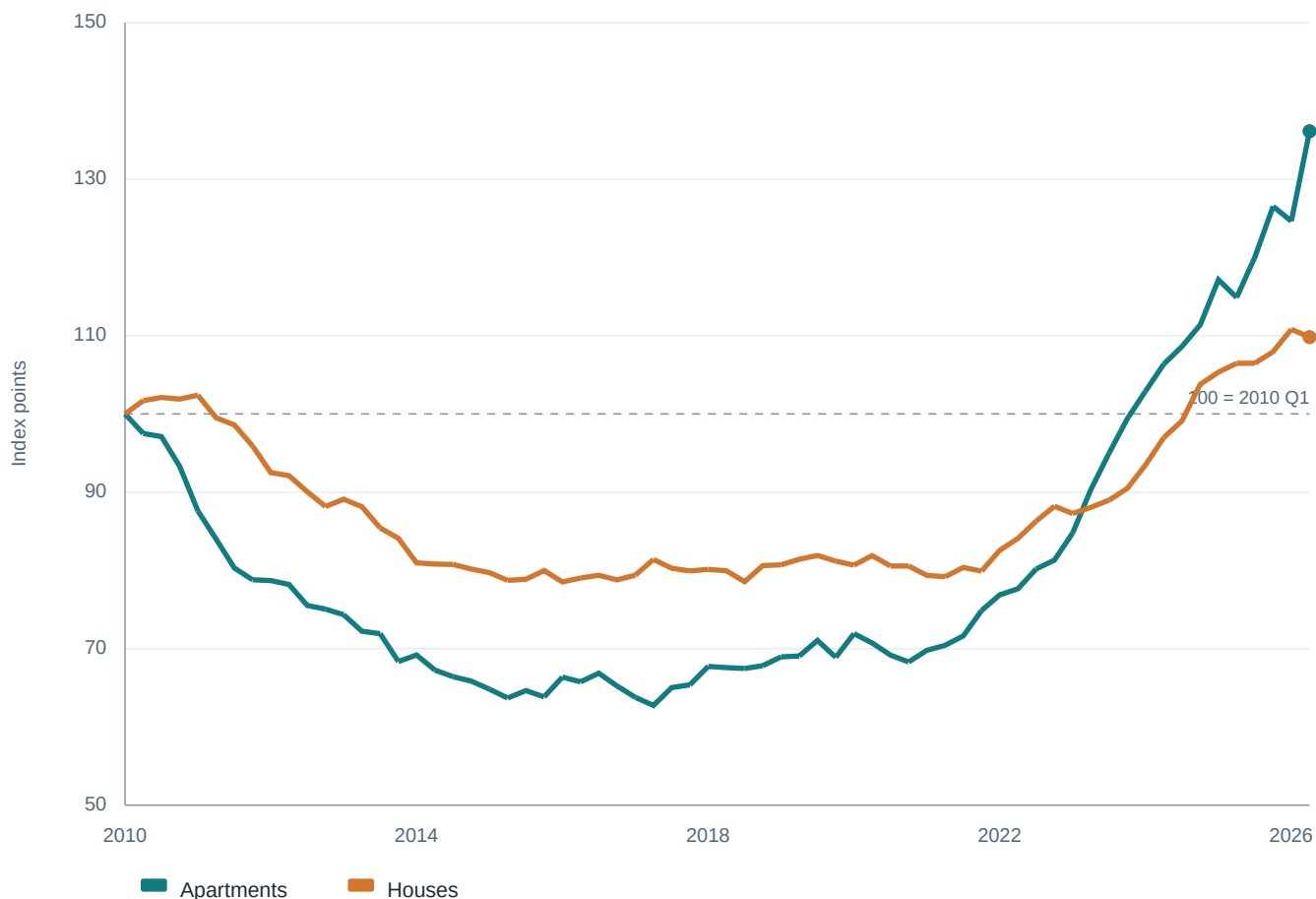
Apartments finished above their 2010 level, while houses remained slightly below it.

The lines are index movements, not prices in euros. Compare each line with its own 2010 Q1 starting point.

Paphos: houses and apartments

Both lines start at 100 in 2010 Q1. A value of 120 means that index is 20% above its own 2010 Q1 level.

Paphos district price indexes



Apartment index, latest

136.1 (+36.1% vs 2010 Q1)

House index, latest

109.8 (+9.8% vs 2010 Q1)

Reading this district

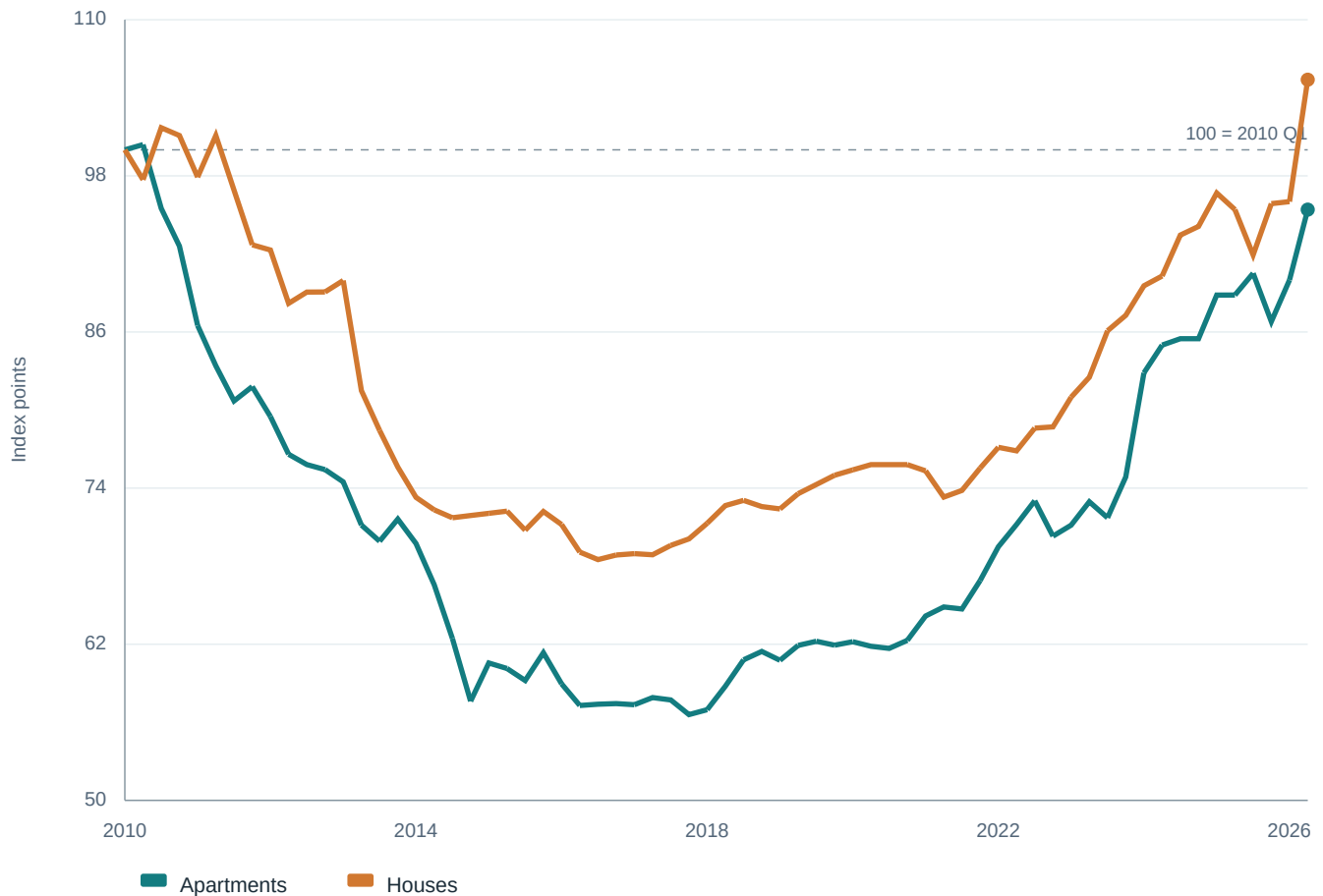
Both indexes rose above 2010 levels. Apartment growth was much stronger than house growth.

The lines are index movements, not prices in euros. Compare each line with its own 2010 Q1 starting point.

Famagusta: houses and apartments

Both lines start at 100 in 2010 Q1. A value of 120 means that index is 20% above its own 2010 Q1 level.

Famagusta district price indexes



Apartment index, latest

95.4 (-4.6% vs 2010 Q1)

House index, latest

105.4 (+5.4% vs 2010 Q1)

Reading this district

Apartments remained slightly below their 2010 level. Houses were modestly above it.

The lines are index movements, not prices in euros. Compare each line with its own 2010 Q1 starting point.

A plain-language guide

What is a price index?

An index is a measuring scale. It helps show whether a broad measure has gone up or down over time. Here, 2010 Q1 is set to 100. If an index is 125, it is 25% above its 2010 Q1 level. If it is 80, it is 20% below that level.

Common terms

Index point	A unit on the scale, not an amount of money.
Percentage change	The relative increase or decrease from a chosen starting point. From 100 to 125 is a 25% increase.
Quarter	A three-month period: Q1 is Jan-Mar, Q2 Apr-Jun, Q3 Jul-Sep, and Q4 Oct-Dec.
Latest observation	2026 Q2, the newest quarter in the supplied workbook.
District	The workbook reports Nicosia, Limassol, Larnaca, Paphos and Famagusta.

What these charts can and cannot tell you

- They show changes in the RPPI, not average home sale prices in euros. The workbook does not provide a euro price level.
- The index is not adjusted here for general inflation. A rise in the index does not by itself tell you how much more expensive housing became after accounting for inflation.
- The workbook does not show the effect of changes in the mix of homes sold, property size, or quality. Treat the lines as broad market indicators.
- District house and apartment lines begin in 2010 Q1. National house and apartment lines begin in 2006 Q1. The report uses the latest supplied quarter, 2026 Q2.
- Percentage changes are calculated as $(\text{ending index} / \text{starting index} - 1) \times 100$ and rounded to one decimal place.